

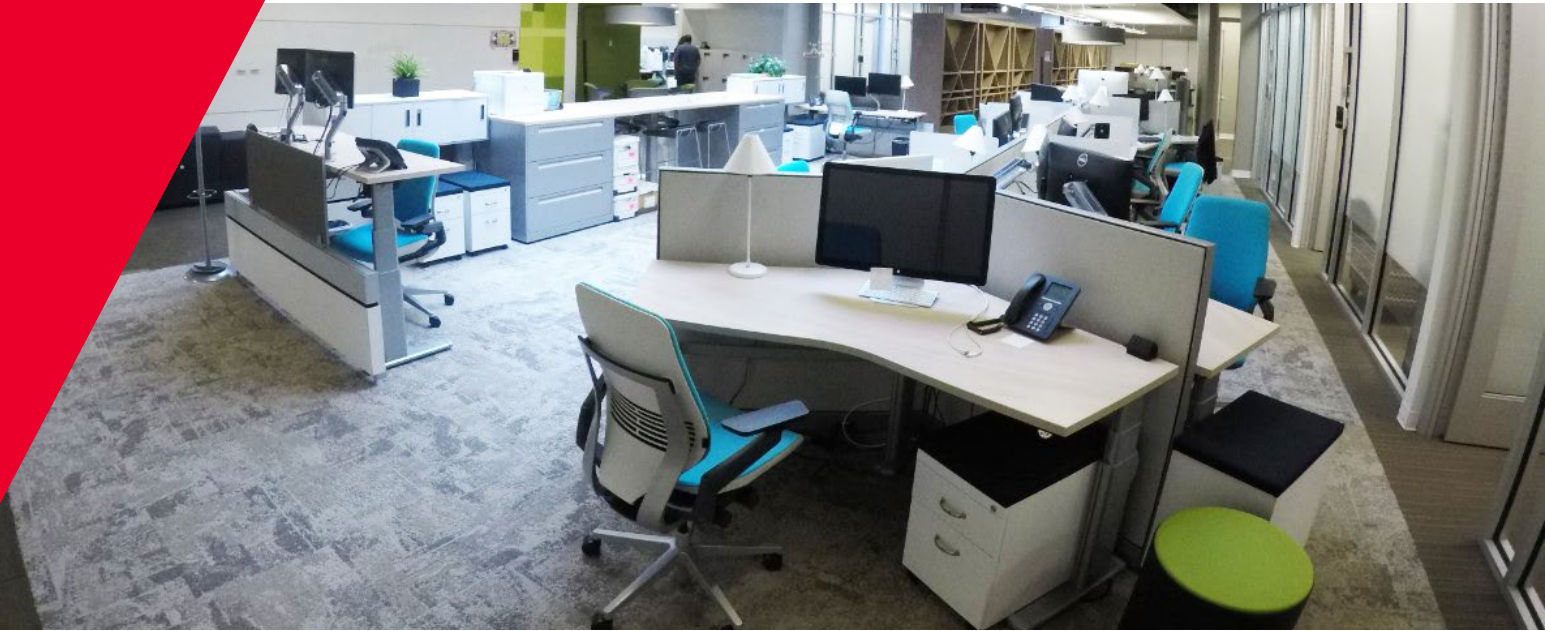


FOR LEASE

# 9999 EAST 121<sup>st</sup> STREET

Fishers, IN 46037

**42,000 SF**  
**CLASS A OFFICE**



[HOME](#)

[LOCATION](#)

[SITE PLAN](#)

[FLOOR PLAN](#)

[FEATURES](#)

[CONTACT US](#)

For more information, please contact:

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[cushmanwakefield.com](http://cushmanwakefield.com)

