

AWARD WINNING DESIGN

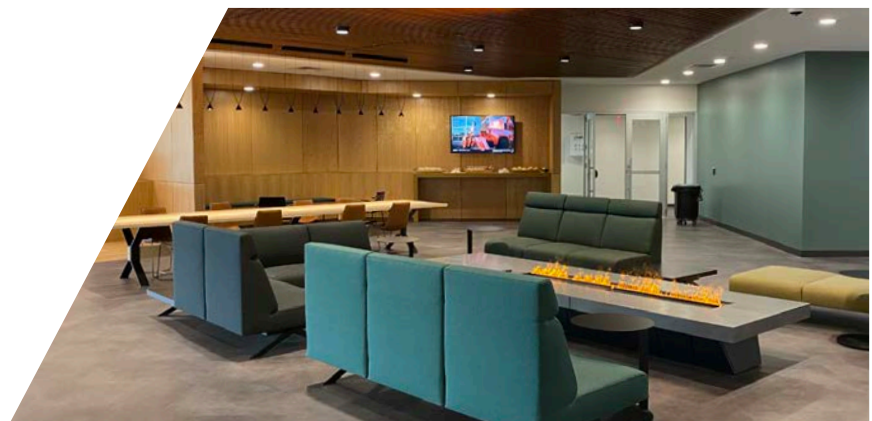
NAIOP People's Choice Design of the Year
OneZone Renovation of the Year



