

Properties for Lease

1 90 N. 1st Street, Zionsville, IN 46077



Space Available	1,600 SF
Rental Rate	\$15.75 /SF/Yr
Spaces	1
Building Size	9,328 SF
Property Sub-type	Street Retail
Broker Information	Holly Harrell-Cole (317) 405-7861
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,600 SF	\$15.75 /SF/Yr			NNN	Now	End Cap Retail/business location in Zionsville. 2 large common area, 1 lg storage w double rear doors, 2 offices, reception area, 2 large window fronts, parking lot. Hot location for any business..	

Property Description

Popular Downtown Zionsville End Cap Retail or office space available. Great location on 1st street behind Greeks pizza, Wonderful visibility on End cap with parking lot. 2 Separate entrances with 2 large show rooms, large storage with double doors, 2 offices, half wall reception area. Used to be Computer Geeks shop. Now available. HOT!!!! Location....

2 1500 Oak St., Zionsville, IN 46077



Space Available	1,356 - 2,750 SF
Rental Rate	\$14 /SF/Yr
Spaces	2
Gross Leasable Area	20,150 SF
Property Sub-type	Strip Center
Broker Information	Todd Camesasca (317) 507-8869
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,750 SF	\$14 /SF/Yr	1,400 SF	2,750 SF	NNN			
	1,356 SF	\$14 /SF/Yr	1,356 SF	1,356 SF	Modified Net	Now		

Property Description

CVS Anchored Retail Center with 334 FrontageSpace was light food use. (yogurt shop)

3 140 1/2, Zionsville, IN 46077



Space Available 1,200 SF
 Rental Rate \$12.50 /SF/Yr
 Spaces 1
 Building Size 4,416 SF
 Property Sub-type Office Building
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,200 SF	\$12.50 /SF/Yr	1,200 SF	1,200 SF	Modified Net	Now	Charming second floor office space with hardwood floors, 3 private offices, one with fireplace, conference room, kitchen/break room in the village of Zionsville.	

Property Description

Second floor office space above Inga's Popcorn store.

4 110 N Main Street, Zionsville, IN 46077



Space Available 800 SF
 Rental Rate \$21 /SF/Yr
 Spaces 1
 Building Size 6,000 SF
 Property Sub-type Street Retail
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	800 SF	\$21 /SF/Yr	800 SF	800 SF	Modified Net	Now		

Property Description

This unique main floor space has nice large display window, beautiful columns and private restroom. Outside area with small table. Other building tenants include women's upscale boutique, elegant day spa, women's designer & boutique.

5 91 S Main Street, Zionsville, IN 46077



Space Available 14,000 SF
 Rental Rate \$10.29 /SF/Yr
 Spaces 1
 Building Size 14,000 SF
 Property Sub-type Free Standing Bldg
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	14,000 SF	\$10.29 /SF/Yr	14,000 SF		Modified Net	Now	Entire building including one bedroom apartment on upper level.	

Property Description

Well built 3 story building on Main Street in Zionsville. Stamped tin ceilings, walk out 2nd floor porch, raised paneled oak walls, leaded glass windows. First floor 10 ft ceiling & 2nd fl 11 ft ceiling. Elevator, 13 off street parking spaces including 3 car garage, 1 BR apartment on upper level, possibilities are endless. Please contact listing broker for full marketing brochure.

6 1500 Oak Street, Zionsville, IN 46077



Space Available 1,356 - 1,765 SF
 Rental Rate \$14 /SF/Yr
 Spaces 2
 Building Size 6,795 SF
 Property Sub-type Office Building
 Broker Information Todd Camesasca
 (317) 507-8869
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,765 SF	\$14 /SF/Yr	1,765 SF	1,765 SF	Modified Net			
	1,356 SF	\$14 /SF/Yr			Modified Net			

Property Description

Ford Professional Building is located facing St Rd 334. Space will be available April 2014

7 33 E Cedar St, Zionsville, IN 46077



Space Available 1,457 SF
 Rental Rate \$15 /SF/Yr
 Spaces 1
 Building Size 10,060 SF
 Property Sub-type Office Building
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,457 SF	\$15 /SF/Yr	1,457 SF	1,457 SF	NNN	Now	Second floor space just off Main St in Zionsville Village. Four large private offices, restroom, storage room (could be additional office) and work room. NNN lease \$3.25 SF which includes utilities. Landlord offering TI allowance for 5 year term	

Property Description

Great location in Zionsville Village.

8 1650 W Oak St, Zionsville, IN 46077



Space Available 992 SF
 Rental Rate \$25 /SF/Yr
 Spaces 1
 Building Size 31,403 SF
 Property Sub-type Medical Office
 Broker Information Andrew Nordhoff
 (317) 550-2800
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
207	992 SF	\$25 /SF/Yr	992 SF	992 SF	Full Service	Now		

Property Description

Internal medicine, OB/GYN pediatrics, Witham Hospital provides surgery suites, radiology, audiology, physical & occupational therapy and laboratory. Ample parking, canopied entrance, handicapped accessible restrooms on each floor, gurney-sized elevators, individual climate control of HVAC, and a plumbing design that allows flexibility in fixture placement. The following ancillary services are provided in the first floor clinic: Two outpatient surgery suites, procedure rooms, exam rooms, laboratory, physical therapy/work hardening area, radiology, including flat film, ultra-sound and mammography.