## Location



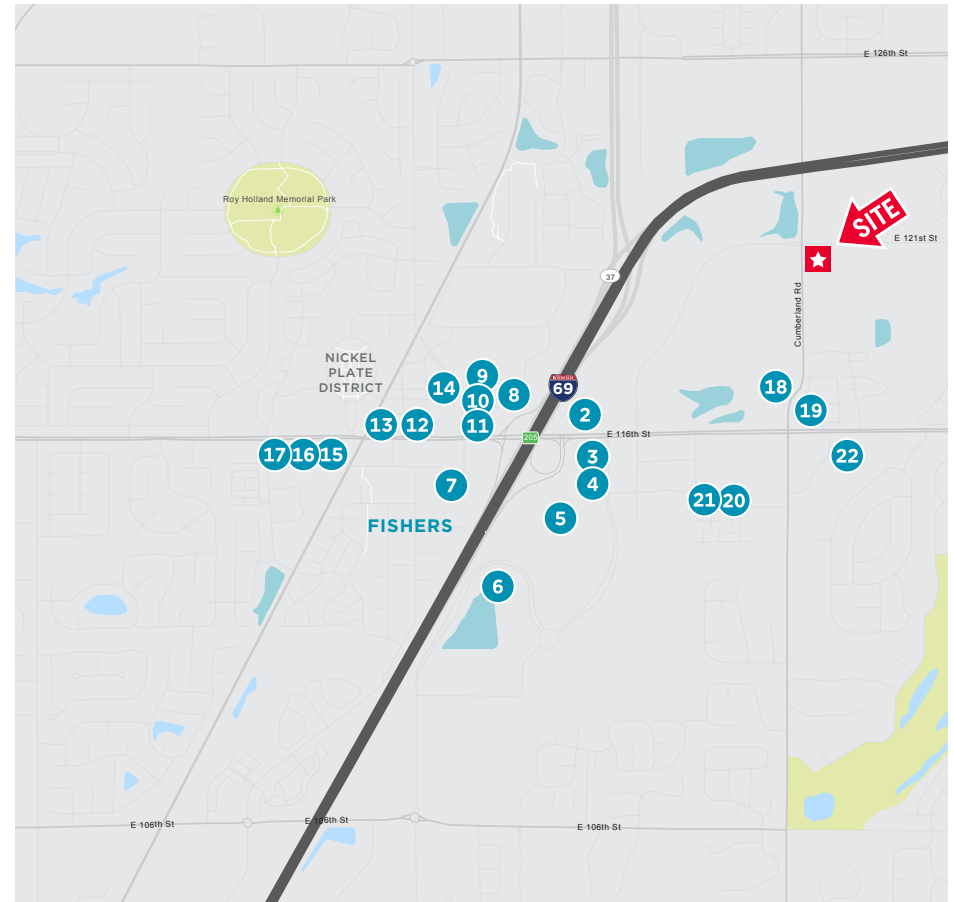
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## Area Amenities

- ★ **9999 East 121<sup>st</sup> Street**
- 2. Top Golf
- 3. IKEA
- 4. Portillo's Hot Dogs
- 5. Forum Credit Union
- 6. First Internet Bank
- 7. Hampton Inn & Suites
- 8. O'Charley's
- 9. Target
- 10. Steak 'n Shake
- 11. McDonalds
- 12. Greek's Pizzeria
- 13. Nickel Plate Bar & Grill
- 14. Five Guys Burgers & Fries
- 15. Original Pancake House
- 16. McAlister's
- 17. Chatham Tap
- 18. LA Fitness
- 19. Chase Bank
- 20. Kroger
- 21. Sunrise Cafe
- 22. Boombozz Pizza