GATEWAY

10300 Kincaid Drive
Fishers, IN 46038

24,402 SF AVAILABLE

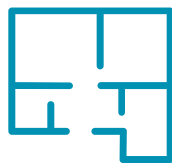




ABOUT THE BUILDING



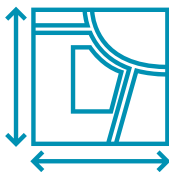
NEW & ONSITE
OWNERSHIP



OPEN FLOORPLATES
Divisible to $\pm 10,360$ SF



ABUNDANT PARKING



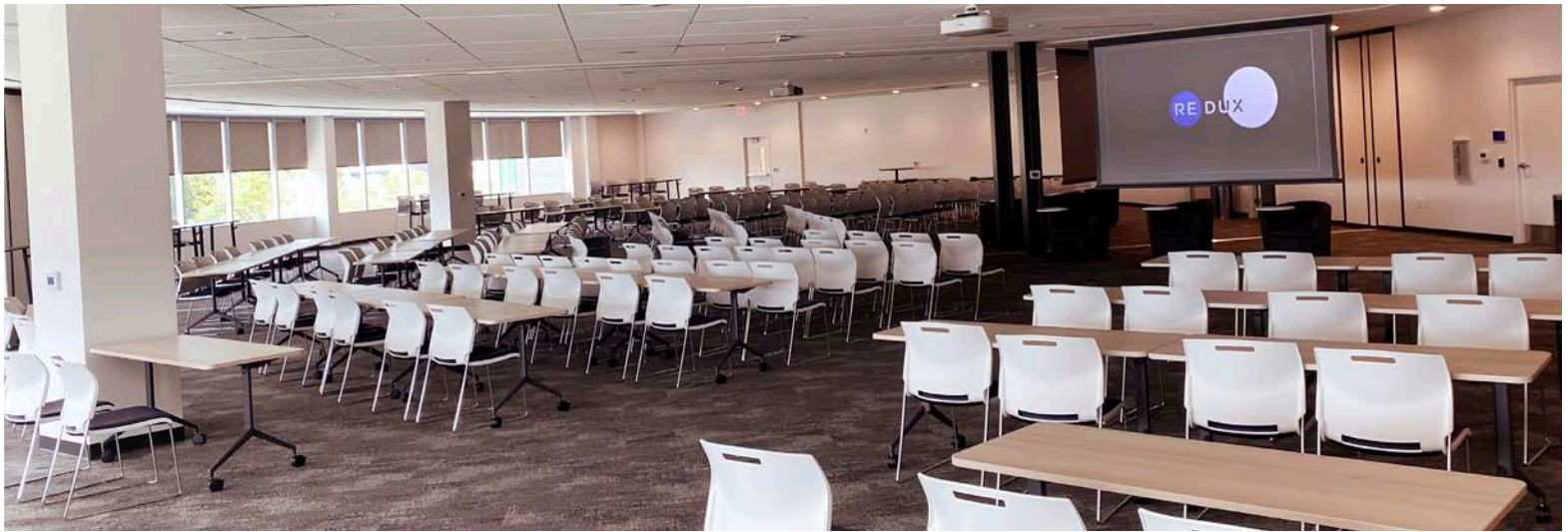
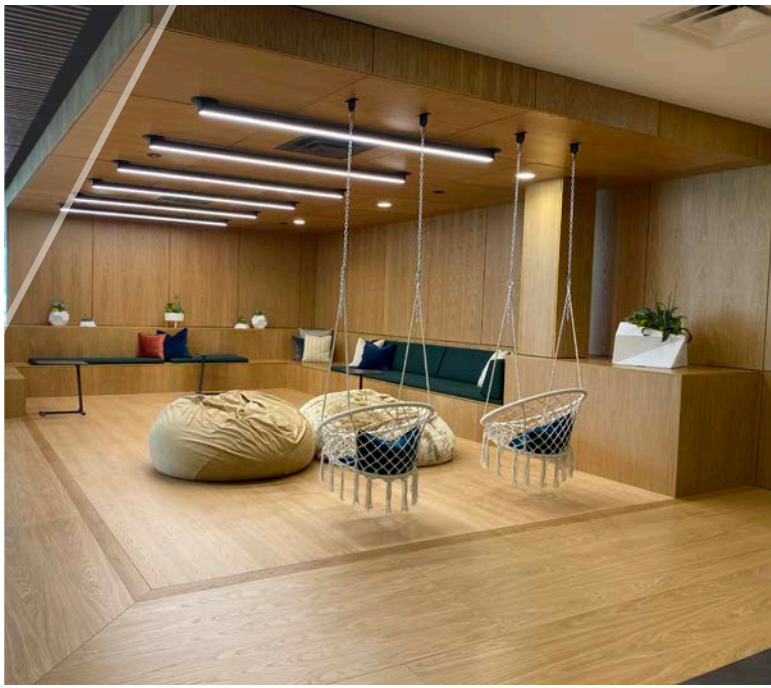
IMMEDIATE ACCESS TO
I-69 / 106TH STREET
INTERCHANGE



