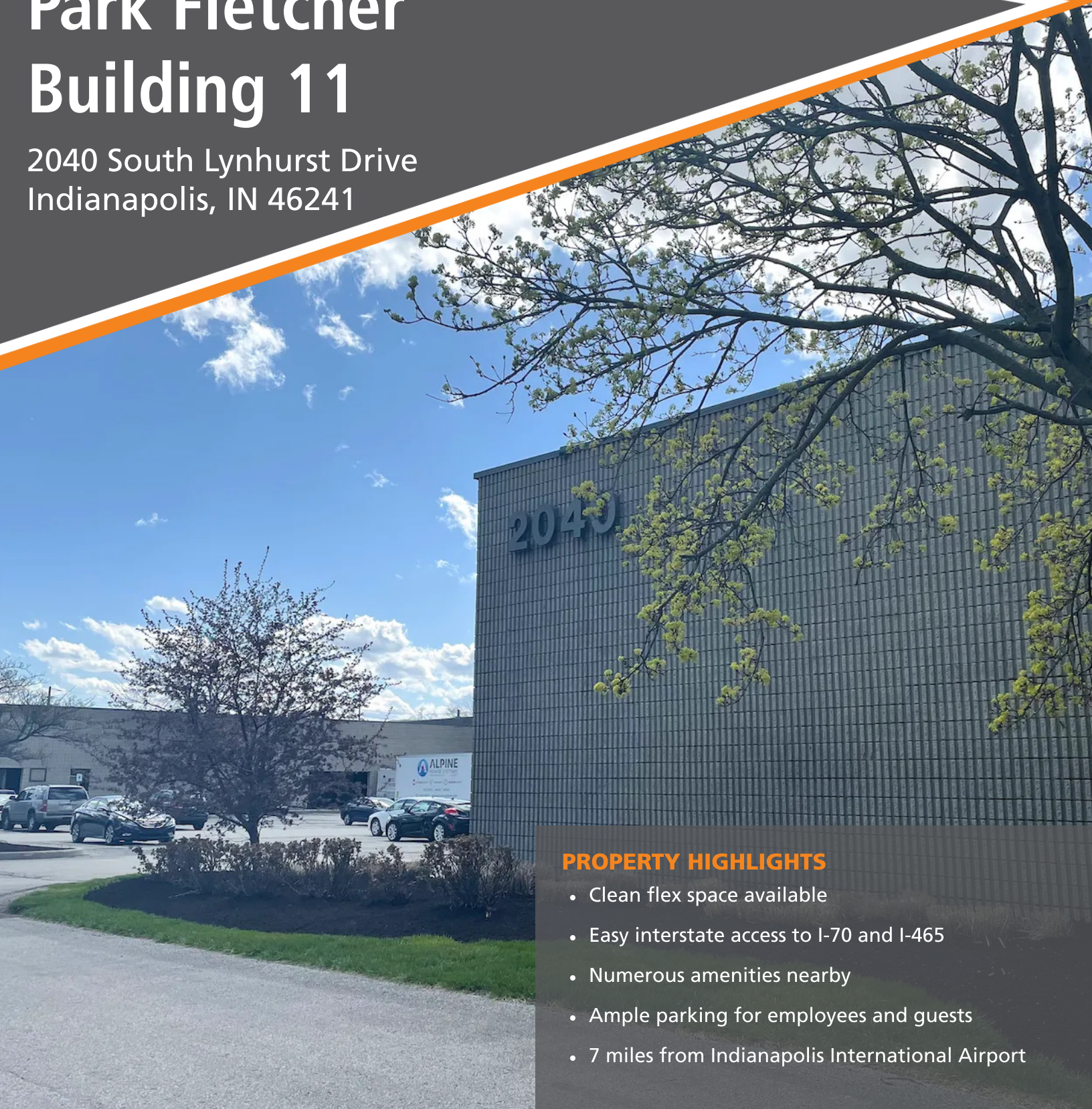




FOR LEASE

# Park Fletcher Building 11

2040 South Lynhurst Drive  
Indianapolis, IN 46241



## PROPERTY HIGHLIGHTS

- Clean flex space available
- Easy interstate access to I-70 and I-465
- Numerous amenities nearby
- Ample parking for employees and guests
- 7 miles from Indianapolis International Airport

