

7440 N. Shadeland Avenue
Indianapolis, Indiana 46250

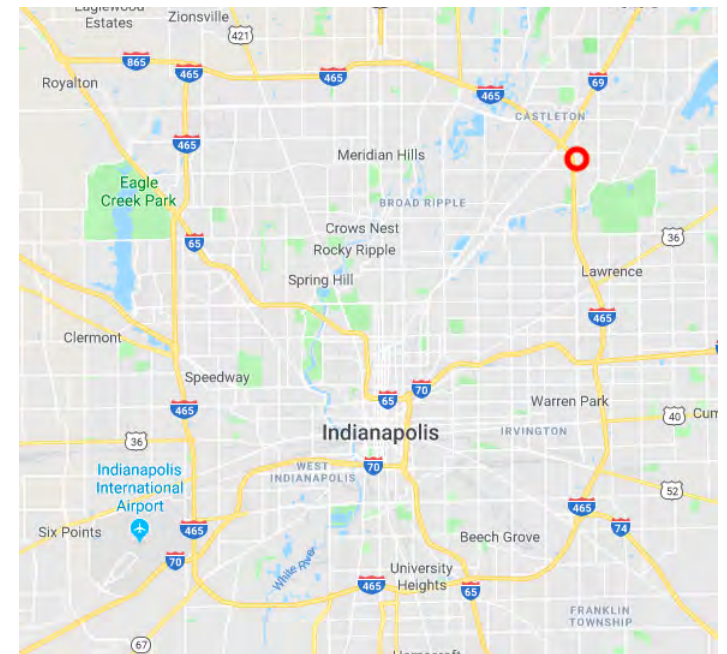


USREX

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



Six suites available in this well-maintained professional office building. Some or all of 2nd floor Suites 1 - 4 may be combined for larger space needs. Elevator or stairs to 2nd floor offices.



2nd Floor

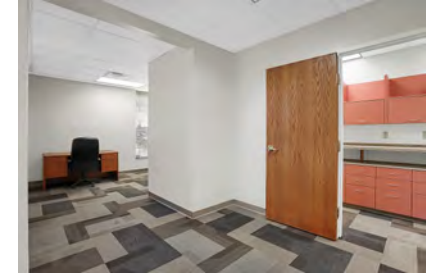
SUITES 1 - 4 (Adjacent suites may be combined)

<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>2nd Floor SUITE 1 2 3 4</p>	<p>Elevator or stairs to 2nd Floor. Four separate suites planned for redesign of space on 2nd floor, or can combine adjacent suites if more space is needed. Suite 1 with 590 SF Suite 2 with 562 SF Suite 3 with 826 SF Suite 4 with 599 SF</p>
<p>SUITE 208</p>	<p>2,700 SF of space on 2nd Floor. Multiple Large Offices.</p>



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CONTACT US

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