

# CORPORATE CENTER NORTH

6026 LAKESIDE BLVD. INDIANAPOLIS, IN 46278



**FOR SUBLEASE – 31,654 SF**  
CONVENIENTLY LOCATED AT I-465 & 71ST STREET





# PROPERTY HIGHLIGHTS

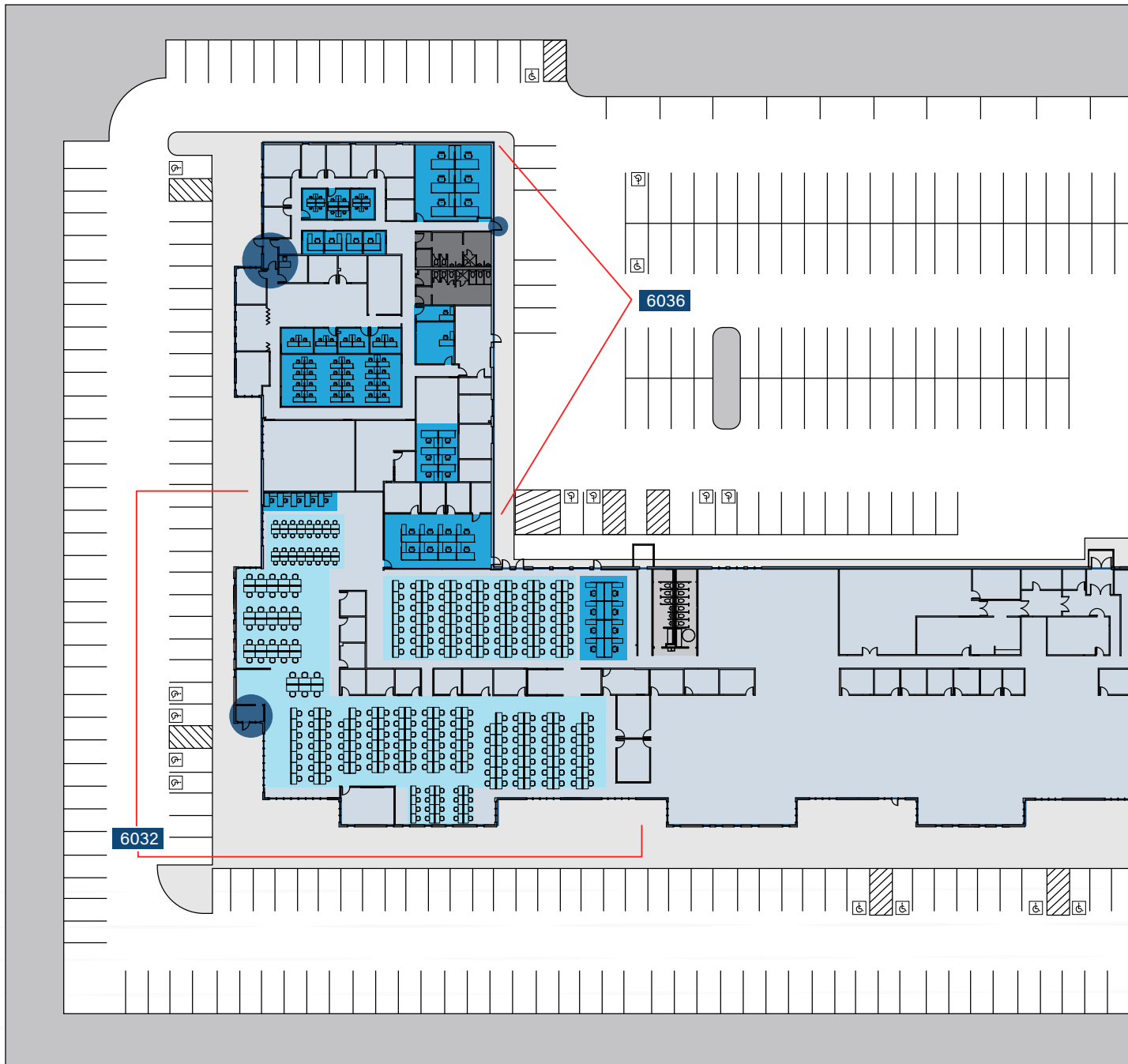






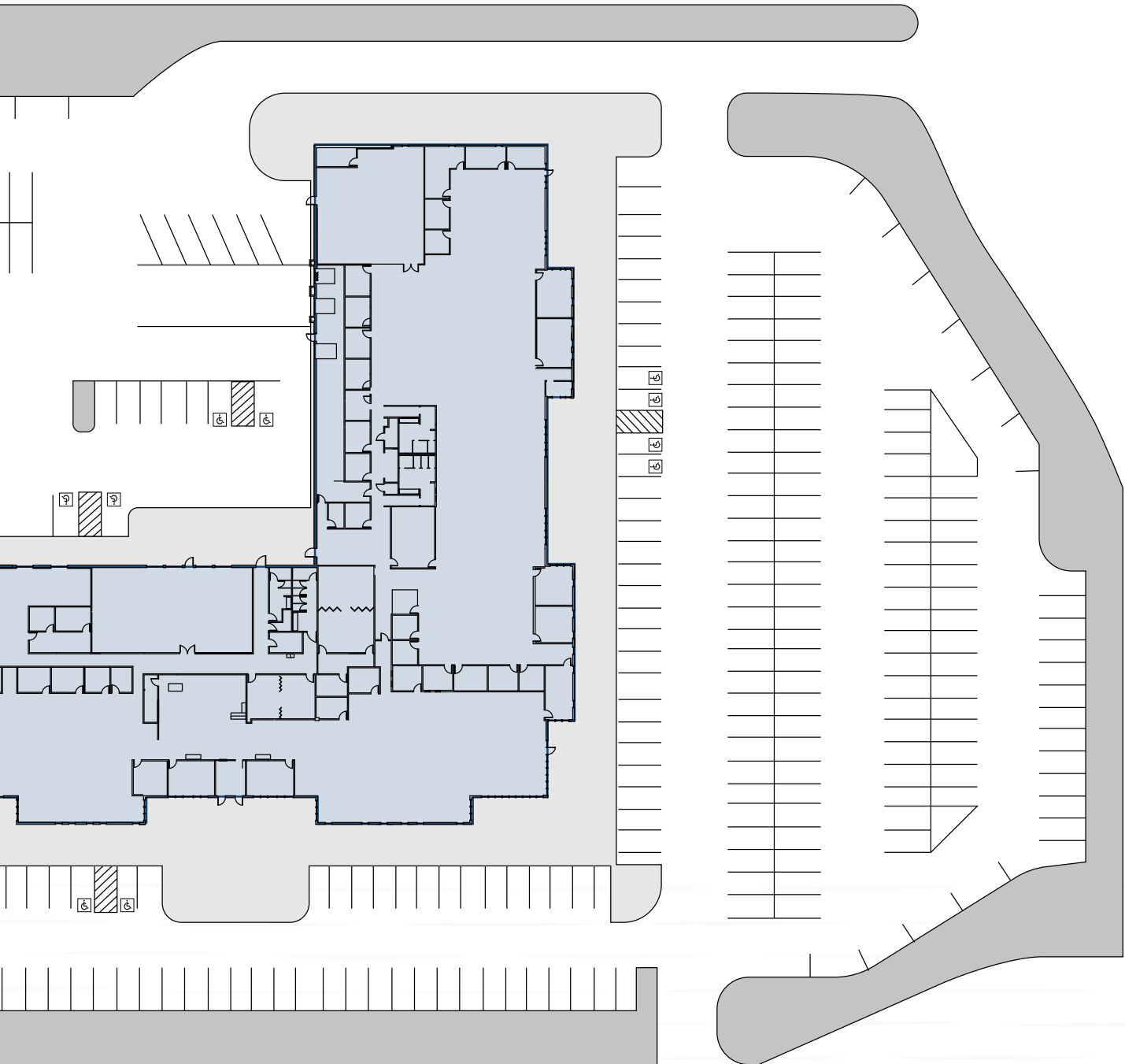
- 31,654 RSF AVAILABLE
- Divisible down to 10,000 SF
- Asking Rate: \$10.00 Modified Gross
- Term through 2028
- Above Standard Parking Ratio
- Tenant Improvement available
- Furniture available
- Exterior Signage Facing I-465