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# FOR LEASE

## Executive Summary

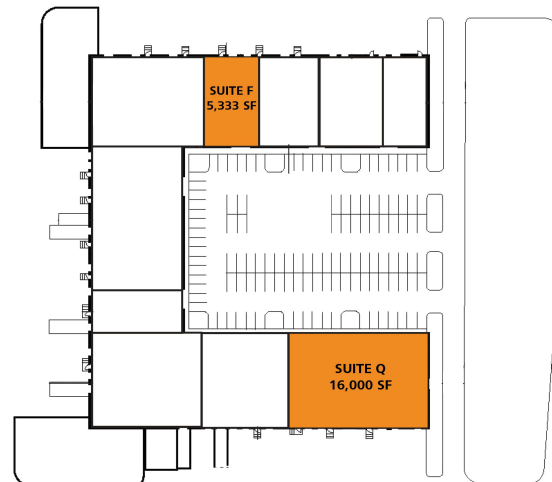


### OFFERING SUMMARY

<b>Lease Rate:</b>	Call for rates
<b>Lease Type:</b>	NNN
<b>Building Size:</b>	92,000 SF
<b>Available SF:</b>	5,333 - 16,000 SF
<b>Year Built:</b>	1976
<b>Zoning:</b>	I3
<b>2026 OPEX:</b>	\$2.66
<b>Clear Height:</b>	17"
<b>Market:</b>	Park Fletcher

### PROPERTY OVERVIEW

Flex spaces in this location at Park Fletcher are appropriate for a variety of businesses. The suites have built out office space along with docks and drive-in doors to fit your needs. The property is also less than one mile from I-465 and I-70 and 7 miles from the Indianapolis International Airport. Call today for more details!



Liz DeKoning | 765.516.4709 | [liz@halakar.com](mailto:liz@halakar.com)

Colton Snodgrass, CCIM | 317.796.7377 | [csnodgrass@halakar.com](mailto:csnodgrass@halakar.com)



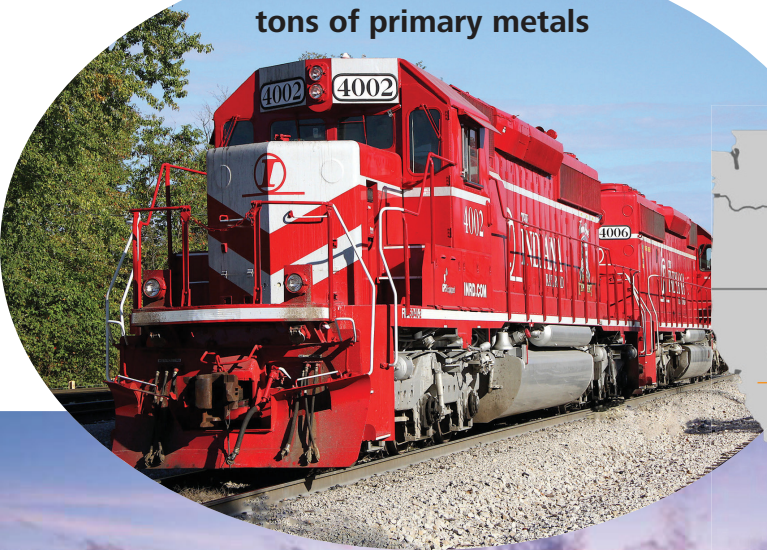
[www.Halakar.com](http://www.Halakar.com)

