

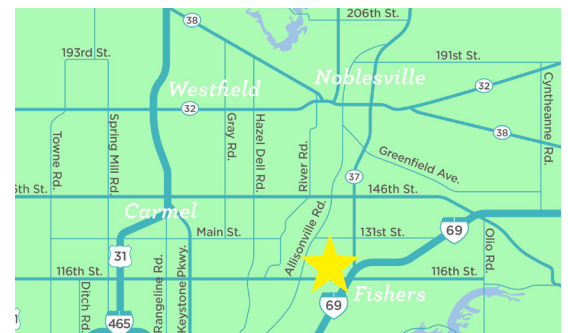


## PROPERTY DETAILS

- 61,000 SF mixed-use, retail, office, & medical office building
- 332 space attached parking garage & on-street parking
- Easy access for vehicle & pedestrian foot traffic
- Highly sought-after Downtown Fishers corridor
- Over 38,000 VPD on 116th Street
- Signalized intersection
- Immediate access to I-69 exits
- Impact fee waived for new tenants
- Strong co-tenancy with Community Health Network, Target, Progressive EyeCare, & many regional retailers
- Excellent restaurant location
- Bicycle & pedestrian friendly, direct trail connection on Lantern Road

## ABOUT FISHERS

New and recent development projects like **THE EDGE** have helped to define the Downtown Fishers area, contributing to the vision of becoming a “smart, vibrant, entrepreneurial city”. In 2014, Fishers was ranked #1 on the Kelley School of Business list of Fastest Growing Communities.