EXTERIOR SIGNAGE &
I-69 VISIBILITY



ACCESS TO FISHERS
AMENITIES



BUILDING AMENITIES

Large Training Center

Fitness Center with Yoga/Barre Room

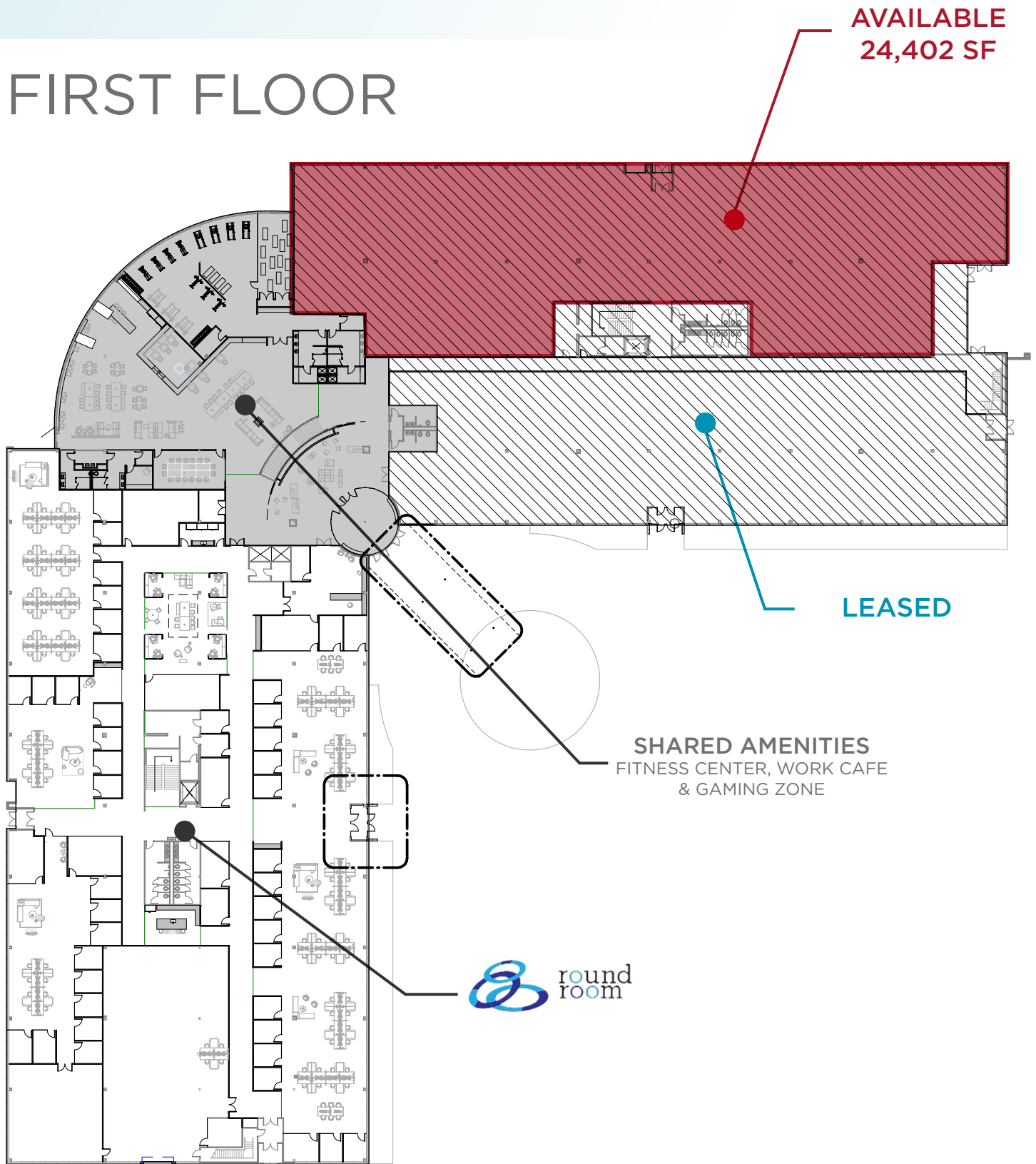
Tenant Lounge/Grab-and-Go Cafe

Outdoor Patio

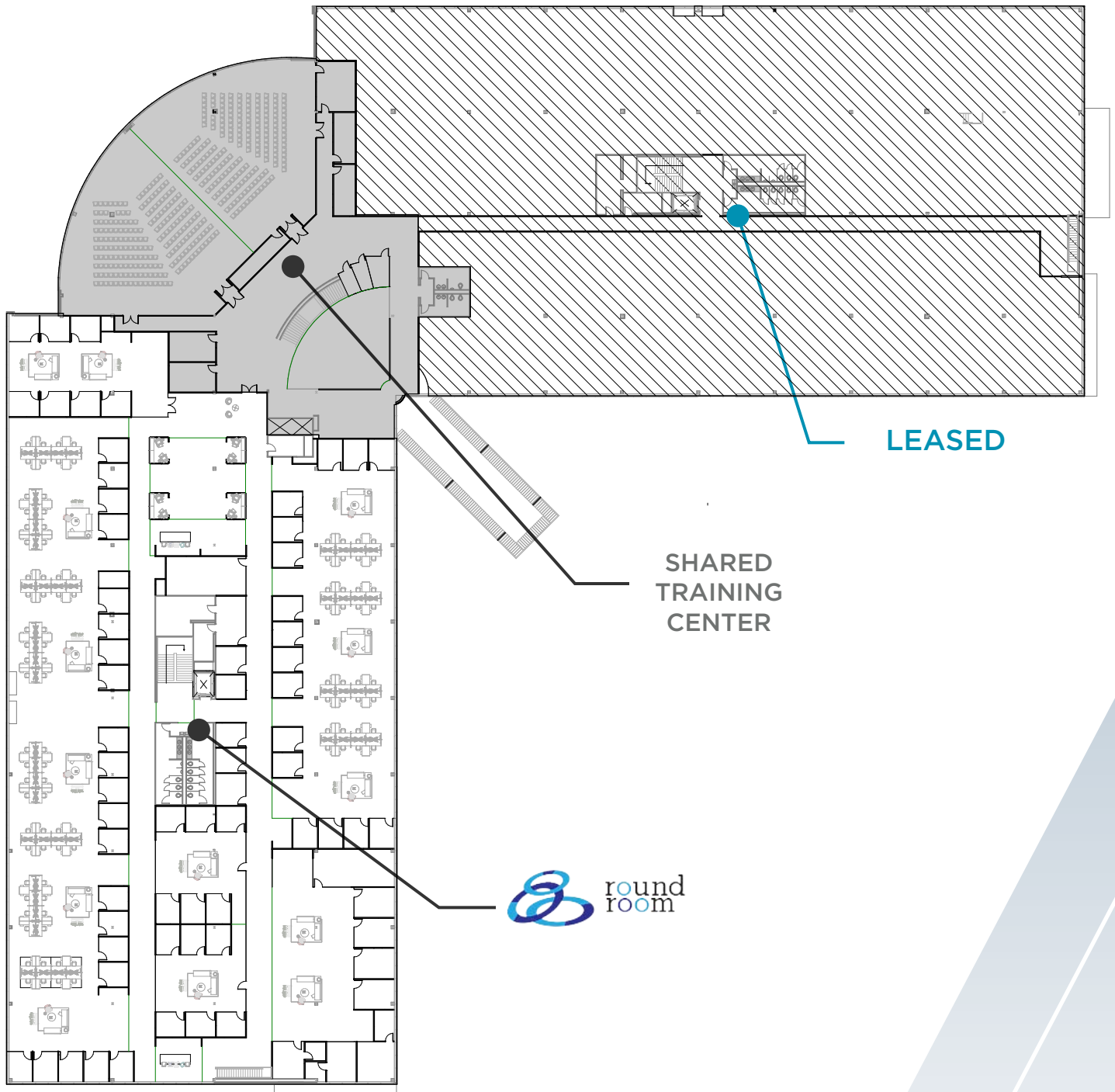
Direct Entrance to Tenant Space

AVAILABLE SPACE

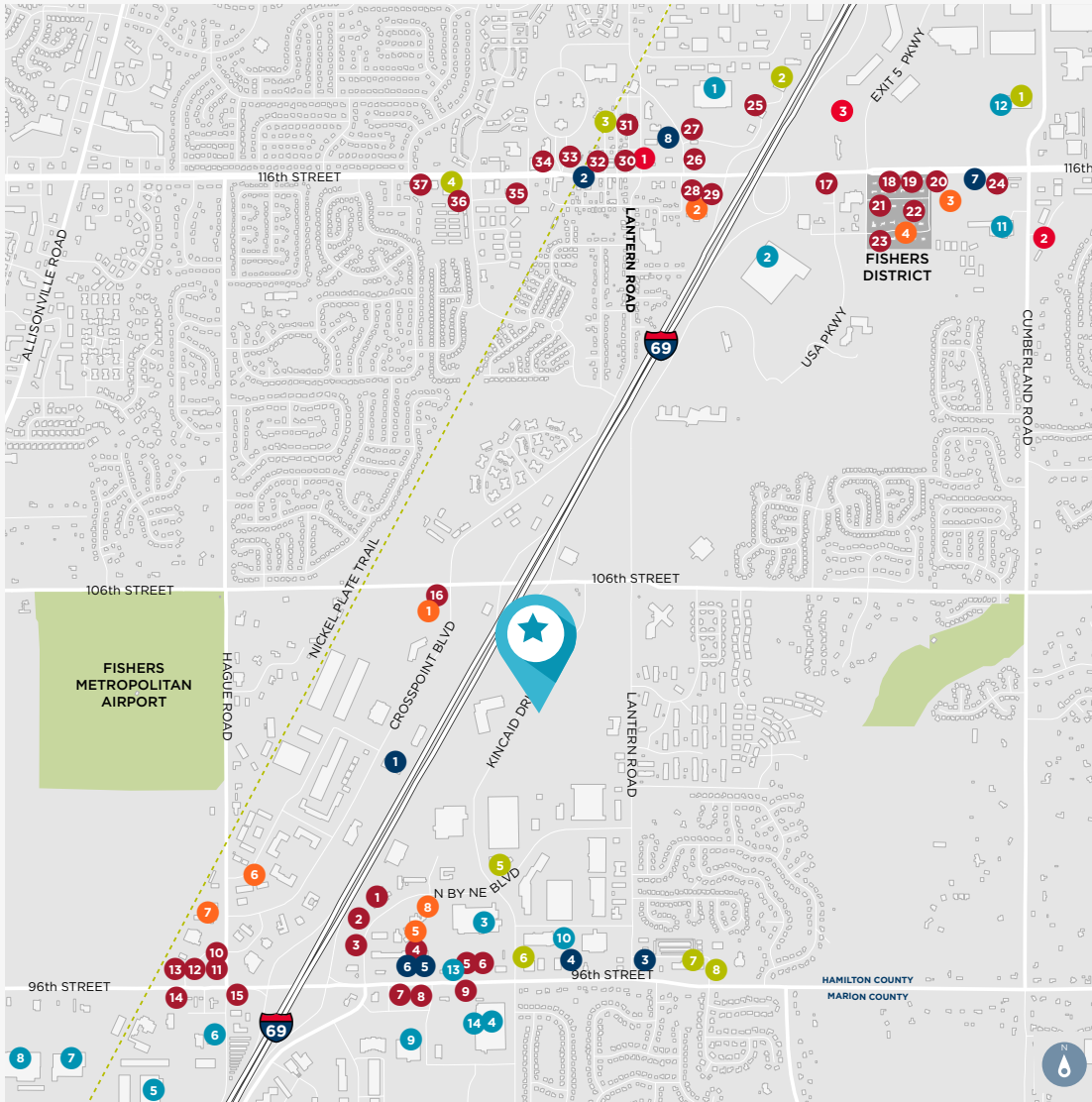
FIRST FLOOR



SECOND FLOOR



THE LOCATION



RESTAURANT

1. Bubba's 33
2. IHOP
3. Cracker Barrel
4. Chao Vietnamese Street Food
5. Jimmy John's
6. Applebee's Grill + Bar
7. Red Habanero
8. Steak 'n Shake
9. Panda Express
10. Wolfies Grill
11. Peterson's
12. Taco Bell
13. Arby's
14. Incredible India
