

7440 N. Shadeland Avenue
Indianapolis, Indiana 46250

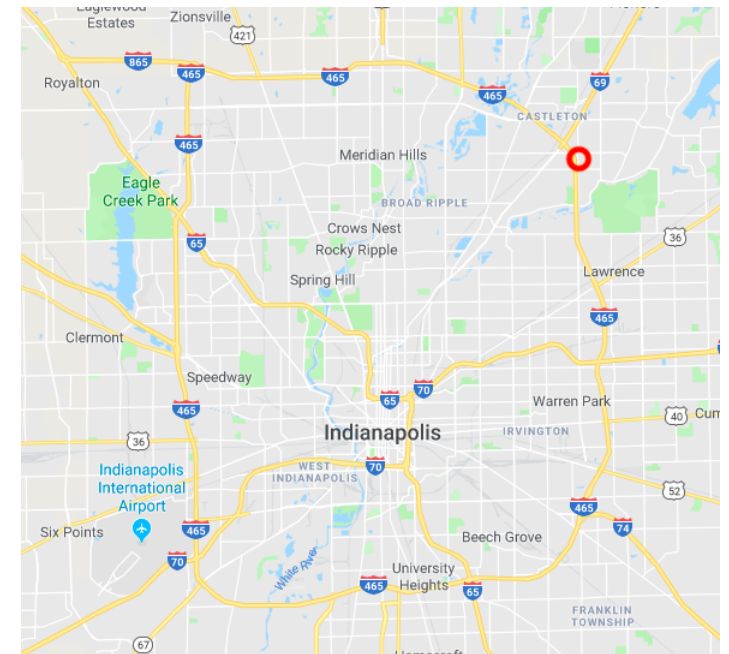


USREX

Professional Medical & Office Suites for Lease
7440 N. Shadeland Avenue, Indianapolis, IN

Location Highlights

- Professional Medical & Office Suites.
- Abundant free parking.
- I-465 & Shadeland Avenue exterior signage potential.
- Great location and high visibility.
- Quick & easy access to I-69 & I-465.
- Close to retail amenities including restaurants and banking.
- Conference room and canteen/break area available on 1st floor.
- Within the Binford Redevelopment & Growth, Inc. (BRAG) area.
- Annual Average Daily Traffic: Shadeland Ave: 27,069 vehicles.



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PROPERTY INFORMATION — 7440 N. Shadeland Avenue



Three suites available in this well-maintained professional office building. The largest space of 6,000 SF (Suite 200) can be divided if needed. Elevator or stairs to 2nd floor offices.



2nd Floor

SUITE 200 +/- 6,000 SF Divisible

<p>SUITE 140</p>	<p>247 SF of space on 1st Floor. Reception area. Private office.</p>
<p>SUITE 180</p>	<p>832 SF of space on 1st Floor. Reception area. Private bathroom. Kitchenette area. Two offices (may be converted to three). Common filing and workspace area.</p>
<p>SUITE 200</p>	<p>6,000 SF of space (can be divided) on 2nd Floor. Elevator or stairs to 2nd Floor. Reception area. Two private bathrooms. Kitchenette area. Breakroom / Second Kitchenette area. Seven offices. Conference room. Large open area for cubicles and work stations. Common filing and workspace area. IT closet.</p>



CONTACT US

U.S. REAL ESTATE EXPERTS, LLC

4911 E. 56th Street

Indianapolis, IN 46220

Office Phone: (317) 634-0615

Tim Goff, Managing Broker

Cell Phone: (317) 716-5524

Email: tgoff@USREXLLC.com

www.USREXLLC.com

