

FOR SUBLEASE

5201 Park Emerson

Indianapolis, IN 46203

**75,636 SF
Available**

**SUITE H - M
AVAILABLE**

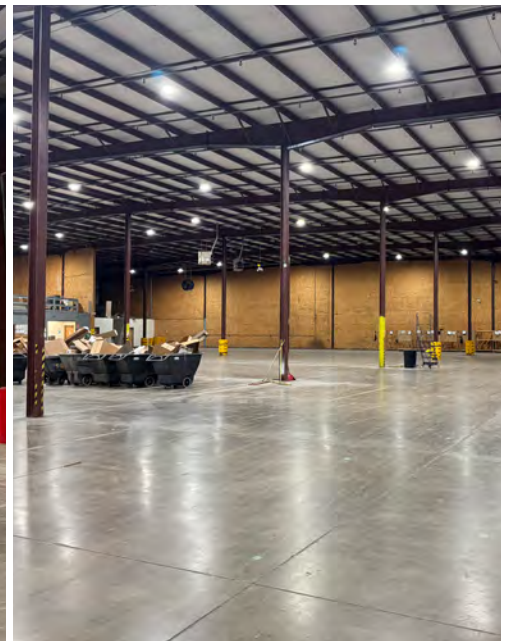
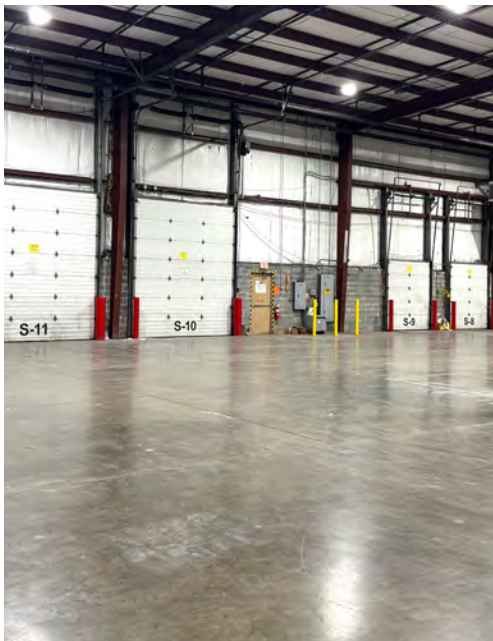
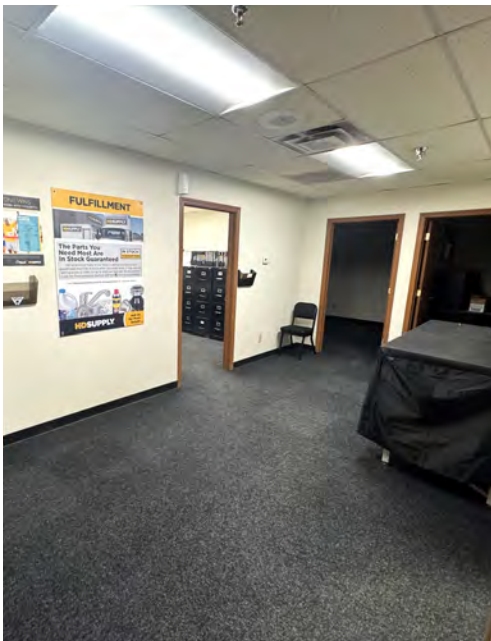