9 4582 Northwest Plaza Drive West, Zionsville, IN 46077



Space Available 150 - 500 SF
 Rental Rate \$20 - 24 /SF/Yr
 Spaces 3
 Building Size 7,500 SF
 Property Sub-type Office Building
 Broker Information Itamar Cohen
 (317) 558-7785
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2	150 SF	\$20 /SF/Yr	150 SF	300 SF	Modified Gross			
1	200 SF	\$24 /SF/Yr	150 SF	350 SF	Full Service	Now	Individule office of 150 SF and a seperate room of 200 SF. Common bathrooms and waiting area	
1	500 SF	\$20.40 /SF/Yr	500 SF	500 SF	Modified Gross		A seperate suite of 4 offices.	

Property Description

4582 NW Plaza W Office building. Privet suites available for lease. Ask Listing Broker for a Flyer and Floor plans.

10 100 S First St, Zionsville, IN 46077



Space Available 1,425 SF
 Rental Rate \$18 /SF/Yr
 Spaces 1
 Building Size 1,425 SF
 Property Sub-type Office Building
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,425 SF	\$18 /SF/Yr	1,425 SF	1,425 SF	NNN	Now	Waiting room/reception area, three large private offices, conference room, large break room, front and rear entrances.	

Property Description

Stand alone building in excellent location on high traffic corner of 1st St and W/Oak St/SR334. Off street parking lot, grandfathered monument sign. Zoned B-O. Would need variance for retail use.

11 1395 W Oak Street, Zionsville, IN 46077



Space Available 700 SF
 Rental Rate \$28.29 /SF/Yr
 Spaces 1
 Building Size 12,524 SF
 Property Sub-type Office Building
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	700 SF	\$28.29 /SF/Yr	125 SF	700 SF	Full Service	Now	Sublease a portion of lower level office space with high end finishes. Existing tenant s(attorneys) will remain in part of space (see floor plan). Flexibility on division of space.	Yes

Property Description

Sublease in well maintained two level office building with excellent accessibility, plenty of parking. PNC Bank occupies main level of building.

12 262 S Ford Road, Zionsville, IN 46077



Space Available 967 SF
 Rental Rate \$16 /SF/Yr
 Spaces 1
 Building Size 7,600 SF
 Property Sub-type Office Building
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
suite 300	967 SF	\$16 /SF/Yr			NNN	Now	726 Usable Square Feet with lots of windows, white box space can be customized to tenant's exact specifications, common restroom.	

Property Description

Professional office building in excellent location. Park at your door convenience. Monument sign opportunity on busy S. Ford Road.

13 4545 Northwestern Ave., Zionsville, IN 46077



Space Available 1,200 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Building Size 6,400 SF
 Property Sub-type Office Building
 Broker Information Ashley Bussell
 (317) 964-0000
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,200 SF	\$12 /SF/Yr			Full Service	Now		Yes

Property Description

Great for Yoga, Pilates or dance studio Reception Area Restroom / Laundry facilities Hardwood floor- wide open space Garden Style Building

14 106th Street and Main Street, Zionsville, IN 46077



Space Available 2,000 SF
 Rental Rate \$15 /SF/Yr
 Lots 1
 Property Sub-type Retail-Pad (land)
 Broker Information Beth Patterson
 (317) 663-6558
 Status Active

Property Notes

Lots

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,000 SF	\$15 /SF/Yr						

Property Description

One-acre outlot for sale and a 2,000 SF pad ground lease available in a prime Zionsville location. Join Bub's Burgers, Confectioneireess Bakery, Storen Financial, Village Cleaners, Sub Sixteen Deli, Wildcat Creek Outfitters, Peace Through Yoga and Teays River Investments in the South Village of Zionsville development. The center is located south of downtown Zionsville, Indiana overlooking Eagle Creek. The historic district with boutique shops and restaurants are located just north of the site. Three miles south of the site is Park 100, the largest industrial office park in the state of Indiana, containing 18,000,000 SF, 400 companies and 8,000 employees.

15 1235 Parkway Dr., Zionsville, IN 46077



Space Available 1,600 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Building Size 5,860 SF
 Property Sub-type Medical Office
 Broker Information Rob Lukemeyer III
 (317) 270-8218
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,600 SF	\$12 /SF/Yr	1,500 SF	1,500 SF	Modified Gross	Now	Open floor plan, previously used for Pilates studio. Plentiful natural light.	

Property Description

Professional office/medical building. Flexible zoning leads to many options for this property. Suite is already built and ready for move-in.

16 146th Street and Michigan Road, Zionsville, IN 46077



Space Available 264,000 SF
 Rental Rate Negotiable
 Lots 1
 Property Sub-type Retail (land)
 Broker Information Beth Patterson
 (317) 663-6558
 Status Active

Property Notes

Lots

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	264,000 SF			264,000 SF				

Property Description

Located at State Road 421 (Michigan Road) and 146th Street, this new, fully zoned 54 acre, 264,000 SF retail and office development will provide shopping and dining opportunities as well as convenient medical services for this affluent area west of Indianapolis. Expansion of 146th Street is underway. It is a major artery which at completion, will connect Ronald Reagan Parkway from Hendricks County north and east to I-69.



