



150,079 SF FOR LEASE

10555 LIDS WAY

Zionsville, IN 46077



CUSHMAN &
WAKEFIELD





ABOUT THE BUILDING

The Lids Headquarters property is a unique opportunity to own or lease one of the newest office buildings in the metro Indianapolis area. The four story, 150,079 square foot office building has a progressive design and is situated on a beautiful 13.6 acre site with modern features and an amenity package that is unparalleled in the office market.

Located in the Northwest suburb of Zionsville, one of the Indianapolis region's most desirable residential communities, the Lids Headquarters property represents an unprecedented opportunity for a buyer or user to make a bold statement and provide a progressive work environment for their most important assets...their people.





FEATURES

Full cafeteria

State-of-the-art fitness center

2 ballrooms for large gatherings,
events and training

*Basketball court
in parking lot*

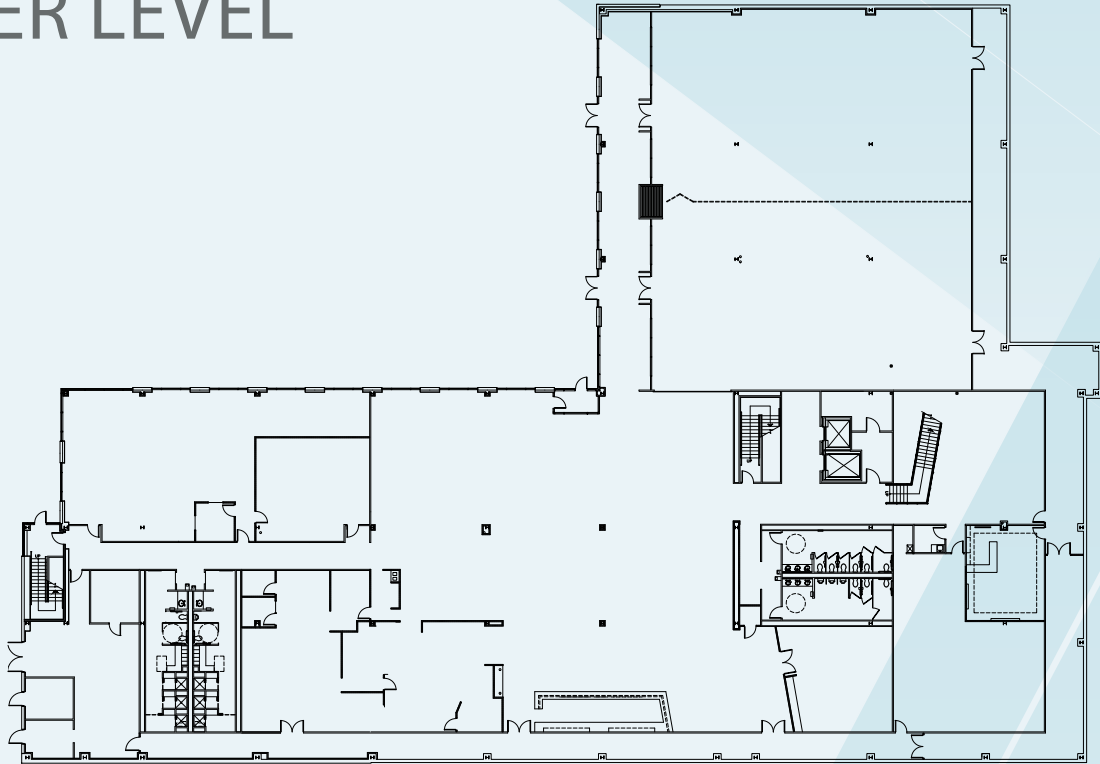
Patio with outdoor seating

Walking trail

Game room and lounge
with bar

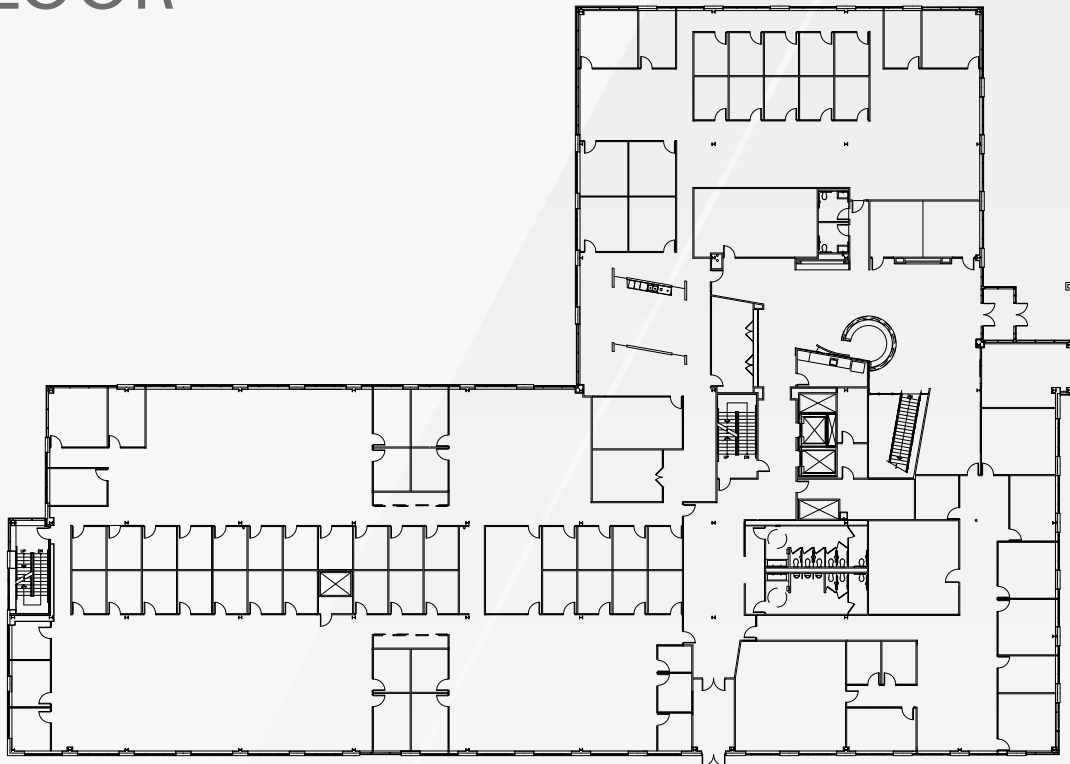
Executive 3rd floor
terrace

LOWER LEVEL



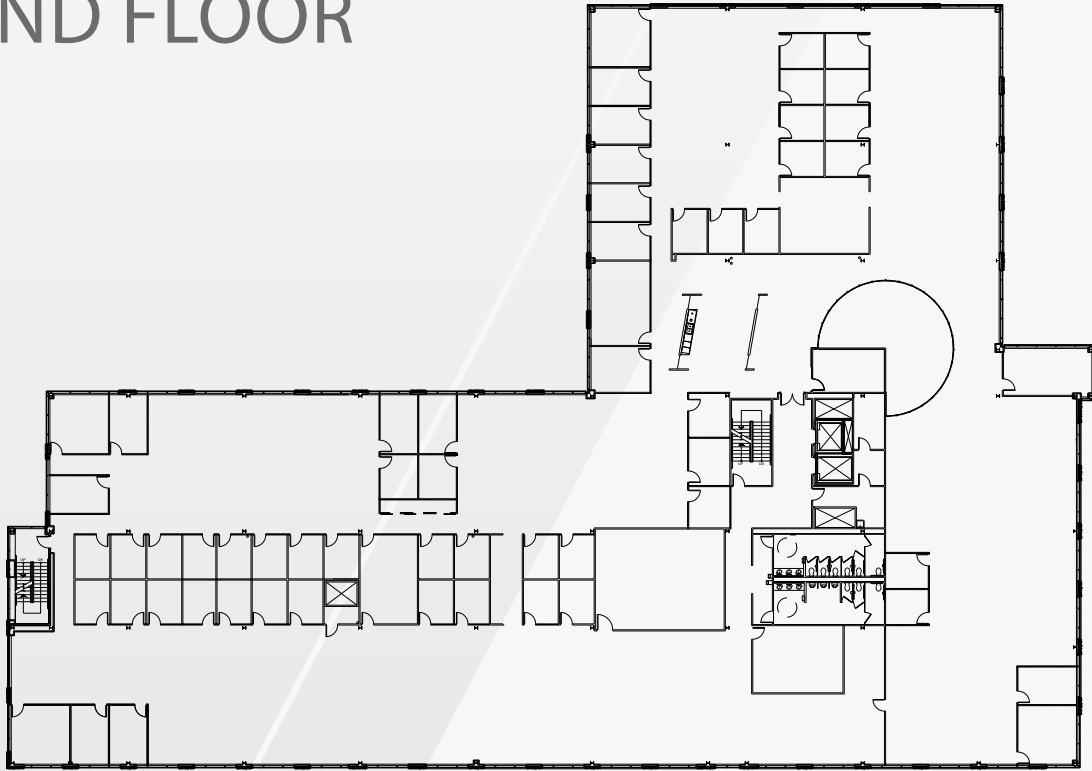
37,619 SF

1ST FLOOR



38,054 SF

2ND FLOOR



37,932 SF

3RD FLOOR



36,474 SF

THE CONVENIENCE OF ZIONSVILLE

Set directly northwest of Indianapolis, Zionsville's hometown atmosphere is a great place to live and work. This growing town offers seventeen parks with over 400 acres of parkland, a quaint downtown known for its brick streets lined with boutiques, specialty shops and restaurants, and an excellent school system that has been ranked Top 5 Indiana School Districts for the past 15 years. All these factors are why Zionsville consistently ranks as one of the best places to live and work not only in Indiana, but in the nation.

