

FOR SALE

9114 TECHNOLOGY LANE

Fishers, IN 46038

14,232 ± SF / 1.02 ± ACRES



PROPERTY HIGHLIGHTS

Tech building in the heart of Fishers

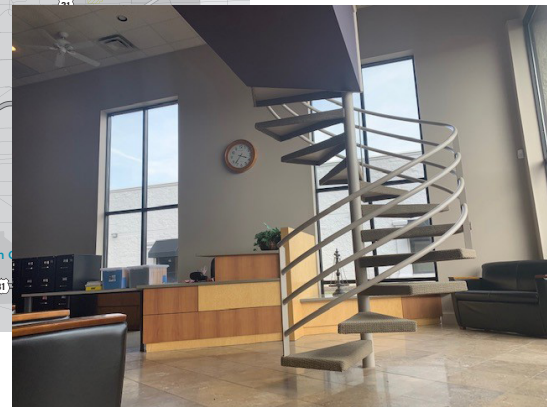
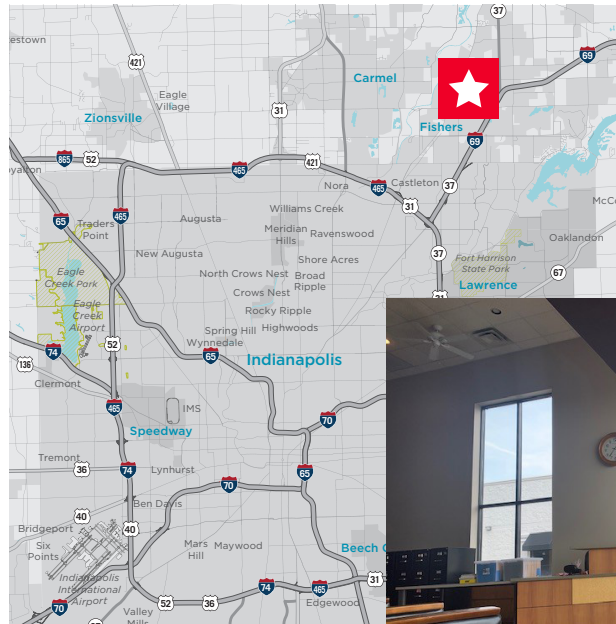
Near downtown Fishers in the 116th Street corridor

Tall, exposed ceilings with spiral staircases

Office/tech/flex space with 1 drive-in and 1 dock

Excellent access to I-69 and I-465

Sale price: \$1,295,000



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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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PROPERTY PHOTOS