# FLOOR PLAN



- 78 Admin cubicles
- 303 Agent & Supervisor cubicles
- Front and back entrances

## MATTERPORT LINK



# AMENITY-RICH LOCATION

## EAT

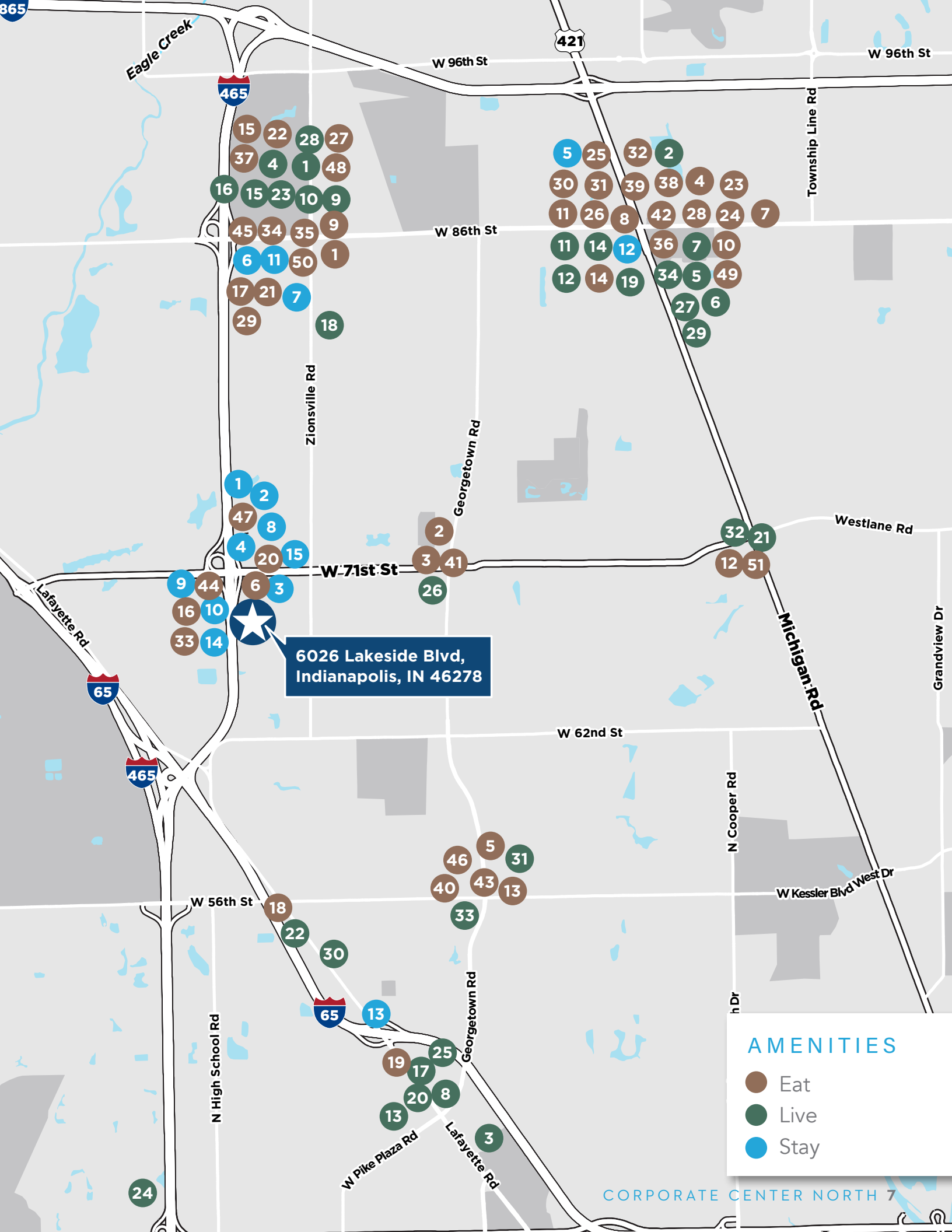
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|----|---------------------------|----|---------------------|----|---------------------|
| 1  | Traders Brewing Company   | 18 | Starbucks           | 35 | Noodles & Company   |
| 2  | Burger King               | 19 | Circle K Stores     | 36 | Skyline Chili       |
| 3  | Culver's                  | 20 | GetGo Cafe + Market | 37 | Ted's Montana Grill |
| 4  | Five Guys                 | 21 | GetGo Cafe + Market | 38 | Zaxby's             |
| 5  | McDonald's                | 22 | Cold Stone Creamery | 39 | Blaze Pizza         |
| 6  | McDonald's                | 23 | Chicken Salad Chick | 40 | Donatos Pizzeria    |
| 7  | McDonald's                | 24 | Einstein Brothers   | 41 | Marco's Pizza       |
| 8  | Steak 'n Shake            | 25 | McAlister's Deli    | 42 | Firehouse Subs      |
| 9  | Wendy's                   | 26 | Panda Express       | 43 | Jimmy John's        |
| 10 | Wendy's                   | 27 | Qdoba               | 44 | Jimmy John's        |
| 11 | White Castle              | 28 | Qdoba               | 45 | Panera Bread        |
| 12 | Dairy Queen               | 29 | Chili's Grill & Bar | 46 | Penn Station        |
| 13 | KFC                       | 30 | Crafty Crab         | 47 | Subway              |
| 14 | Popeyes Louisiana Kitchen | 31 | Denny's             | 48 | Subway              |
| 15 | Costa Coffee              | 32 | Famous Dave's       | 49 | Subway              |
| 16 | Starbucks                 | 33 | Le Peep             | 50 | Taco Bell           |
| 17 | Starbucks                 | 34 | LongHorn Steakhouse | 51 | Taco Bell           |