PROPERTY FEATURES

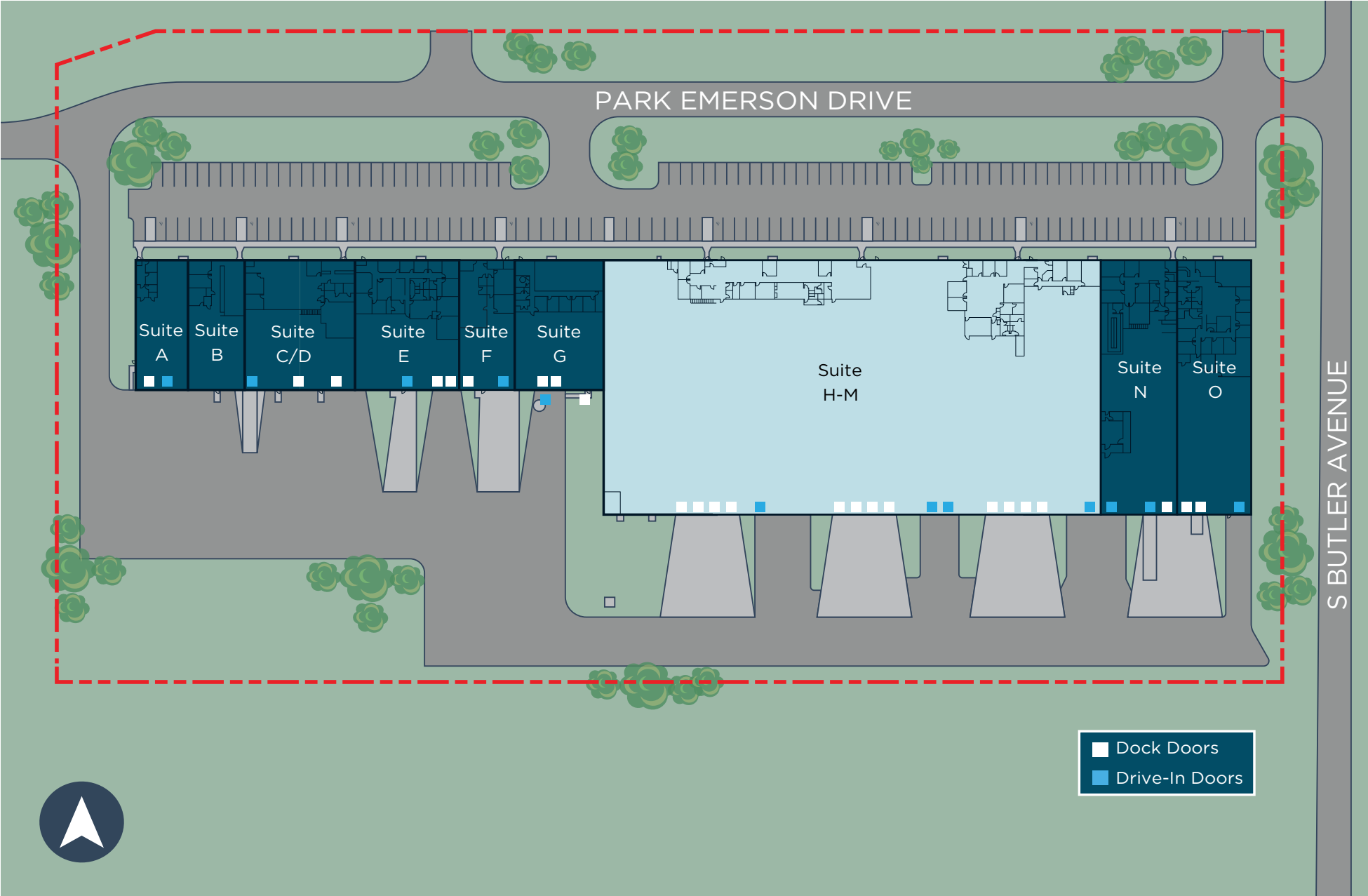


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|-------------------------|---|
| Space Available: | 75,636 SF |
| Office Area: | 9,800 SF + Mezzanine Storage |
| Rate: | \$4.00 PSF NNN |
| OpEx: | \$3.99 PSF (Estimated) |
| Term: | Sublease Thru 7/31/2027 |
| Clear Height: | 24' - 26' |
| Column Spacing: | 30' x 50' |
| Loading: | 12 (8' x 9') Dock Doors 4 (12' x 14') Drive-In Doors |
| Auto Parking: | ±70 Spaces |
| Sprinkler: | ESFR |
| Lighting: | LED |
| Direct Access: | I-465 via Emerson Exit |
| Zoning: | I-1 |