**Indianapolis:**  
Centrally located with  
award-winning infrastructure  
for maximum logistical  
benefit

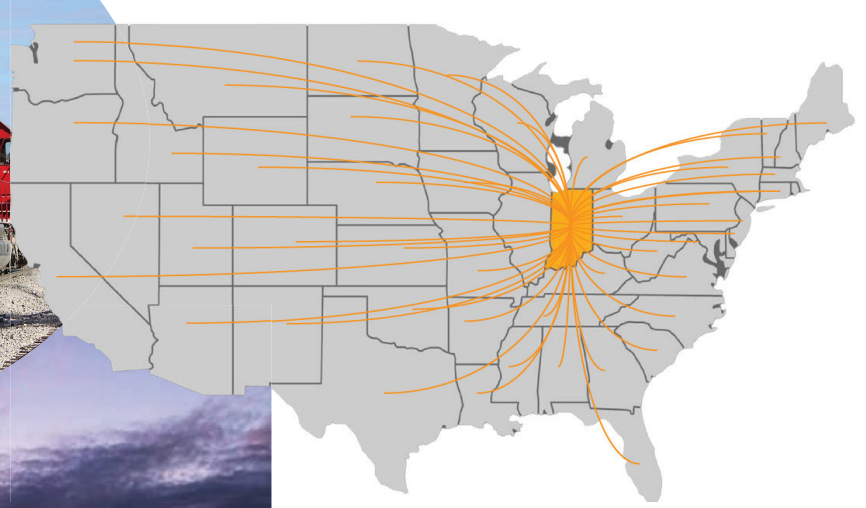


World's 2nd largest Fed Ex Air Hub

**Indiana is 1st in rail  
tons of primary metals**



**Indiana is 1st in Shortest Distance to the  
Median Center of the Entire US Population**



Indianapolis International Airport voted Best Airport  
in North America 12 years in a row



Indiana ranks 1st in truck trailer production  
and pass-through highways with four major  
intersecting interstates

### **Indianapolis and the State of Indiana**

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



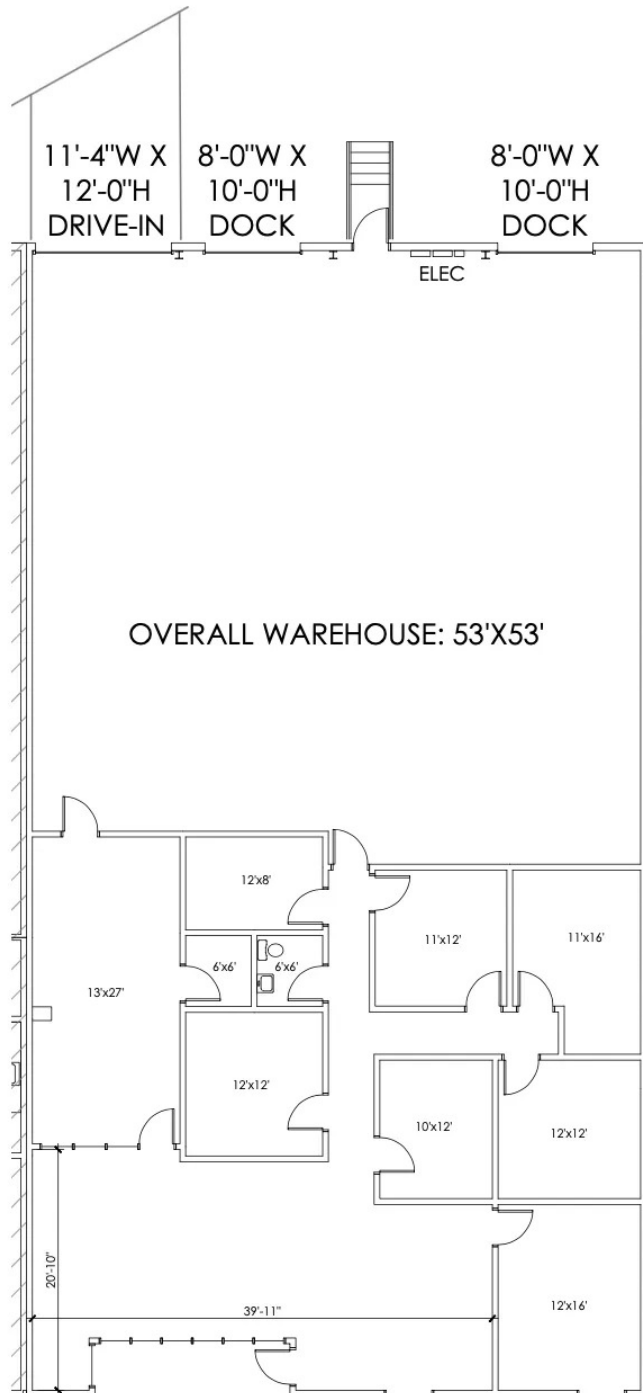
# Park Fletcher Building 11

2040 South Lynhurst Drive Indianapolis, IN 46241

# FOR LEASE

## Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
Suite F	Immediately	5,333 SF	2,469	2	1	\$2.66	17'