## LIVE

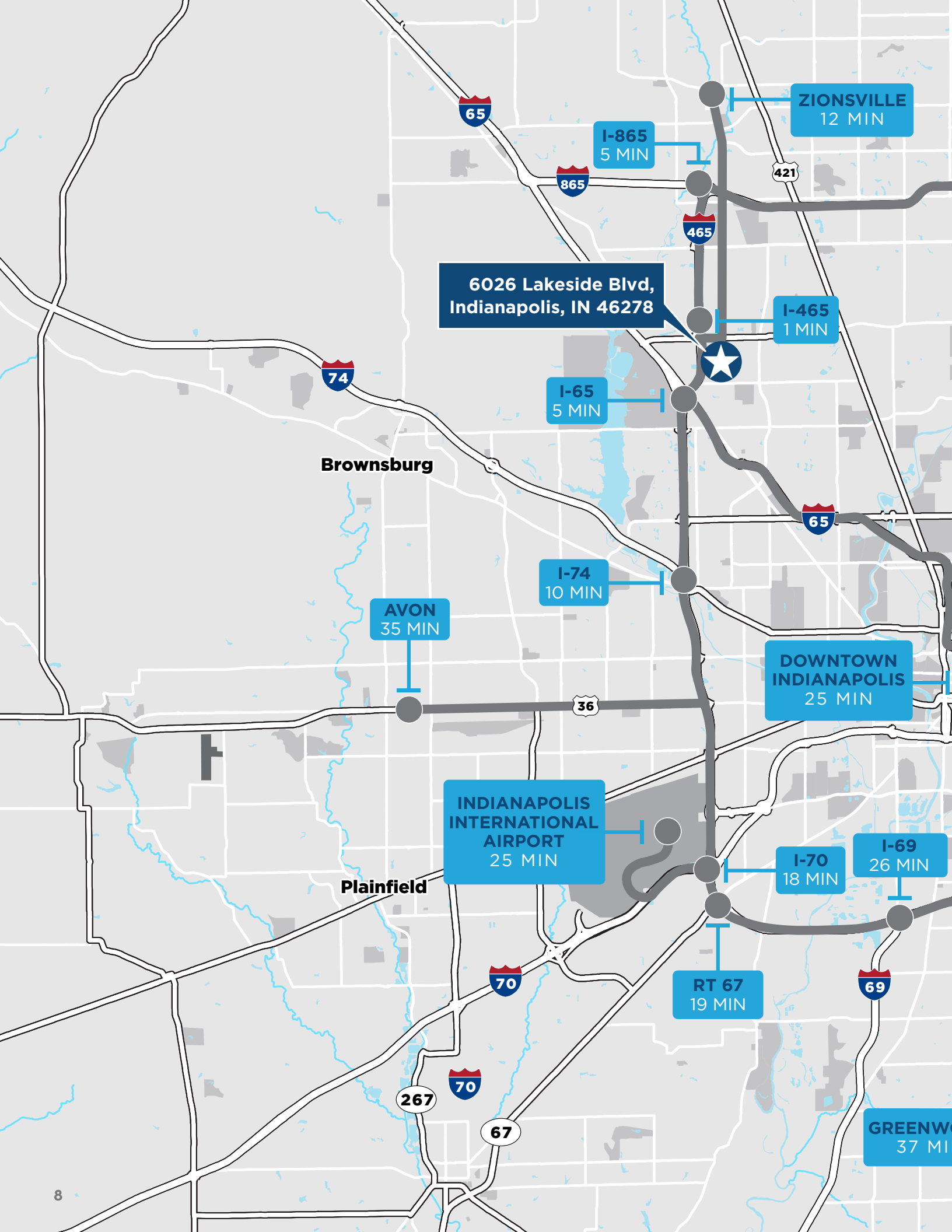
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|----|-----------------------|----|--------------------|
| 1  | Books-A-Million       | 18 | Do It Best         |
| 2  | Party City            | 19 | ALDI               |
| 3  | Shoppers World        | 20 | ALDI               |
| 4  | Old Navy              | 21 | Save-A-Lot         |
| 5  | Ross Stores           | 22 | Anytime Fitness    |
| 6  | Big Lots Stores       | 23 | CycleBar           |
| 7  | Five Below            | 24 | LA Fitness         |
| 8  | Batteries Plus Bulbs  | 25 | Shoe Carnival      |
| 9  | Mattress Firm         | 26 | Kroger             |
| 10 | Michaels              | 27 | The RoomPlace      |
| 11 | Lowe's                | 28 | AMC Theaters       |
| 12 | Goodwill              | 29 | Studio Movie Grill |
| 13 | Goodwill              | 30 | YMCA               |
| 14 | Office Depot          | 31 | CVS                |
| 15 | PetSmart              | 32 | CVS                |
| 16 | Dick's Sporting Goods | 33 | Walgreens          |
| 17 | rue21                 | 34 | Walgreens          |