Space Available 7,232 SF
 Rental Rate \$17 /SF/Yr
 Spaces 1
 Building Size 14,464 SF
 Property Sub-type Office Building
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	7,232 SF	\$17 /SF/Yr	7,232 SF	7,232 SF	Full Service			

Property Description

Main level of two level office building in excellent location in Zionsville. Recently renovated. Park at your door convenience, full commercial kitchen, large rear outside deck, Monument sign on Michigan Road, minutes to Zionsville Village and convenient access to I-465. Entire building is for sale.



Space Available 2,050 - 2,300 SF
 Rental Rate \$13.50 /SF/Yr
 Spaces 2
 Building Size 9,200 SF
 Property Sub-type Office Building
 Broker Information Tammy Kelly
 (317) 358-6656
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 200	2,050 SF	\$13.50 /SF/Yr	1,850 SF	4,350 SF	NNN	Now	Newly constructed professional office space in desirable Zionsville. Close to restaurants and shops. Landlord is offering generous build-out allowance in the amount of \$35,000 per 2300 square feet of leased space in addition to white box.	
Suite 300	2,300 SF	\$13.50 /SF/Yr	2,300 SF	4,350 SF	NNN	Now	Newly constructed professional office space in desirable Zionsville. Close to restaurants and shops. Landlord is offering generous build-out allowance in the amount of \$35,000 per 2300 square feet of leased space in addition to white box.	

Property Description

Newly constructed professional office space in desirable Zionsville. Close to restaurants and shops. Landlord is offering generous build-out allowance in the amount of \$35,000 per 2300 square feet of leased space in addition to white box. Park at your door convenience.



Space Available 2.40 AC
 Rental Rate Negotiable
 Lots 1
 Property Sub-type Retail (land)
 Broker Information Jacque Haynes, CCIM
 (317) 639-0440
 Status Active

Property Notes

Lots

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2.40 AC					Now	Ground Lease or Build to Suit opportunity	

Property Description

Ground Lease or Build to Suit opportunity in Downtown Zionsville! An ideal location for Bank or Restaurant serving the Zionsville Village on Main Street. Area businesses include Old National Bank, Dairy Queen, Indiana's only Bentley Dealership and a host of the quaint boutiques and businesses location in downtown Zionsville!



Space Available 1,501 - 2,878 SF
 Rental Rate \$20 /SF/Yr
 Spaces 3
 Building Size 38,400 SF
 Property Sub-type Retail (Other)
 Broker Information Jacque Haynes, CCIM
 (317) 639-0440
 Status Active

Property Notes

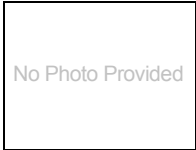
Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
22	2,878 SF	\$20 /SF/Yr		7,962 SF	NNN		Former yogurt restaurant, equipment available for purchase from previous operator.	
4	1,600 SF	\$20 /SF/Yr		1,600 SF	Other			
17	1,501 SF	\$20 /SF/Yr	1,501 SF	1,501 SF				

Property Description

Mixed-use community including power center, the #1 CVS in its region, and top performing, newly opened Meijer, in addition to Lowe's, St. Vincent, hotels, new residential, and over 1 million square feet of businesses.

21 55 Brendon Way, Zionsville, IN 46077



Space Available 1,104 SF
 Rental Rate \$18 /SF/Yr
 Spaces 1
 Building Size 21,000 SF
 Property Sub-type Medical Office
 Broker Information John Levinsohn, CCIM
 (317) 870-9900
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
600	1,104 SF	\$18 /SF/Yr			Modified Gross	Now		

Property Description

Office space in high quality medical office environment. Building has multiple entrances, covered patient drop off and ample parking.

22 11145 N Michigan Road, Zionsville, IN 46077



Space Available 1,275 SF
 Rental Rate Negotiable
 Spaces 1
 Gross Leasable Area 8,000 SF
 Property Sub-type Community Center
 Broker Information Larry Davis
 (317) 844-5313
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
110	1,275 SF		1,275 SF	1,275 SF	NNN			

Property Description

8,000 SF Building with 1,275 SF available. Other tenants include State Farm, Moody Butcher Shop, Exercise Inc and Accelerated Health. Near Firestone and Huntington Bank.



Space Available 1,409 SF
 Rental Rate Negotiable
 Spaces 1
 Gross Leasable Area 11,671 SF
 Property Sub-type Strip Center
 Broker Information Sandor Development Company
 (317) 925-9011
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
D	1,409 SF				NNN			

Property Description

- 11,671 SF retail center, NEW CONSTRUCTION to be delivered in January- Located in the rapidly developing and affluent Michigan Rd. commercial corridor servicing west Carmel, Zionsville and northwest Indianapolis- Daily traffic count - 35,964 on Michigan Rd.