



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

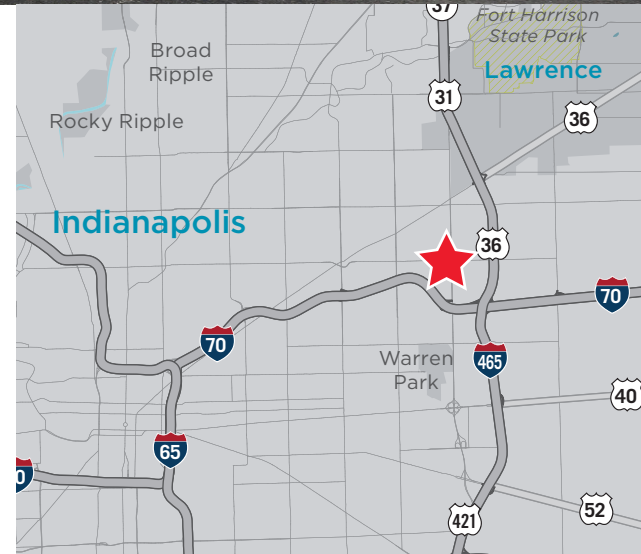
# Shadeland Business Center

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)



### **Kevin W. Archer**

Managing 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](http://cushmanwakefield.com)

©2026 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.

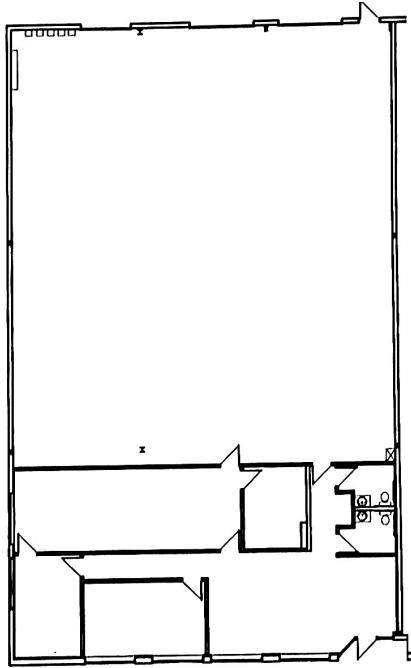


**CUSHMAN &  
WAKEFIELD**

FOR LEASE

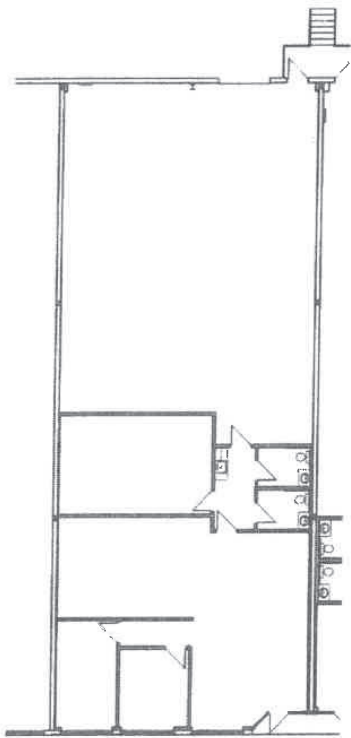
# Shadeland Business Center

3140-3192 N. Shadeland Avenue  
Indianapolis, IN 46226



## Unit 3140

6,090 SF  
Office - 1,866 SF  
Clear Height - 16'-18'  
1 dock door  
2 drive-in  
Available 10/1/2026



## Unit 3156

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

**Kevin W. Archer**  
Managing 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**