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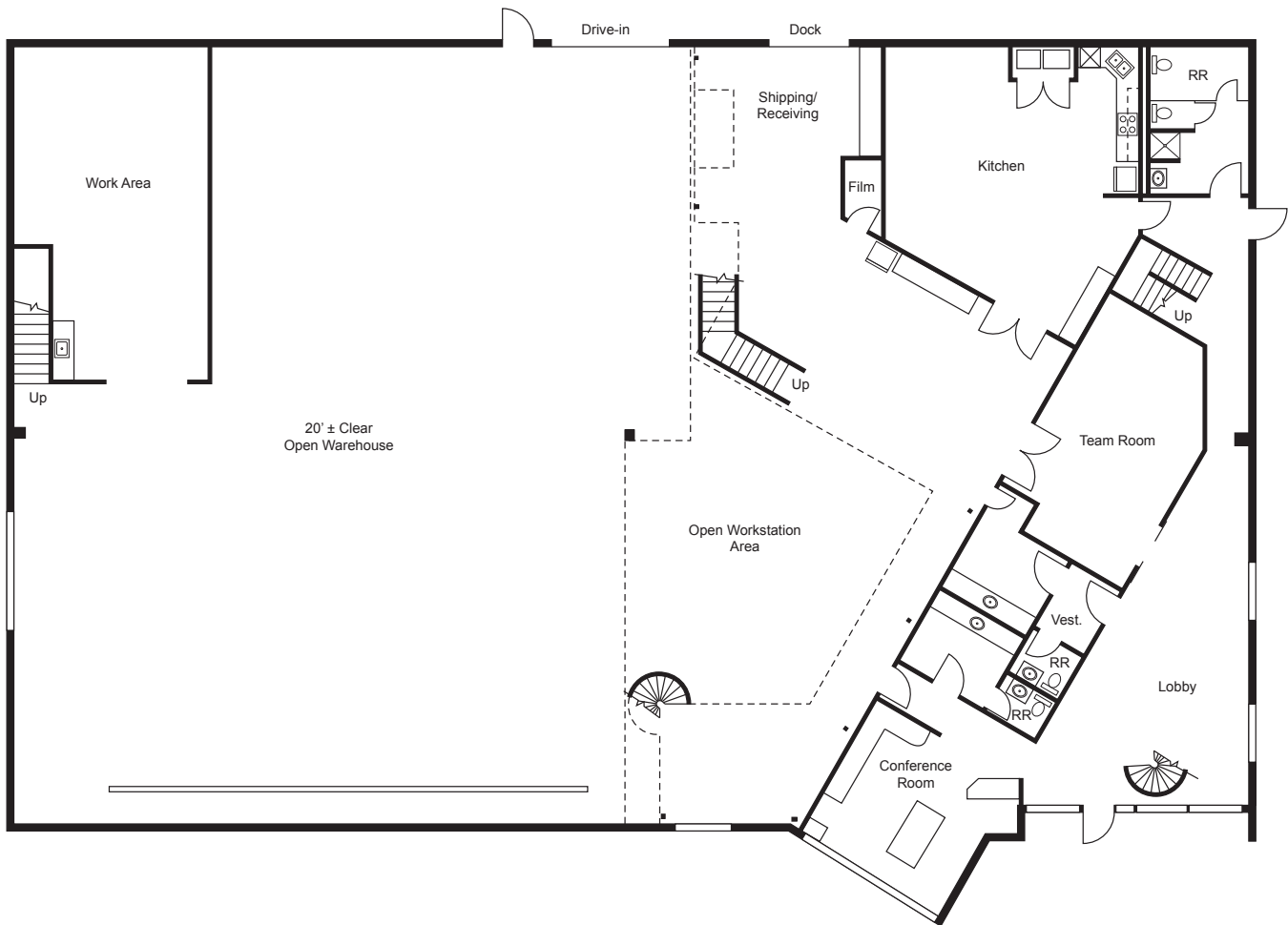
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FLOOR PLANS

