

FLEX CONVERSIONS UNDERWAY!

Colliers



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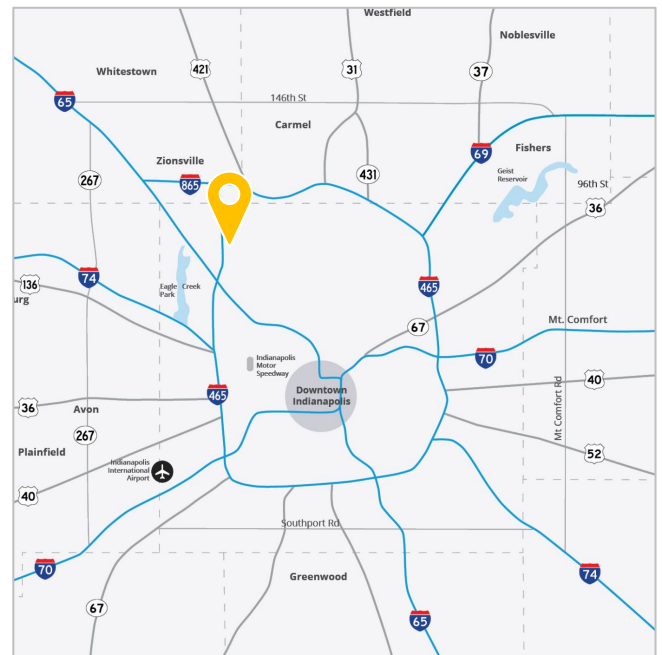
Park 100 Building 117

5604-5778 W 74th St
Indianapolis, IN 46278

Flex Space with High Visibility Along 74th St & Zionsville Rd

Property Highlights

- Total Building SF: 135,088 SF
- 14' clear height
- Zoned I-2
- Drive-in loading
- Year built: 1988
- Located in popular Park 100 Business Park
- Convenient interstate access to I-465 & I-65
- Numerous amenities nearby including retail centers, restaurants, and hotels
- 15 minutes to Downtown Indianapolis and Indianapolis International Airport
- Ownership investing significant capital into interior and exterior improvements