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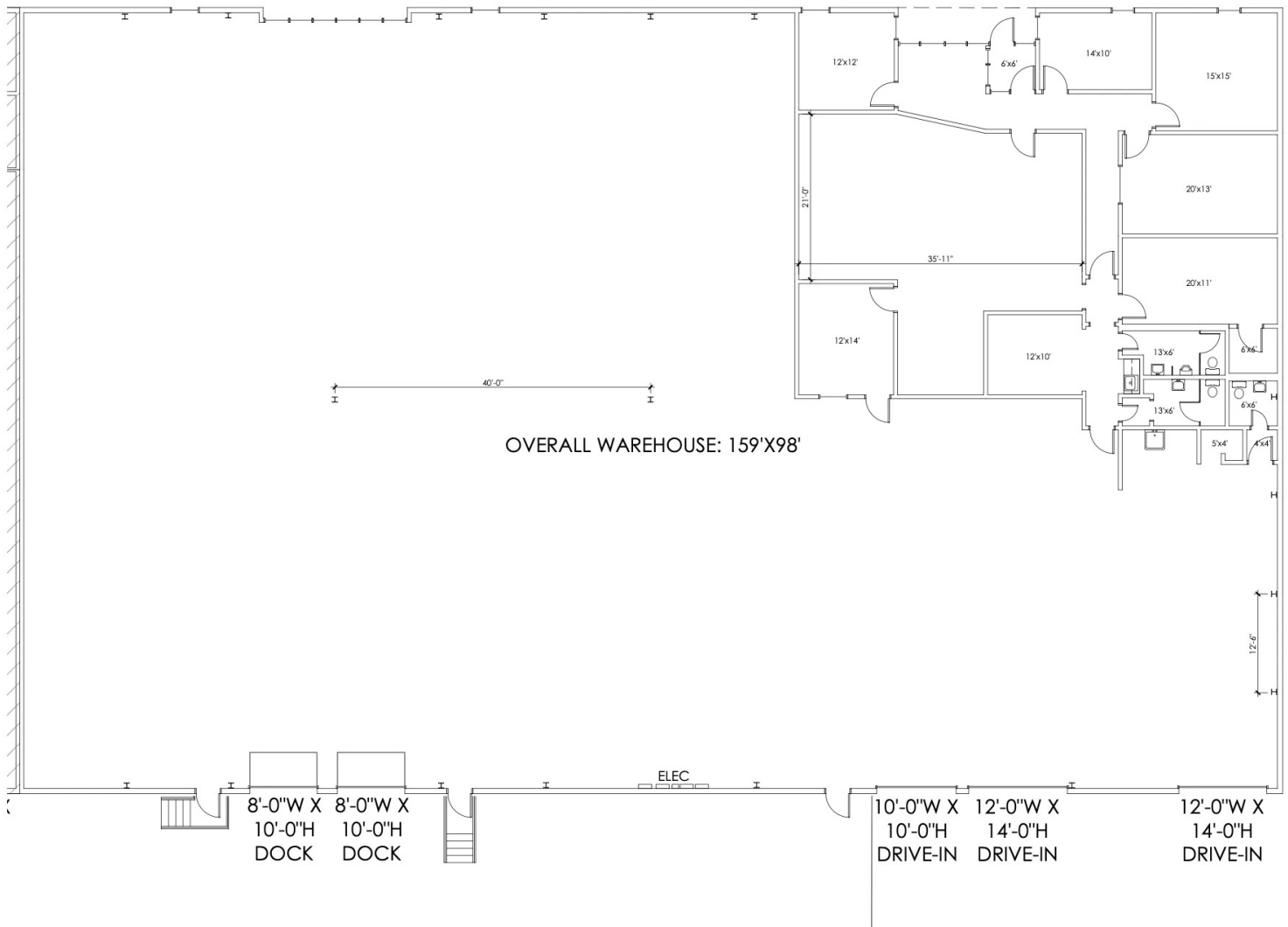
# Park Fletcher Building 11

2040 South Lynhurst Drive Indianapolis, IN 46241

# FOR LEASE

## Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
Suite Q	Immediately	16,000 SF	3,113	2	3	\$2.66	17'



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