**BRIAN COOK**

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**REALTYQWEST, LLC**

5723 Birtz Rd.

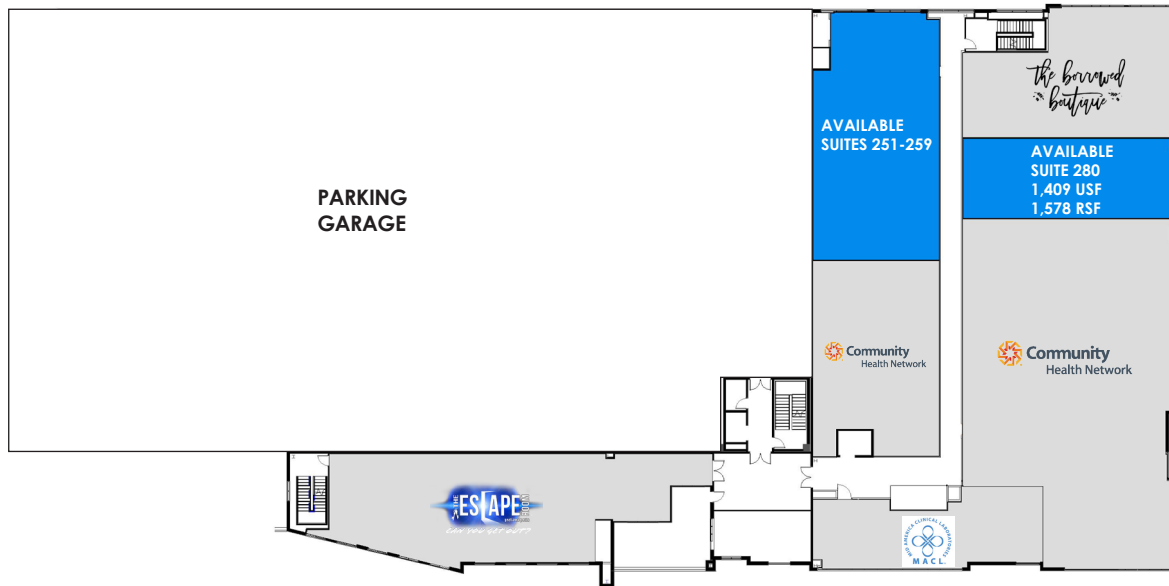
Indianapolis, IN 46216

<http://commercial.realtyqwest.com>

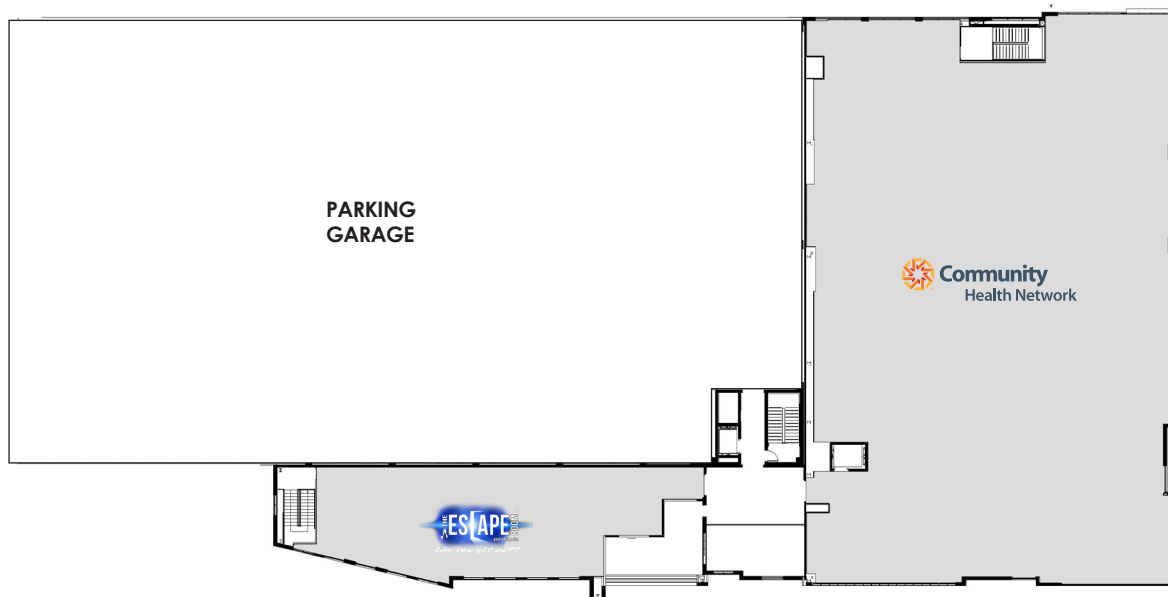
1st Floor



2nd Floor



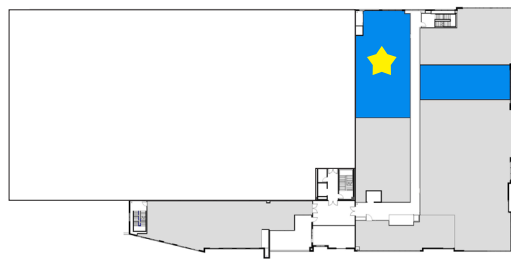
3rd Floor



# OFFICE SUITES

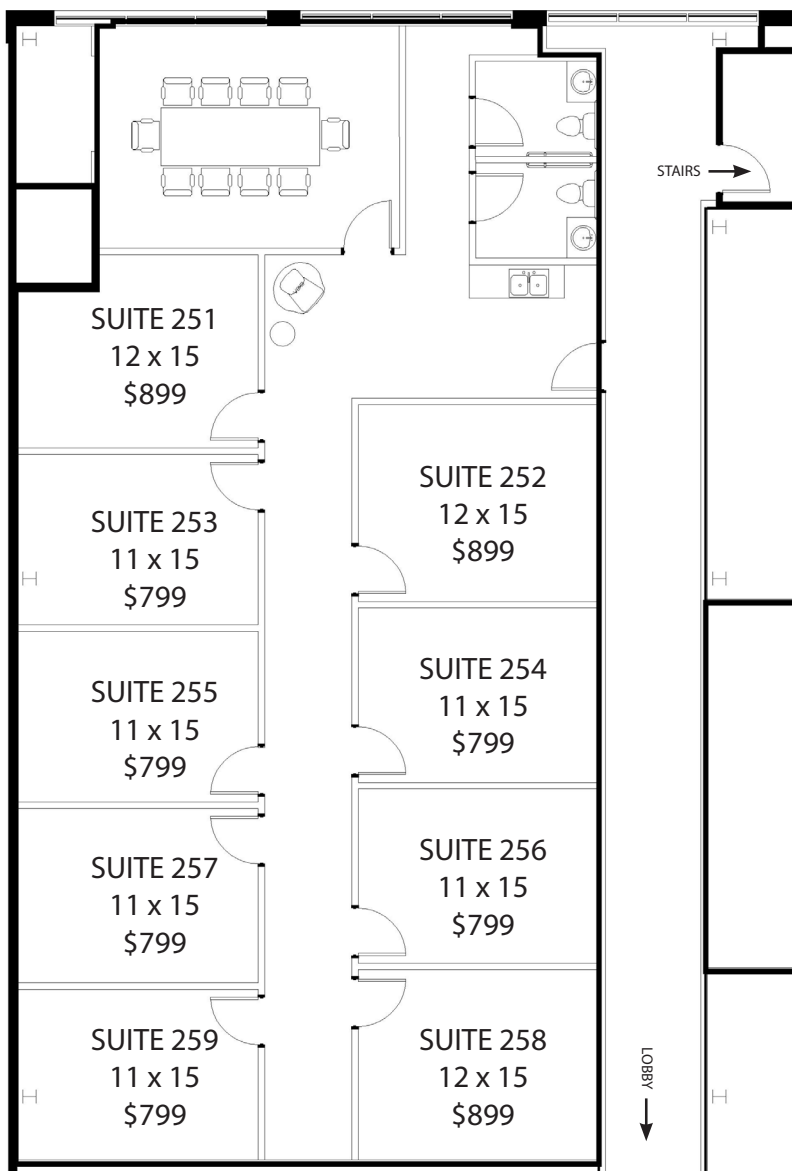
at The Edge

