



FOR LEASE

**3035 N. Shadeland Avenue**  
Indianapolis, IN 46226



## Property Highlights

- Bus stop on site
- Up to 44,214 sf of office space available
- Ample parking (10/1,000 sf)
- Excellent access to I-70 and I-465
- Zoned I-2-S
- Building pylon and signage available
- Ideal for call center or back office space
- Asking rate: \$12.00/sf net of utilities and janitorial



### **Bennett M. Williams**

Director

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### **Todd T. Vannatta, SIOR**

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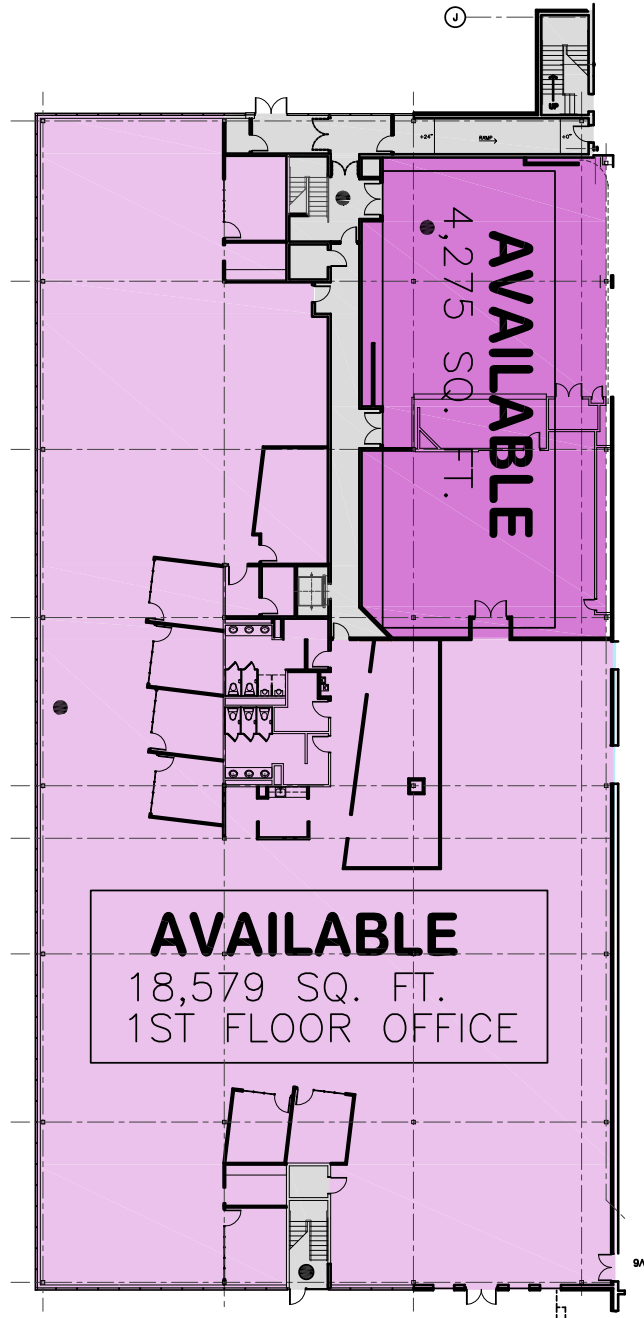
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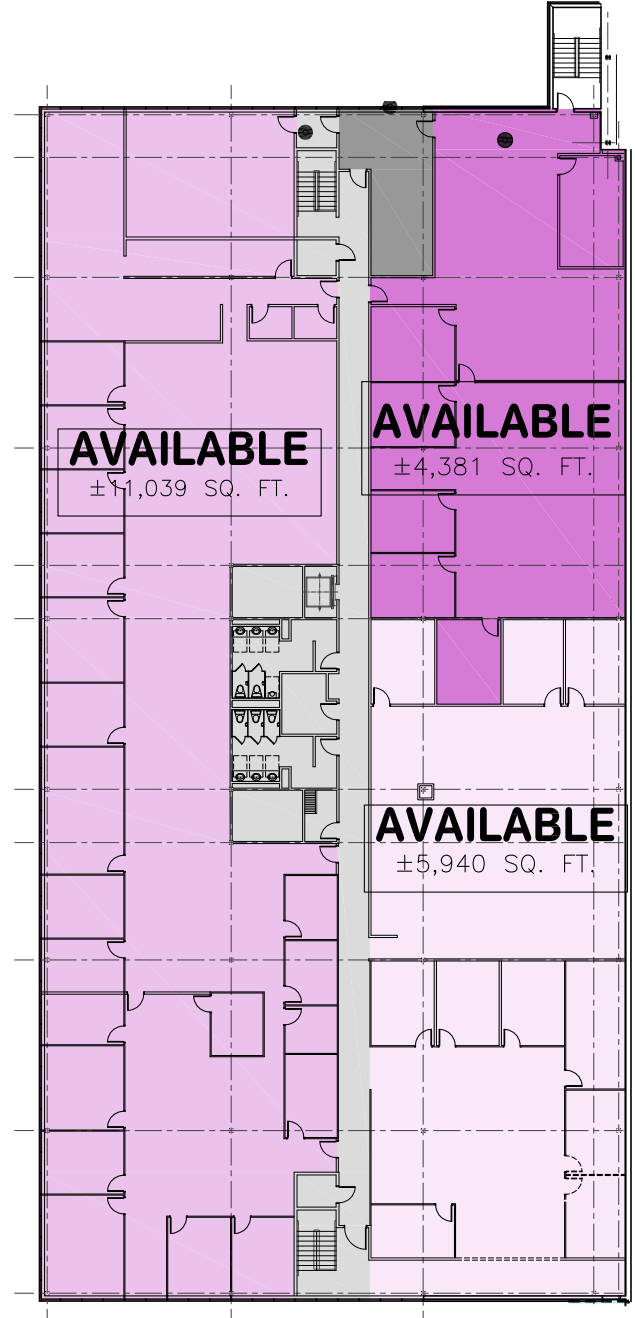
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First Floor



