



FOR LEASE

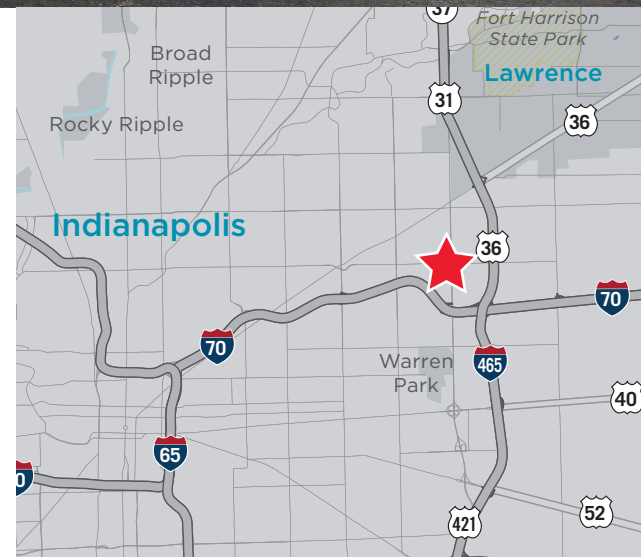
Shadeland Business Center

3140-3192 N. Shadeland Avenue, Suite 3164
Indianapolis, IN 46226



Property Highlights

- 14,687 SF available
- 4,534 SF office
- Clear height: 19.4'
- 2 dock doors
- 1 drive-in
- LED lighting
- Wet sprinkler system
- Lease rate: \$7.50/SF NNN
- OPEX: \$2.64/SF (est. 2025)
- Available 6/1/2026



Kevin W. Archer

Senior Director

Direct +1 317 218 7217

kevin.archer@cushwake.com

Todd T. Vannatta, SIOR

Executive Director

Direct +1 317 639 0455

todd.vannatta@cushwake.com

One American Square, Suite 1800

Indianapolis, IN 46282 | USA

Main +1 317 634 6363

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



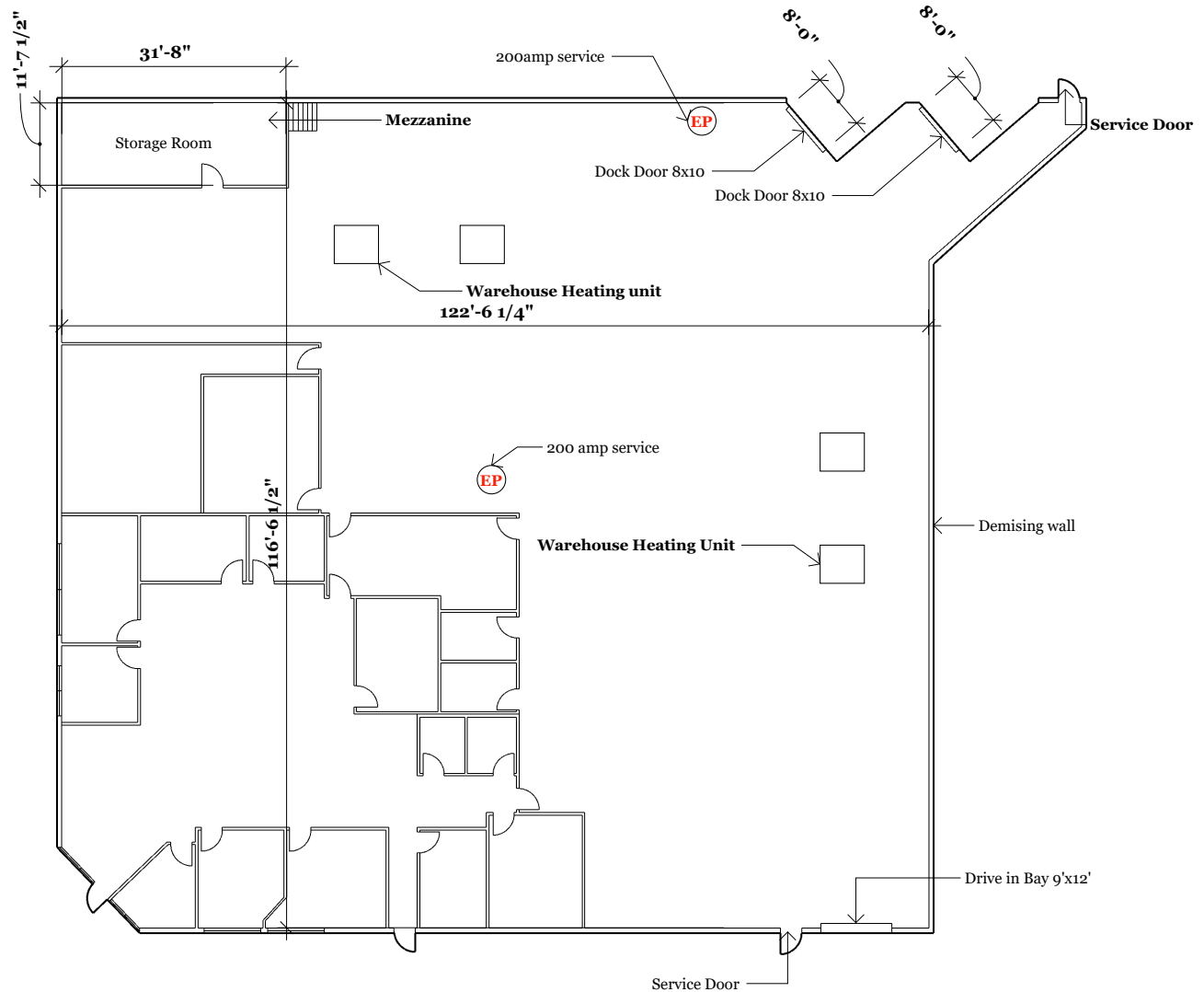
**CUSHMAN &
WAKEFIELD**

FOR LEASE

Shadeland Business Center

3140-3192 N. Shadeland Avenue
Indianapolis, IN 46226

FLOOR PLAN



Suite 3164

Size: 14,687 SF
Office: 4,534 SF

Kevin W. Archer
Senior Director
Direct +1 317 218 7217
kevin.archer@cushwake.com

Todd T. Vannatta, SIOR
Managing Director
Direct: +1 317 639 0455
todd.vannatta@cushwake.com

One American Square, Suite 1800
Indianapolis, IN 46282 | USA
Main +1 317 634 6363
cushmanwakefield.com