\$799-\$899/mo.



## All-inclusive Amenities

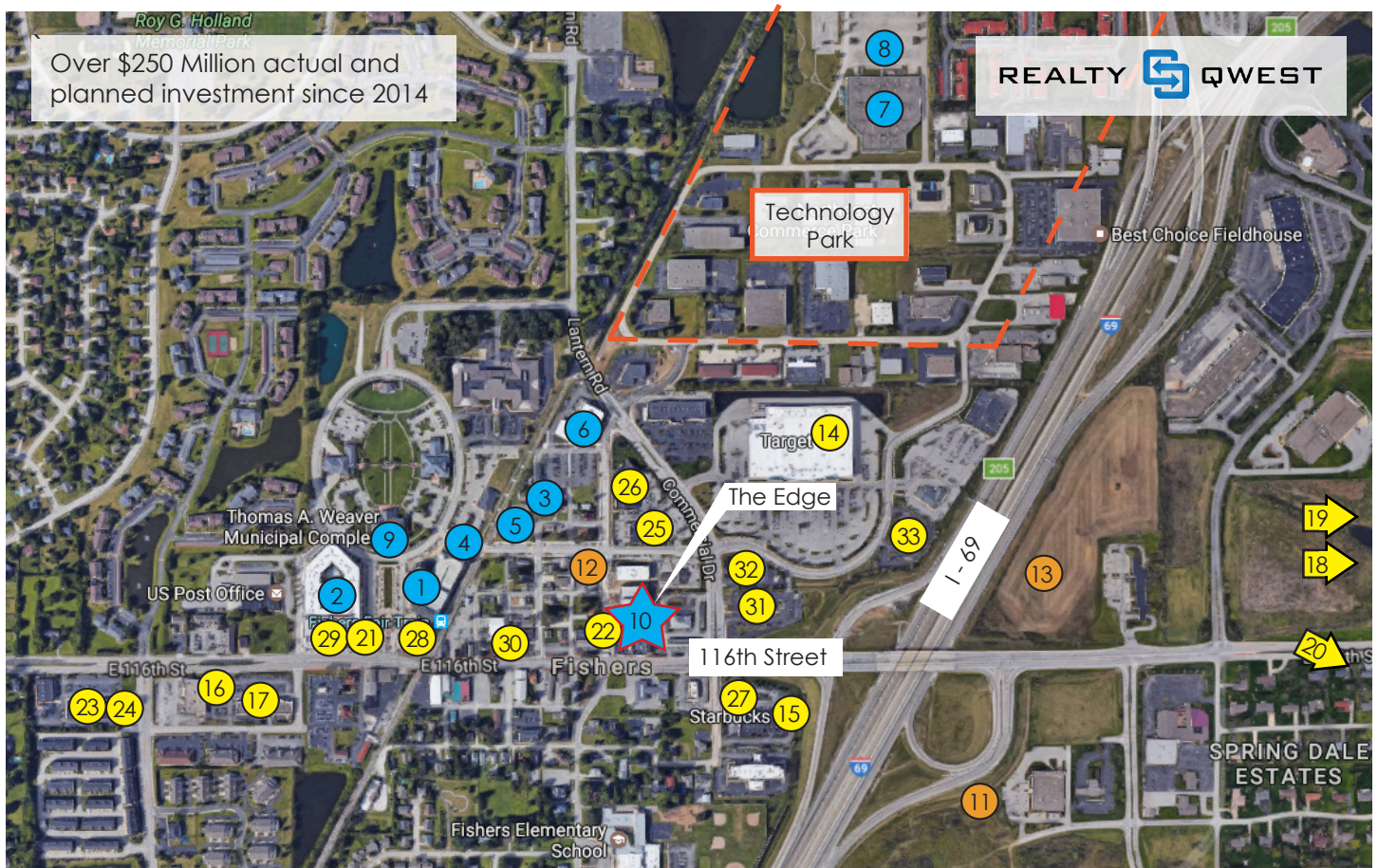
- Locked, Individual Suites
- Utilities
- Property Taxes
- Common Area Maintenance
- Business Grade Wifi and Internet Access
- Conference Room Use
- Exterior Maintenance and Snow Removal
- Parking
- Security Cameras
- 24/7 Secured Access
- Use of Parking Garage
- Member directory
- Private Restrooms



