



**CUSHMAN &
WAKEFIELD**

FOR LEASE

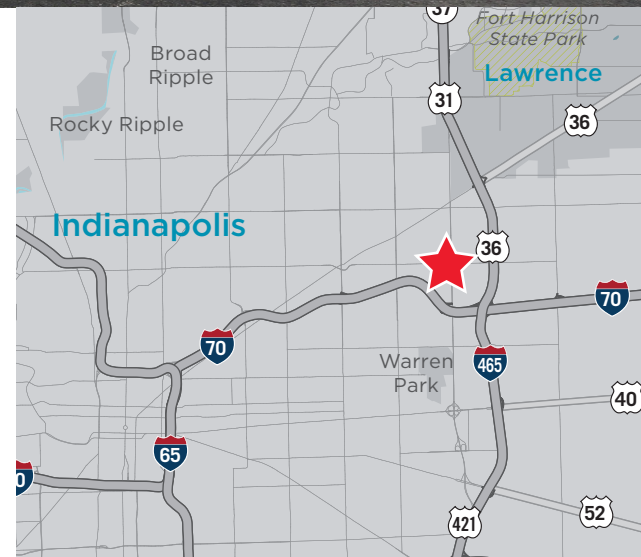
Shadeland Business Center

3140-3192 N. Shadeland Avenue
Indianapolis, IN 46226



Property Highlights

- Suite 3140 - 6,090 SF/1,866 SF office
- Suite 3156 - 4,000 SF/1,865 SF office
- Clear height: 16' - 18'
- Wet sprinkler system
- Lease rate: \$8.25/SF NNN
- OPEX: \$2.86/SF (est. 2026)



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Managing Director

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cushmanwakefield.com

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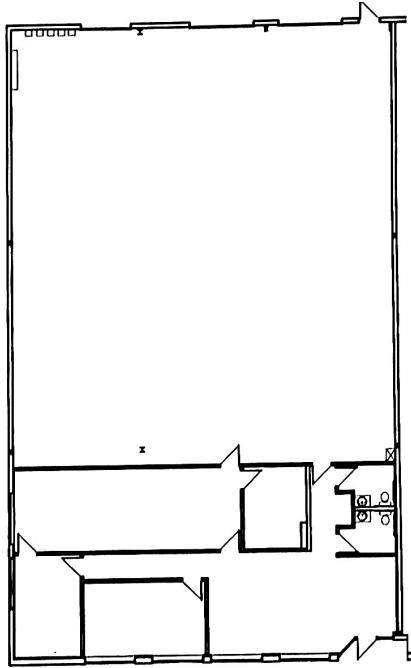


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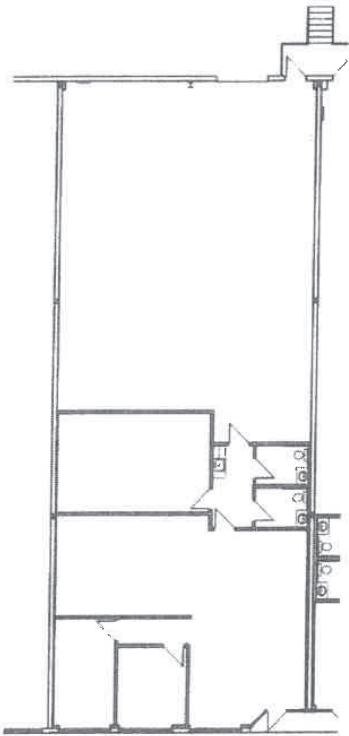
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Indianapolis, IN 46226



Unit 3140

6,090 SF
Office - 1,866 SF
Clear Height - 16'-18'
1 dock door
2 drive-in
Available 7/1/2026



Unit 3156

4,000 SF
Office - 1,865 SF
Clear Height - 16'-18'
1 dock door
Available 9/1/2026

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