15. Burger King
16. I Tre Mori
17. Portillo's Fishers
18. The HC Tavern + Kitchen
19. JINYA Ramen Bar - Fishers
20. Kura Revolving Sushi Bar
21. Chicken Salad Chick
22. Sangrita Grill + Cantina
23. 1933 Lounge by St. Elmo
24. Torchy's Tacos
25. Walk-On's Sports Bistreaux
26. McDonald's
27. Blaze Pizza
28. QDOBA Mexican Eats
29. Starbucks
30. The Well Coffeehouse Fishers
31. Four Day Ray Brewing
32. Handel's Homemade Ice Cream
33. Another Broken Egg Cafe
34. Parks Place Pub
35. Crumbl - Fishers
36. Mornings Breakfast & Brunch
37. Chatham Tap Fishers

ENTERTAINMENT

1. The Escape Room Fishers
2. YES! Gaming
3. Topgolf Fishers

RETAIL

1. Target
2. IKEA
3. Walmart Supercenter
4. Meijer
5. The Home Depot
6. Goodwill Store
7. Sam's Club
8. Menards
9. Kohl's
10. PetCo
11. Kroger
12. ALDI
13. T-Mobile
14. The UPS Store

GYM

1. LA Fitness
2. Life Time
3. Radi3nt
4. Hotworkx
5. KruFit
6. Starting Strength
7. F45 Training
8. CrossFit

BANKING

1. Community First Bank
2. First Internet Bank
3. Chase Bank
4. Regions Bank
5. Huntington Bank
6. PNC Bank
7. Old National Bank
8. Fifth Third Bank

HOTEL

1. Fairfield Inn & Suites
2. Hampton Inn & Suites
3. Courtyard
4. Hyatt Place
5. Hilton Garden Inn
6. Staybridge Suites
7. SpringHill Suites
8. Holiday Inn Express

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