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## Site Plan



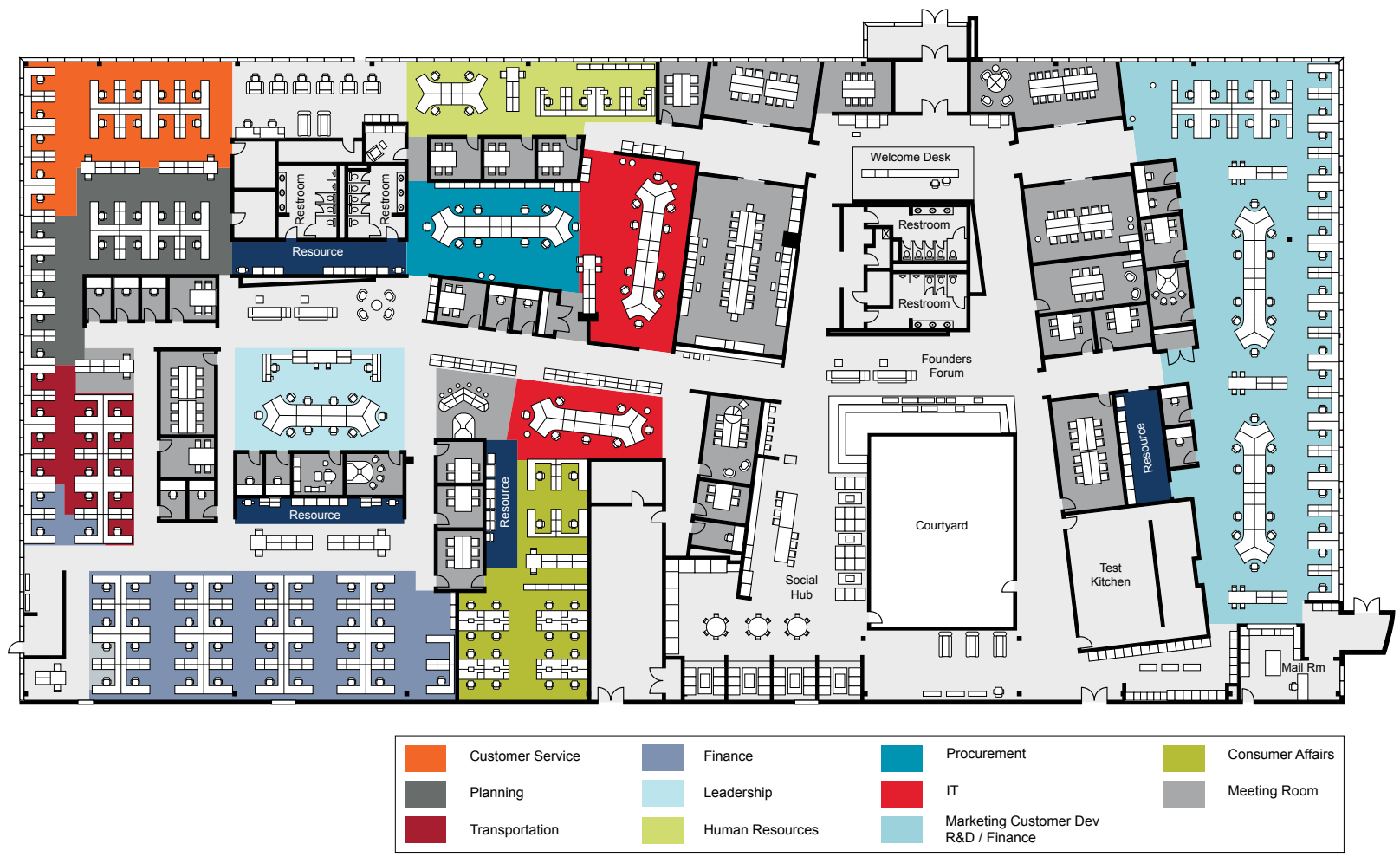
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## Existing Floor Plan

- 42,000 SF
- 187 work stations
- 22 offices
- 19 conference rooms
- 6 break out areas
- 2 restroom sets