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## LEGEND

### RECENT MAJOR PROJECTS IN DOWNTOWN FISHERS

- 1 THE SWITCH**  
Completed 2016/2017 \$30 Million multifamily, office and retail project w/ 102 apartment units and 442 space parking garage
- 2 THE DEPOT**  
Completed 2015 \$42 Million 242 unit apartment and retail building, 430 space parking garage
- 3 1 NORTH**  
\$47 Million mixed-use with 227 total units including 14 Live/Work units
- 4 BRADEN TECHNOLOGIES**  
35,000 sf 150 employee opening late 2017
- 5 RQAW ARCHITECTS**  
30,000 sf, \$4 MM office building opening late 2017
- 6 MEYER NAJEM CONSTRUCTION**  
\$5.5 Million, 40,000sf building with 88 employees
- 7 TECHNOLOGY OFFICE BUILDING**  
\$32 Million, 151,000sf Technology Office Campus within Technology Park
- 8 LAUNCH FISHERS**  
\$3.5 Million, 51,000sf coworking space opened in March 2016
- 9 CITY MUNICIPAL COMPLEX**  
City Hall, Nickel Plate Amphitheater, City Court, Fishers Police, Fishers Fire
- 10 THE EDGE**  
\$18 Million 62,000 sf mixed-use building with an attached 332-space parking garage completed February 2016
- 11 IKEA** - \$40 Million, opening fall 2017
- 12 FOUR DAY RAY**  
\$4.8 Million, 16,000sf facility completed November 2016
- 13 TOP GOLF**  
\$18 Million, 65,000sf entertainment venue opening Fall 2017

### RETAIL & RESTAURANTS

- 14 TARGET**
- 15 STARBUCKS**
- 16 MCALISTER'S DELI**
- 17 THE ORIGINAL PANCAKE HOUSE**
- 18 FRESH MARKET**
- 19 LA FITNESS**
- 20 KROGER**
- 21 BRIXX WOOD FIRED PIZZA**
- 22 THE WELL**
- 23 MOE'S SOUTHWEST GRILL**
- 24 WILD GINGER**
- 25 FIVE GUYS BURGERS**
- 26 MASSAGE ENVY**
- 27 QDOBA**
- 28 LOUVINO**
- 29 FLAMME BURGER**
- 30 HANDEL'S ICE CREAM**
- 31 MCDONALD'S**
- 32 STEAK-N-SHAKE**
- 33 O'CHARLEY'S**