Only minutes to I-465, 65 and Indianapolis, Zionsville is the perfect location to live and work.

#1 Safest City in Indiana, Alarms.org, 2018

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

#2 Top State for business and infrastructure, CNBC 2018

#3 Best Public Schools in Indiana, Niche.com 2019

#3 Best Places to Raise a Family in Indiana, Niche.com 2019





DEMOGRAPHICS

230,900

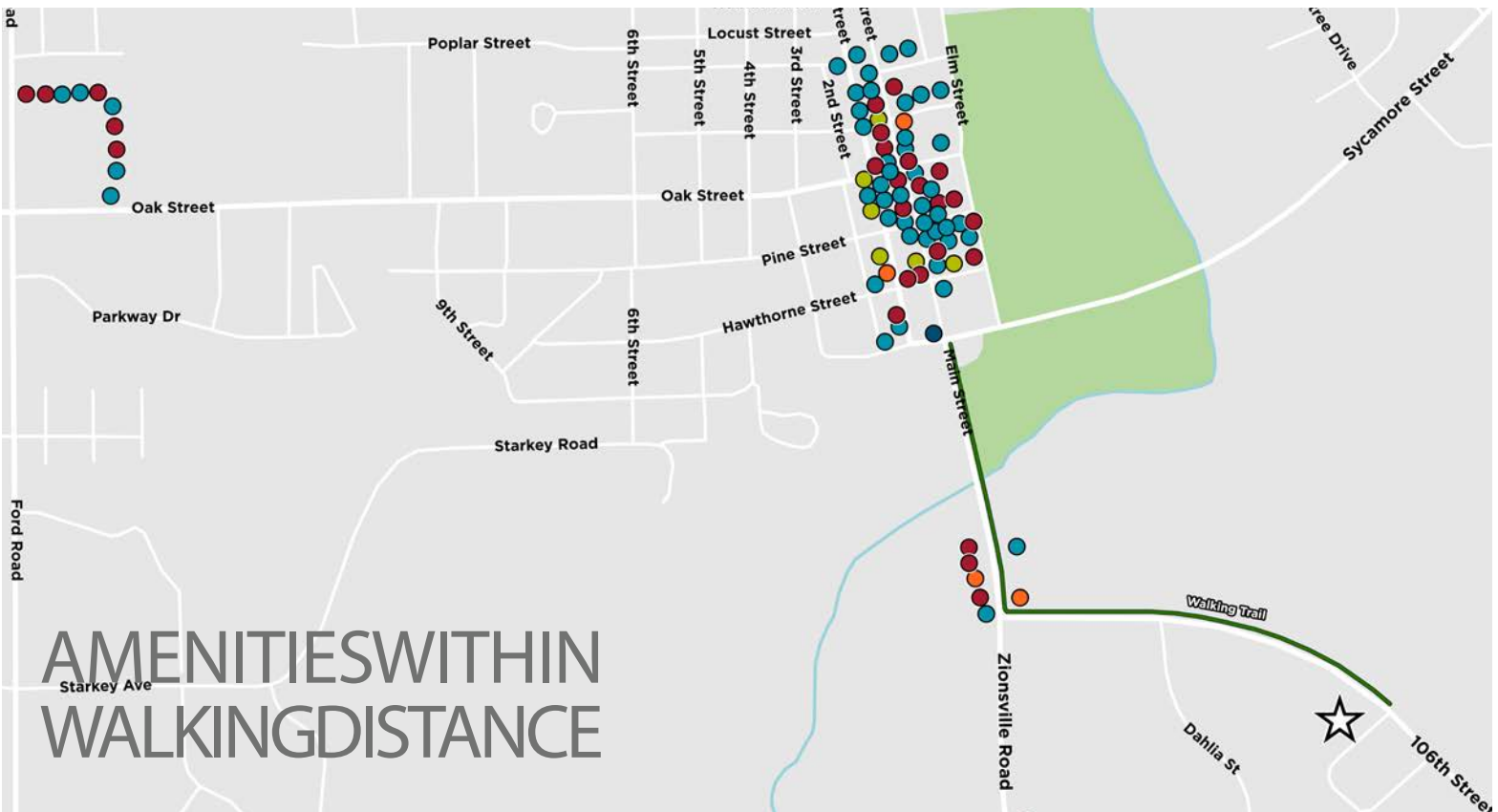
Population

\$69,287

Median Household Income

35

Median Age





Bennett Williams

+1 317 639 0442

bennett.williams@cushwake.com

Mitch Ostrowski

+1 317 639 0487

mitch.ostrowski@cushwake.com

David Moore, SIOR, CCIM

+1 317 639 0490

david.moore@cushwake.com

Jon Owens, SIOR

+1 317 639 0447

jon.owens@cushwake.com