Tyler Wilson SIOR
+1 317 713 2137
tyler.wilson@colliers.com

Sydney Gabriel
+1 317 713 2122
sydney.gabriel@colliers.com

Colliers Indianapolis
colliers.com

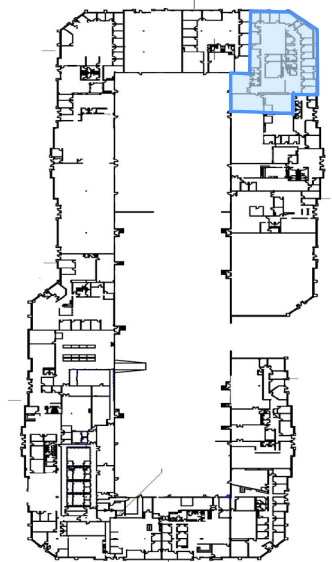
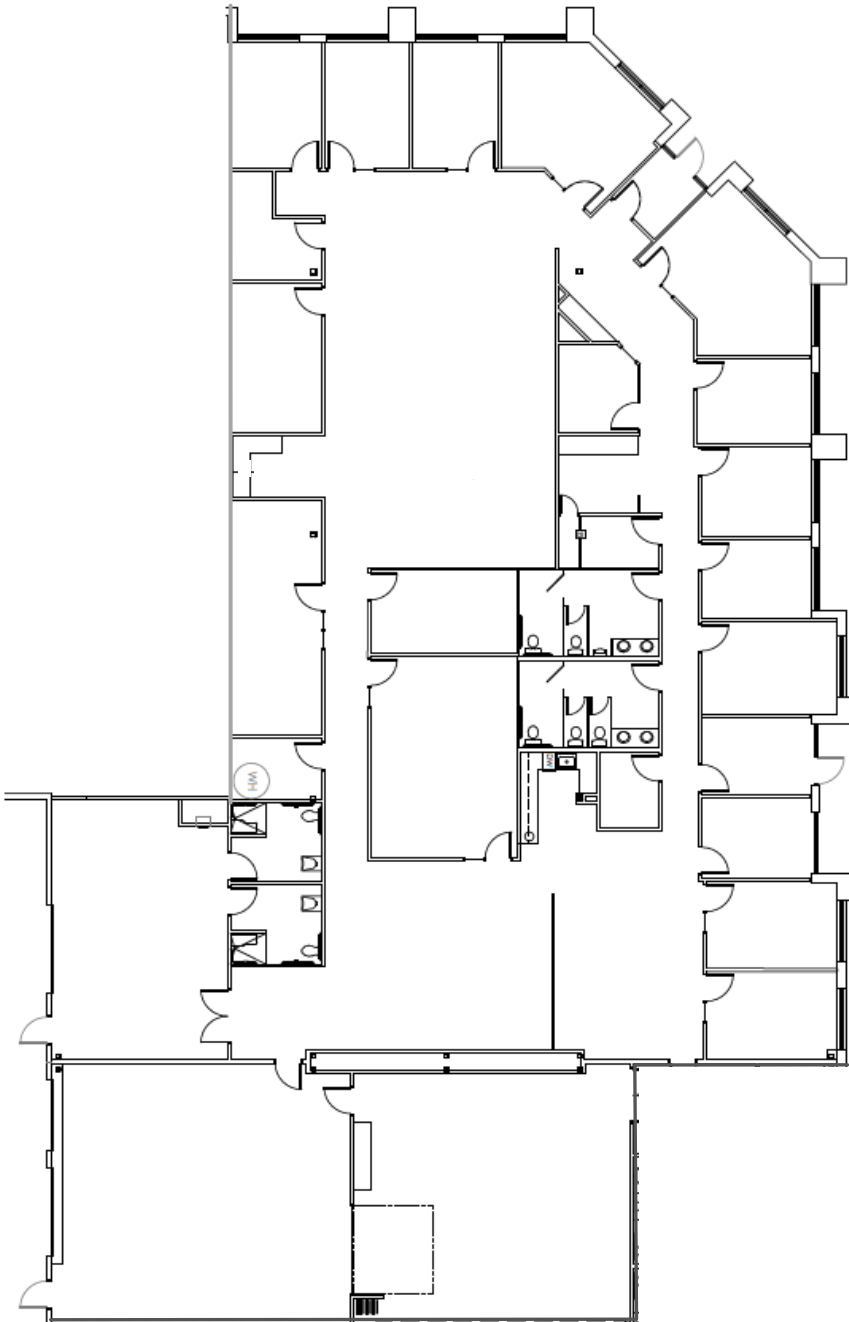
CURRENT LAYOUT

Suite 5640

Office SF	BTS
Warehouse SF	BTS
Total SF	10,157

Suite Specs

- 14' clear height
- 100% office
- Kitchenette/breakroom
- Conference room
- ±20 private offices
- High-end finishes throughout