1st Floor: 12,913 SF

2nd Floor: 1,319 SF

Total: 14,232 SF



1ST FLOOR

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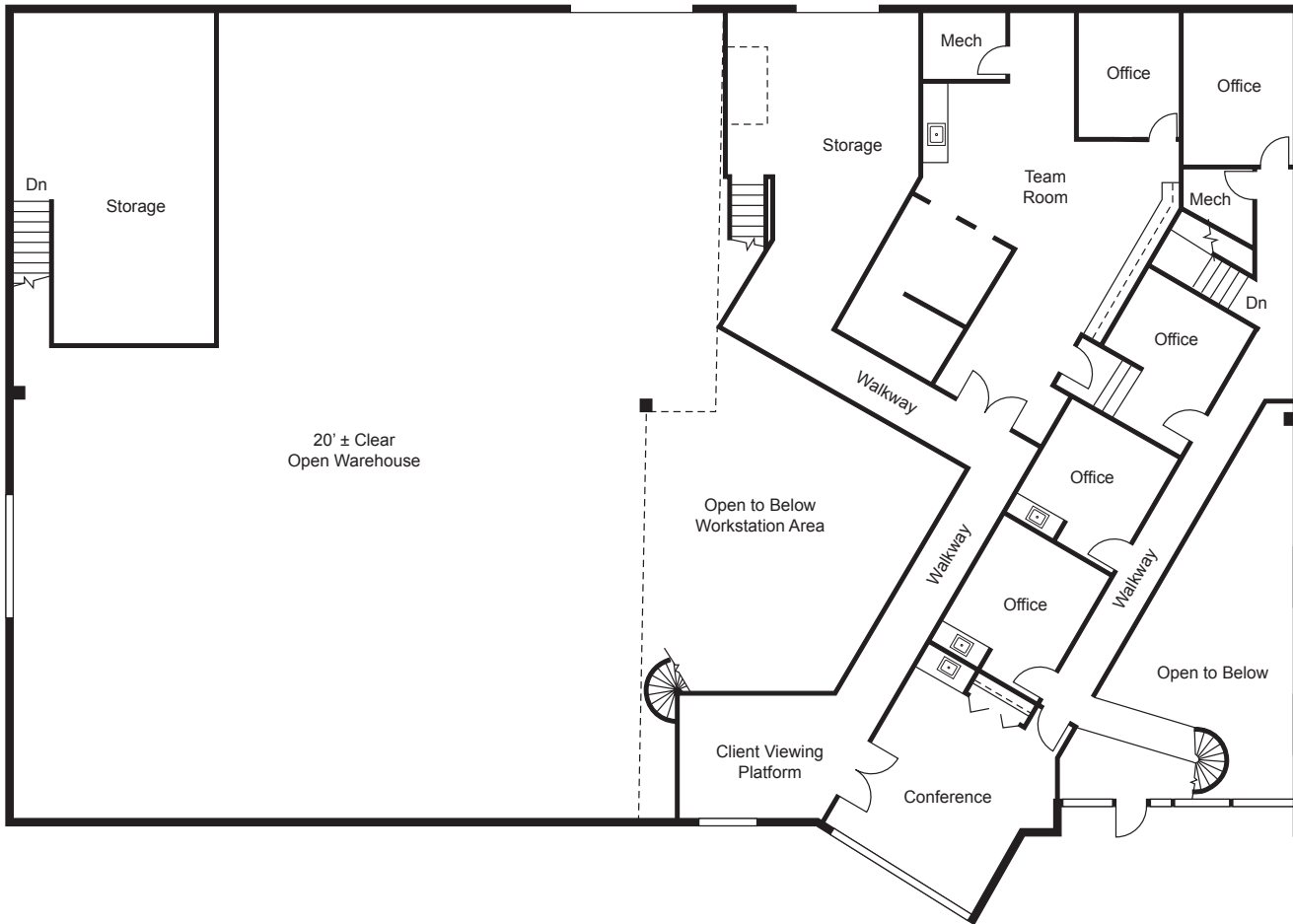
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FLOOR PLANS

1st Floor: 12,913 SF

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Total: 14,232 SF



2ND FLOOR

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FISHERS, IN

The City of Fishers is a suburb of Indianapolis, Indiana located in Hamilton County and was named #1 Place to Live in the U.S. by Money Magazine in 2017. Fishers is known as a smart, vibrant and entrepreneurial city through its neighborhood development, dedication supporting high-growth companies, and innovative city processes.

With a population of 91,832 (2017), Fishers is one of the fastest growing communities in Indiana and has received national accolades for entrepreneurship, livability and safety.

Located close to I-69 & I-465, Fishers is the perfect location to live and work.