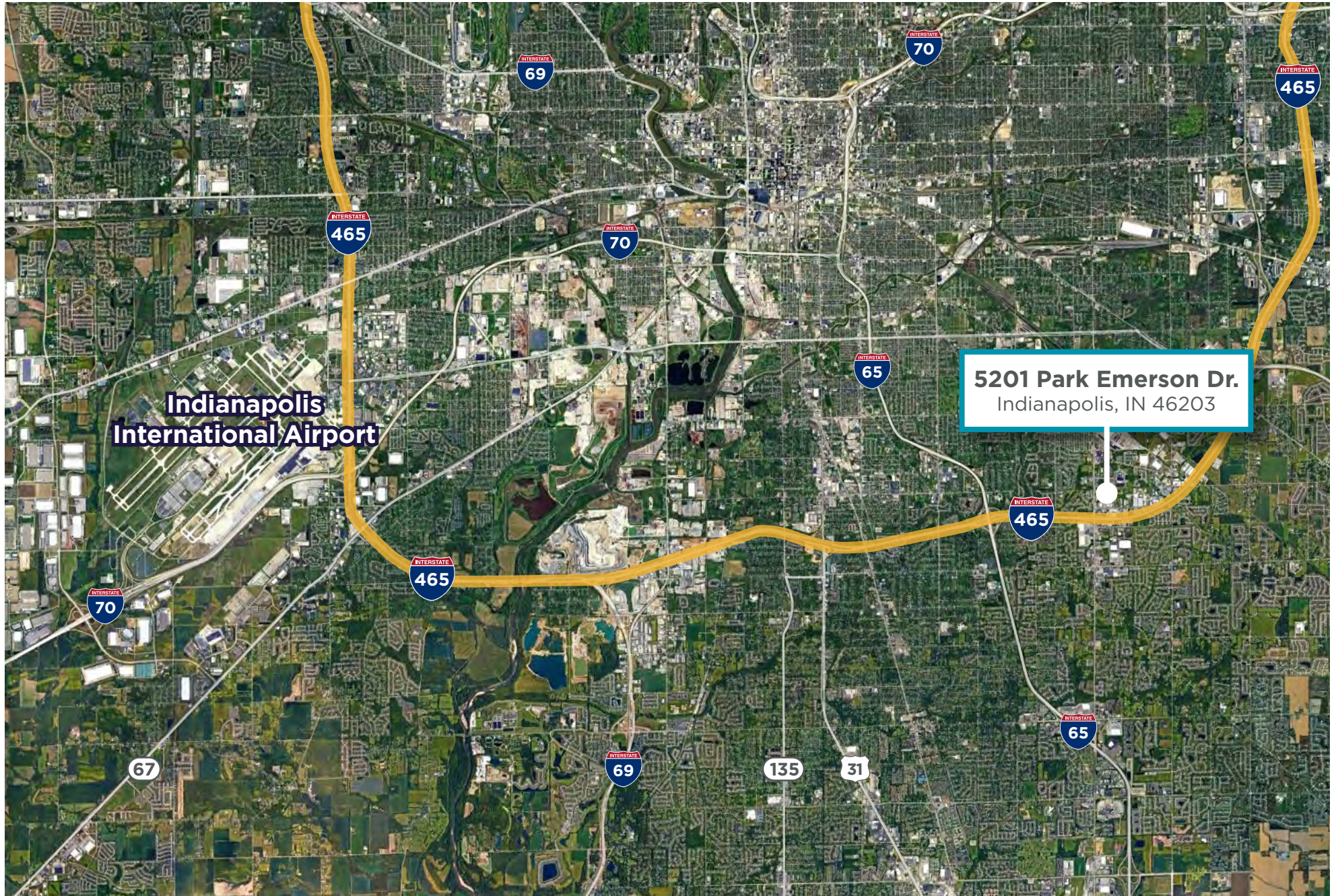
PROPERTY PHOTOS



SITE PLAN



MAP





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