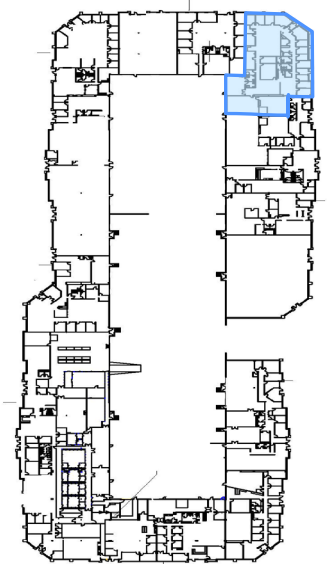
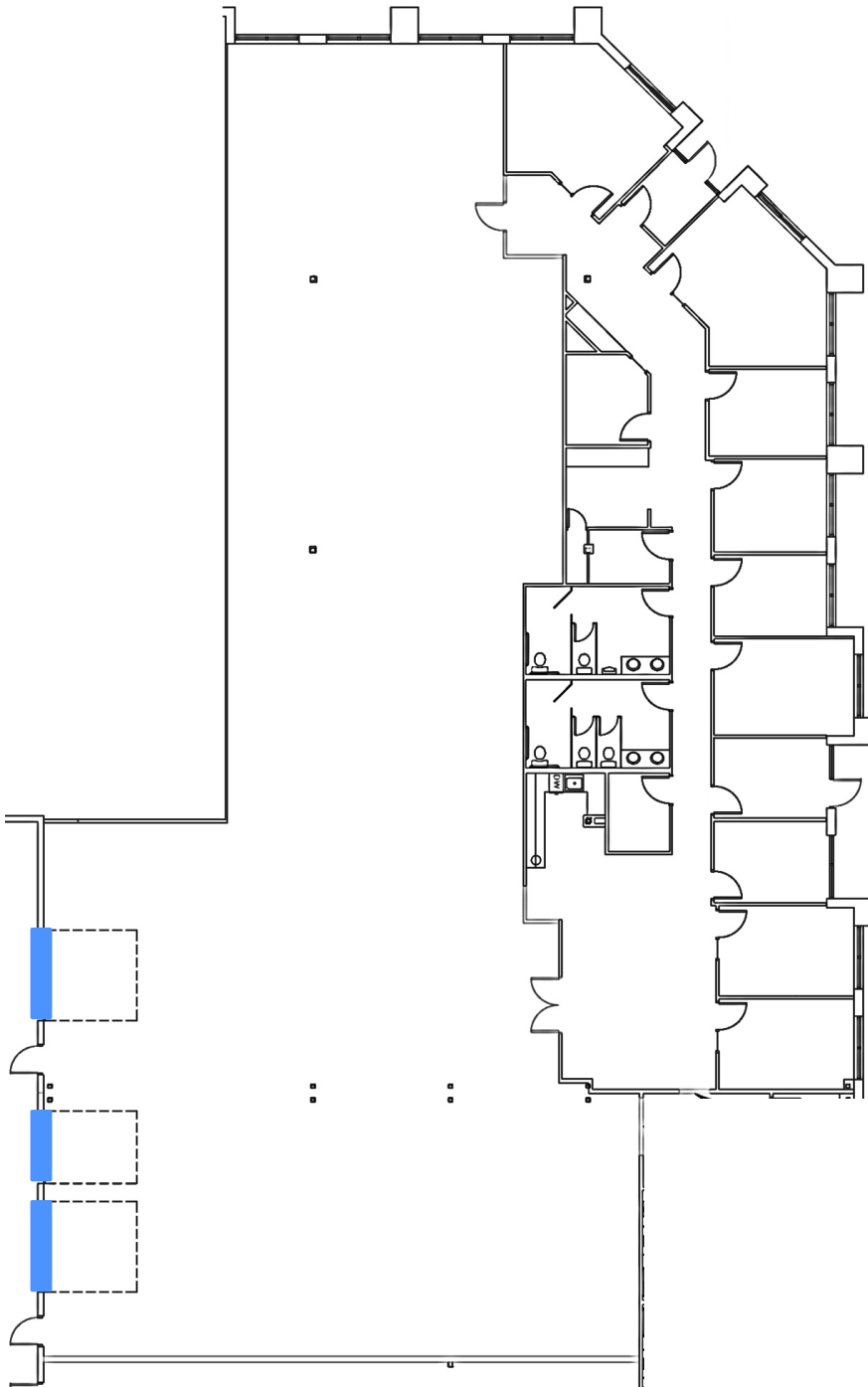
PLANNED DEMO

Suite 5640

Office SF	3,533
Warehouse SF	6,546
Total SF	10,157

Suite Specs

- 14' clear height
- (3) 10' x 10' drive-in doors (can be expanded)
- Landlord converting office to warehouse
- LED lighting throughout
- 12 private offices
- Kitchenette/breakroom
- High-end office finishes



Owned By:

Tyler Wilson SIOR
+1 317 713 2137
tyler.wilson@colliers.com

Sydney Gabriel
+1 317 713 2122
sydney.gabriel@colliers.com