## STAY

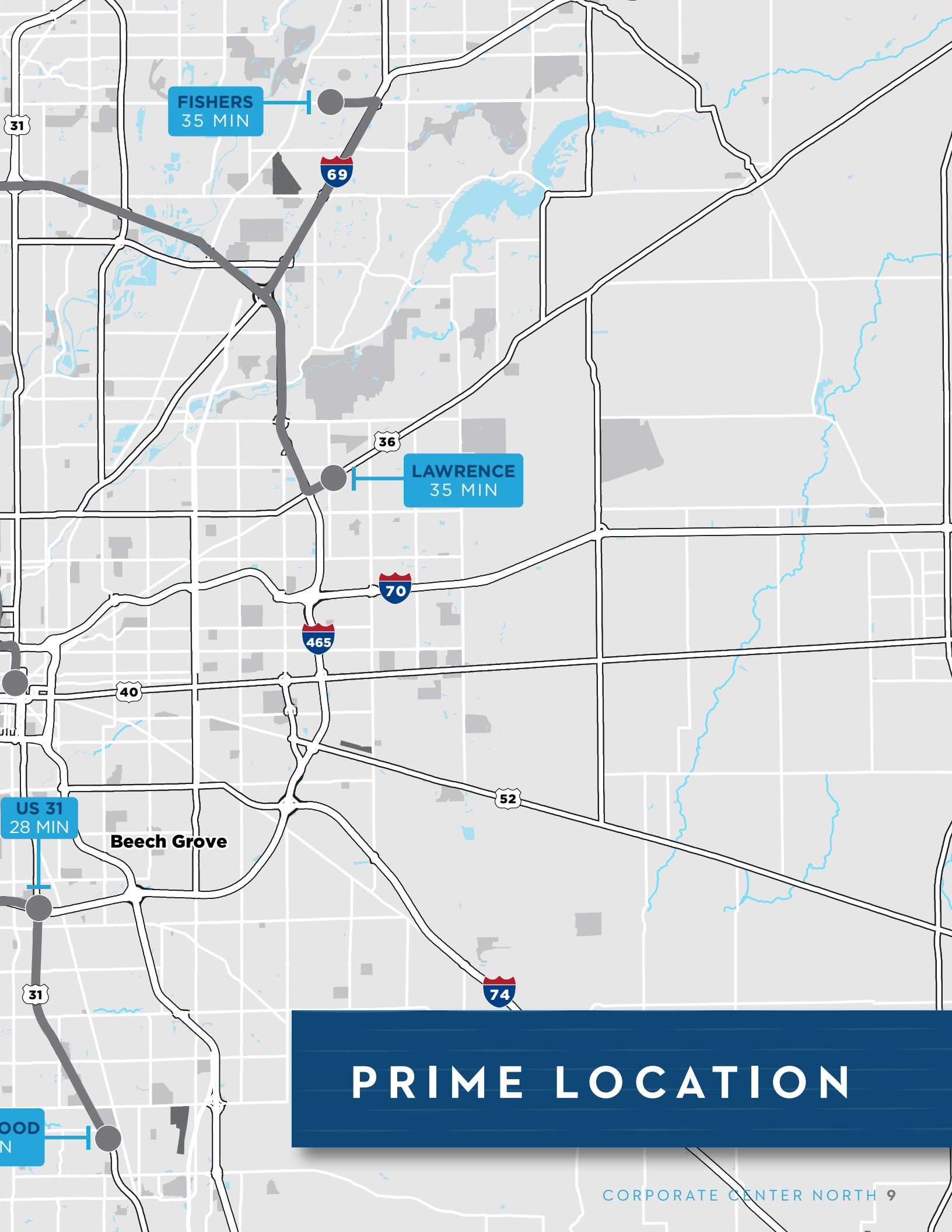
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|----|------------------------------------|
| 1  | Best Western                       |
| 2  | Candlewood Suites                  |
| 3  | Clarion                            |
| 4  | Courtyard by Marriott              |
| 5  | Embassy Suites Hotels              |
| 6  | Extended Stay America              |
| 7  | Fairfield Inn & Suites by Marriott |
| 8  | Hampton                            |
| 9  | Hilton Garden Inn                  |
| 10 | Holiday Inn Express                |
| 11 | InTown Suites                      |
| 12 | InTown Suites                      |
| 13 | Quality Inn                        |
| 14 | Residence Inn by Marriott          |
| 15 | TownePlace Suites by Marriott      |











FISHERS  
35 MIN

LAWRENCE  
35 MIN

US 31  
28 MIN

Beech Grove

PRIME LOCATION

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For More  
Information,  
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