Second Floor



Site Plan

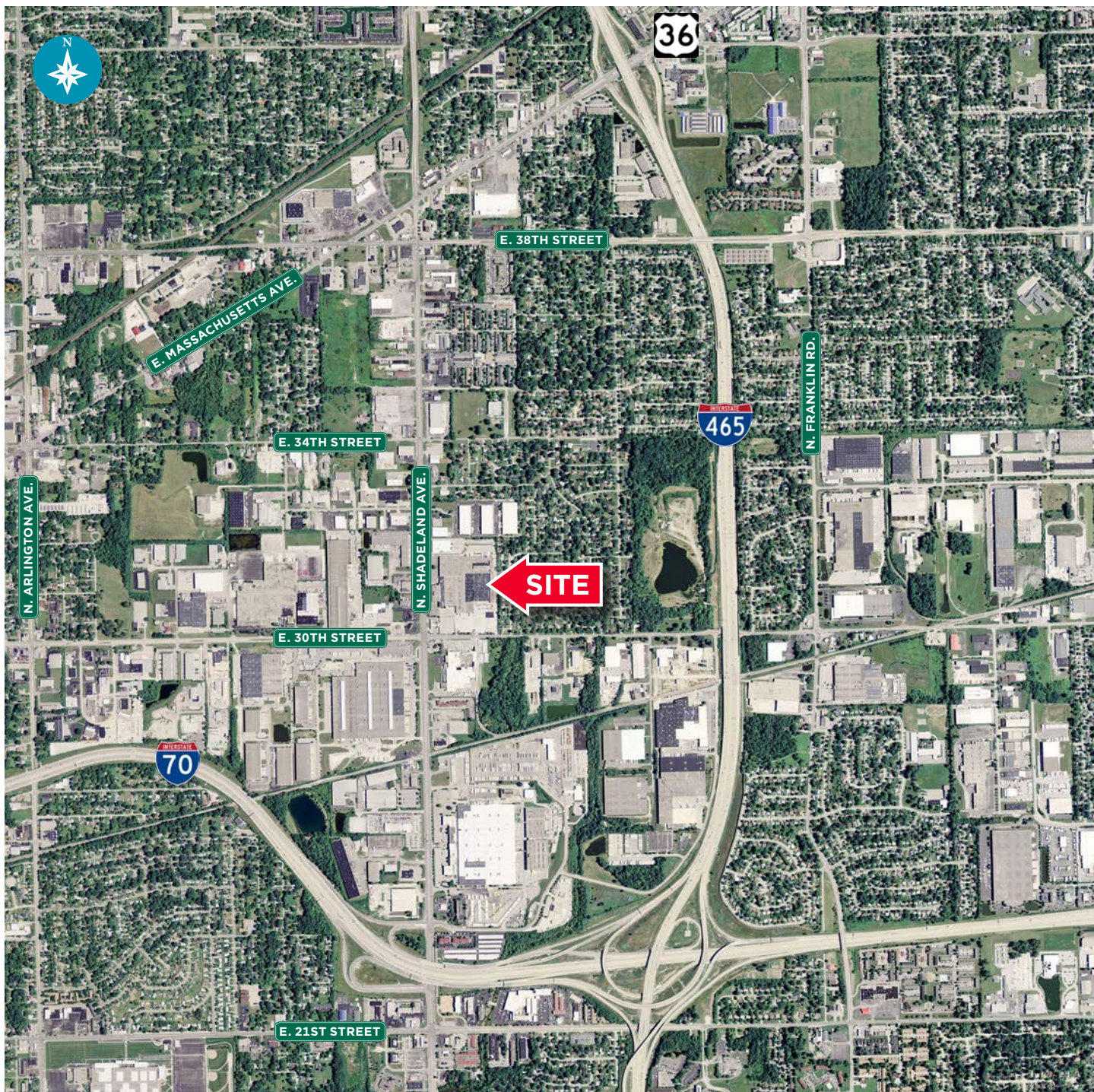




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