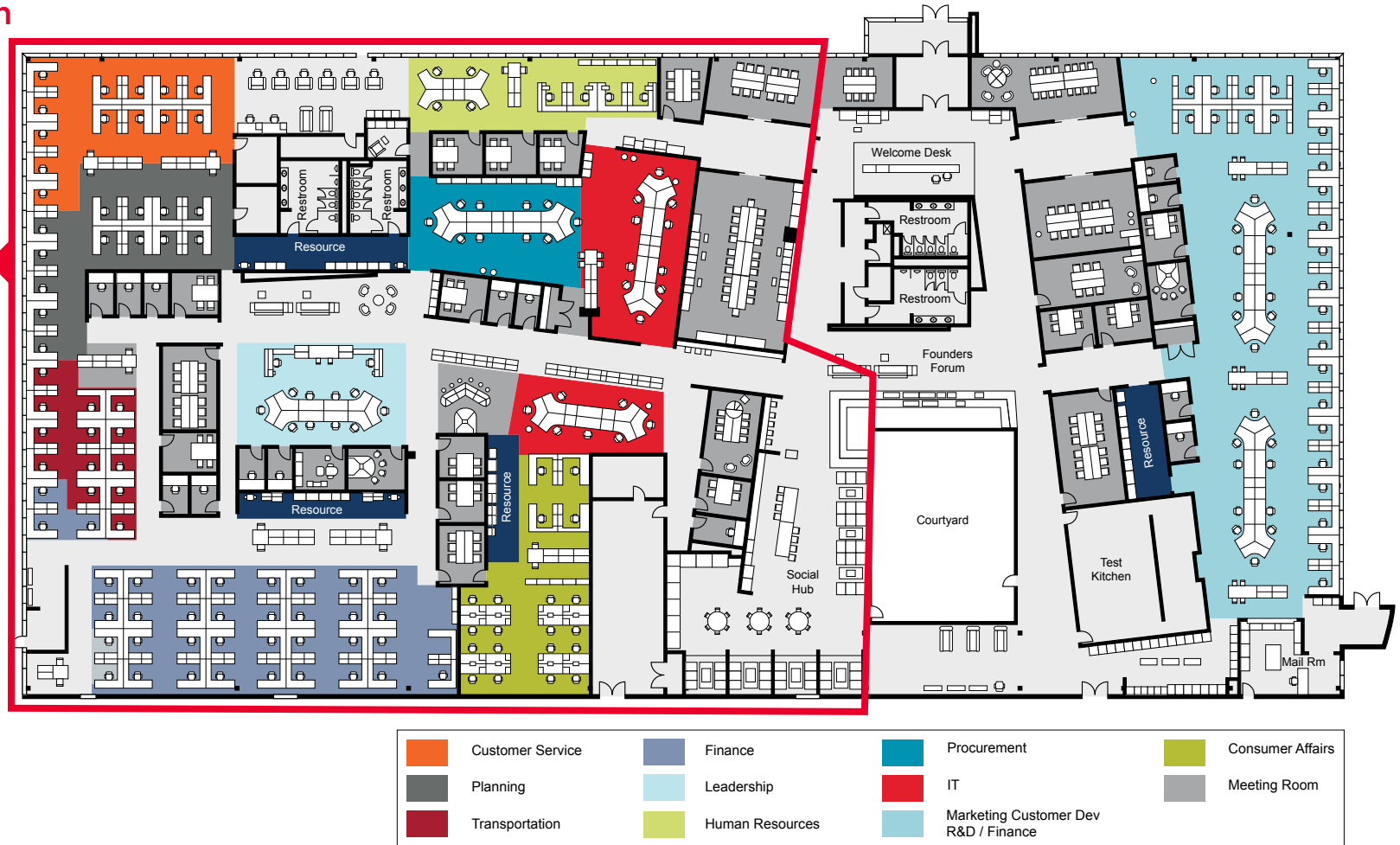
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## Divisible Floor Plan

25,000 - 26,000 SF



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## Features

- Award-winning renovation in 2015
- Large 42,000 SF floor plate
- Large exterior signage & monument available
- Quick access to I-69/I-465 via 116<sup>th</sup> Street & new 106<sup>th</sup> Street interchange
- New furniture & fixtures in place & available for tenant use
- 5 parking spaces per 1,000 SF (expandable)
- Property professionally owned & maintained by Newell Brands (NYSE: NWL)

