



**CUSHMAN &  
WAKEFIELD**

FOR SALE OR LEASE

**3901 W. 86th Street**  
Indianapolis, IN 46268



## Property Highlights

- 78,200 sf total building size
- 5.86 acres
- Zoned CS
- Built in 1974; renovated in 1985 and 2019
- Abundant parking: 361 shared spaces; 8 accessible spaces
- Recently renovated common areas
- Close proximity and easy access to I-465

## Sale Details

- Excellent opportunity for an owner-occupant to own cash flowing building or a value-add investor
- Real Estate Taxes: \$59,643.92 (\$0.76/sf)
- Sale Price: \$4,995,000 (\$63.87/sf)

[Click to request the  
Sale Offering Memorandum](#)

## Lease Details

- 1,692 - 12,619 sf available
- On-site conferencing available
- Signage available
- Lease Rate: \$17.50/sf Full Service



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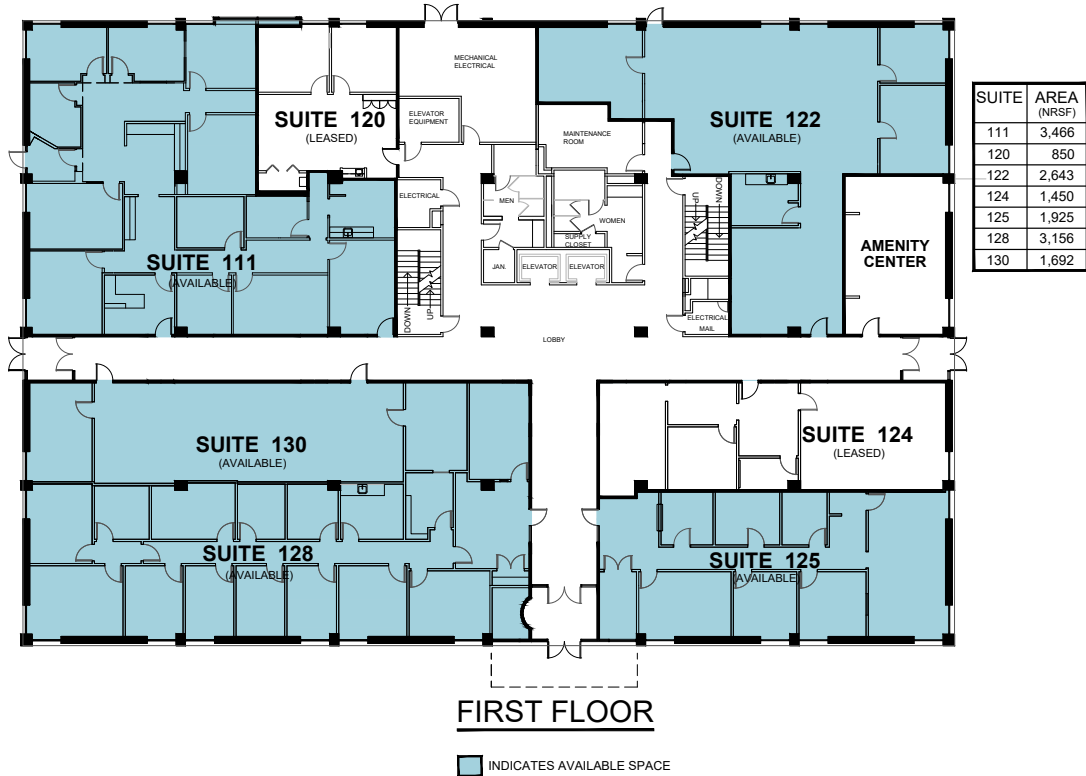
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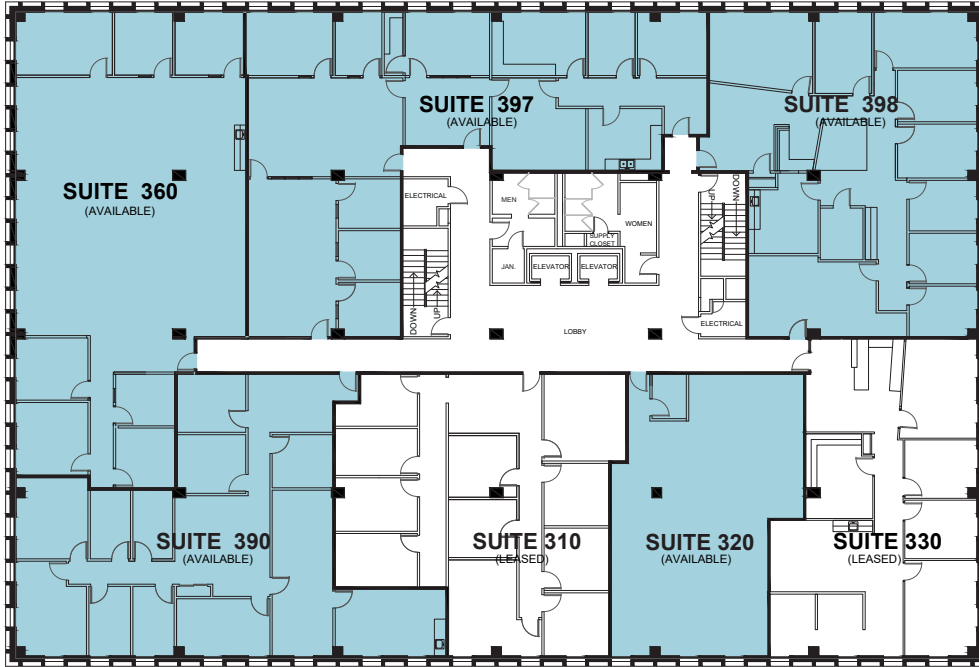
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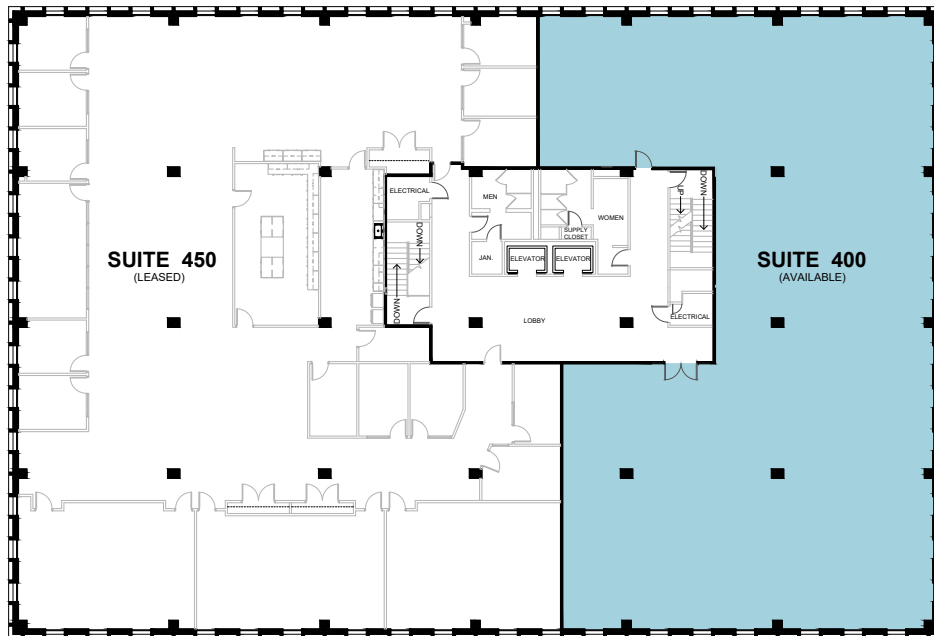
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## Floor Plans





SUITE	AREA (NRSF)
310	2,520
320	1,720
330	2,111
360	3,513
390	2,858
397	3,368
398	2,880



SUITE	AREA (NRSF)
400	7,891
450	11,716





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## Site Plan



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