#1 Place to live in the U.S.,
Money Magazine, 2017

#1 Indianapolis Airport best in the
US, Conde Nast Traveler

#2 Top 20 Safest Cities of 2018,
SafeWise



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Demographics

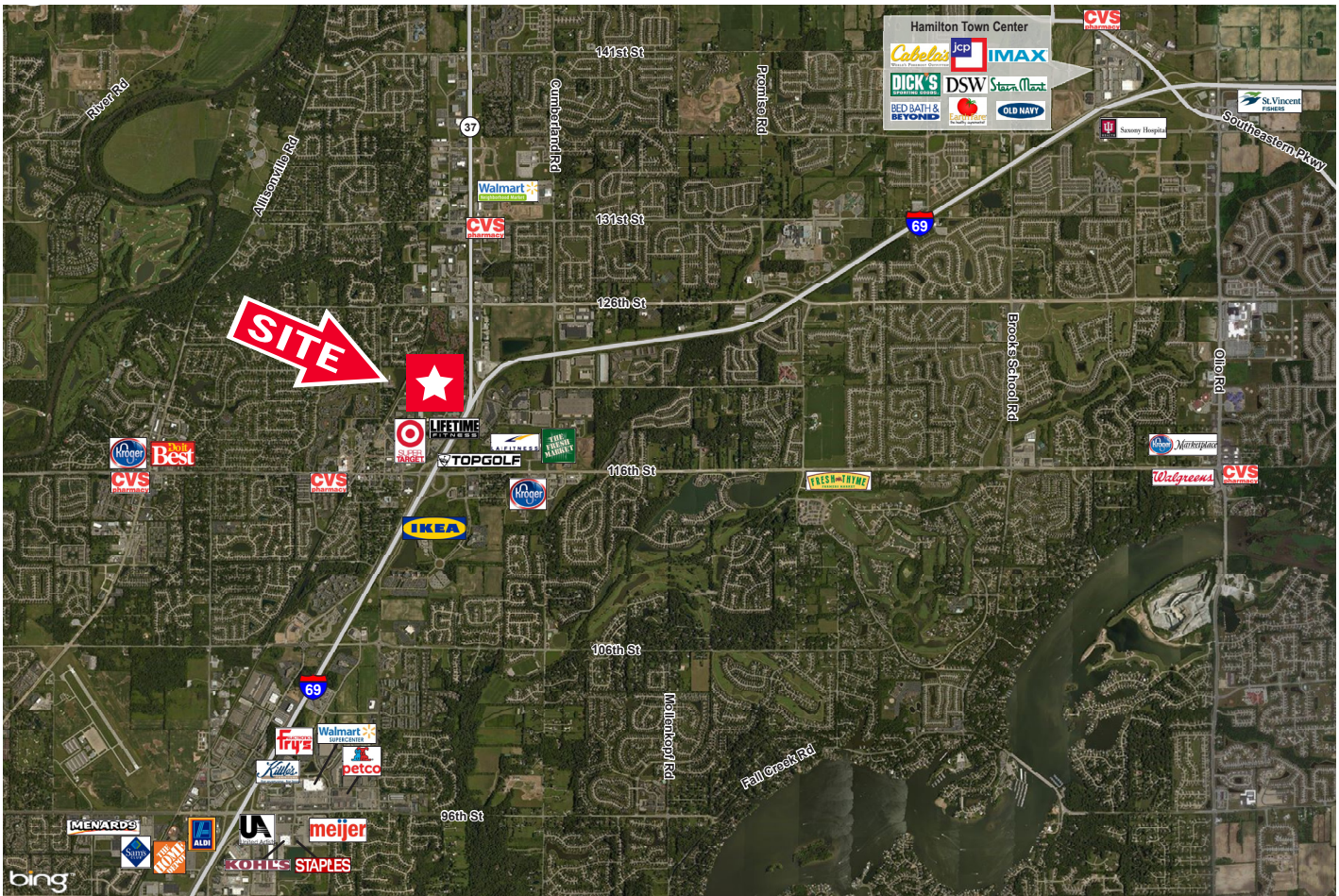
	1 Mile	3 Mile	5 Mile
Population	4,413	52,294	155,306
AVG. HH Income	\$9,351	\$110,930	\$115,537
Daytime Population	9,500	32,433	91,504

Traffic Counts

I-69 @ Huntington Avenue

54,510 ADT

Fishers Retail Trade Area



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