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## Interior Photos



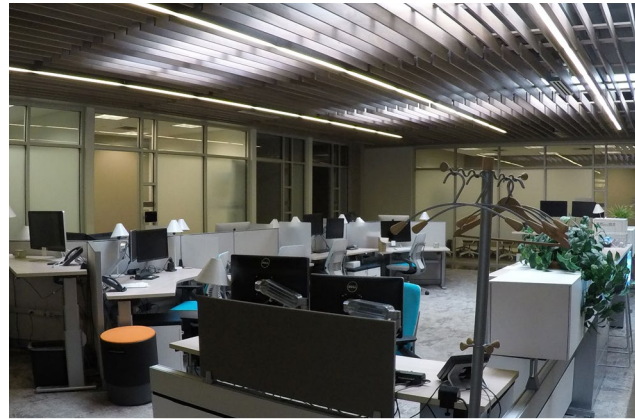
Adjustable desks & comfortable seating



Meeting pods for collaborating



Restaurant quality kitchen space



Skylights offer natural light to workspaces



Board room with expansive seating options & high audio/video

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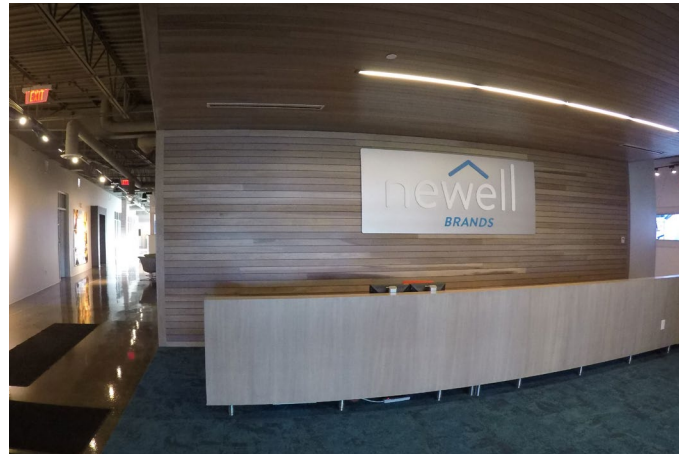
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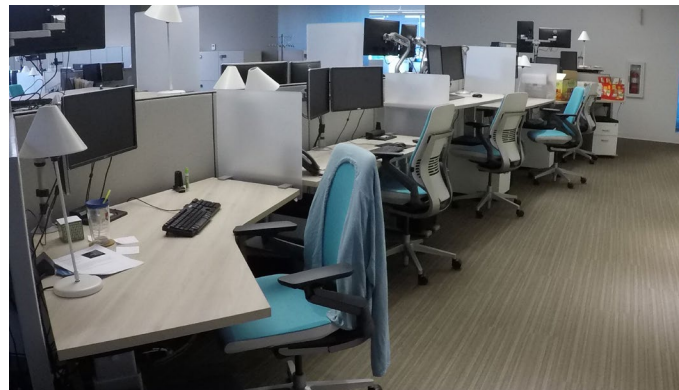
## Interior Photos



Unique & beautiful art work



Welcoming reception area



Flexible office configurations



Town Hall type gathering space

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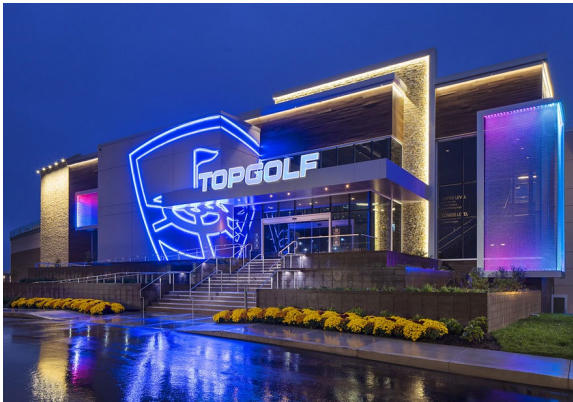
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## Fishers, IN

- #1 City to Live (MONEY Magazine, 2017)
- Award winning Hamilton Southeastern Schools
- I-69 connectivity & improvements
- High profile retail: Top Golf, IKEA
- Extreme focus on amenities & quality of life
- Pro-business governance & incentives

### Fishers, IN Demographics

	1 Mi	3 Mi
Population	8,047	71,248
Households	2,835	25,838
Average Age	33.30	34.90
Meridian HH Income	\$94,716	\$94,114
Daytime Employees	5,024	29,605
Population Growth '18-'23	9.1%	8.8%
Household Growth '18-'23	9.4%	9.0%



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