



A Commercial Real Estate Company

For Sale: Office / Flex Bldg

11793 Technology Lane
Fishers, Indiana 46038



- Very high quality 31,377 SF office / flex building, 15,000+ SF in shell condition, constructed in 2002, 2.1 acres
- Ample parking, flexible build out, 2 story w/ elevator, divisible for separate tenant or expansion space, 20' clear, 2 docks, 2 drive-in doors, building sign available
- Medical / general office & production / lab / warehouse uses, mezzanine, a/c in half of bldg
- Open areas for work stations, private offices, break / kitchen copy / storage, large conference / training room
- Northeast Commerce Park, northwest of 116th Street & I-69 exit
- FOR SALE: \$1,880,000



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The information contained herein was obtained from sources considered reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market, or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's/lessee's independent investigation.



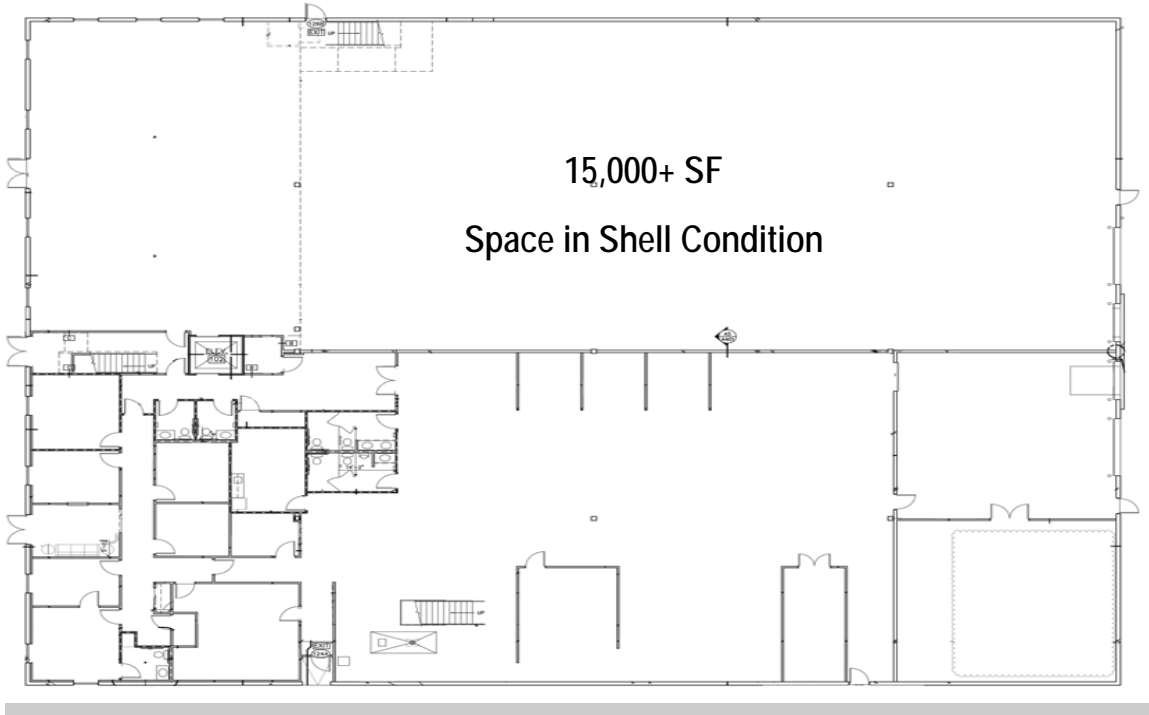
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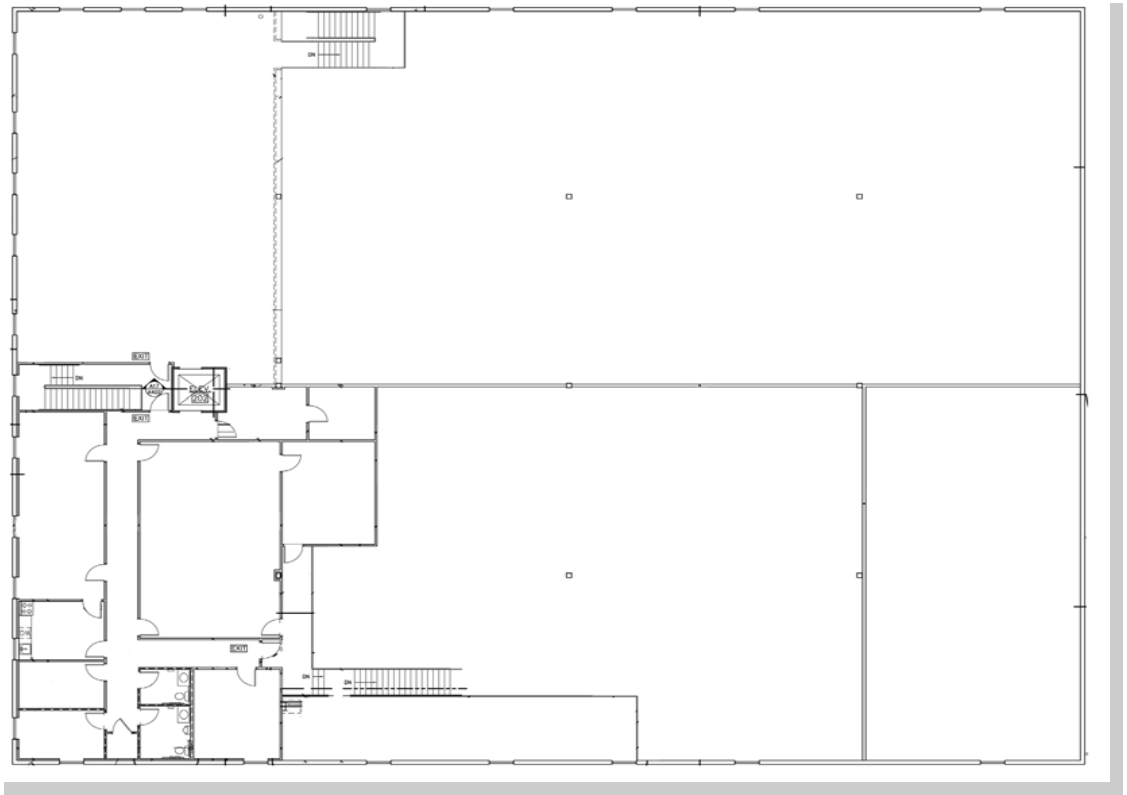


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11793 Technology Lane Space Plans



1st Floor



2nd Floor



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11793 Technology Lane Interior Pictures




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Building Aerial View



11793 Technology Lane

Aerial View



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Fishers Town Hall

Community Home Health Services
Personalized care from the comfort of home

SUNBEAM
EQUIPMENT & CORPORATION
Exit Five Business Center

TARGET

LIFESTYLE
FAMILY FITNESS

Charley's
GOOD FOOD, GOOD TIMES

McDonald's

STARBUCKS
COFFEE

LA FITNESS

CHASE

116th Street

OLD NATIONAL BANK

ampm

Community Physicians of Indiana

Kroger

INTERSTATE 69

FORUM CREDIT UNION

SallieMae

Cumberland Rd.

Google

Fishers, Indiana Regional Map



Fishers, Indiana is conveniently located in the heart of the Midwest:

17 miles from downtown [Indianapolis, Indiana](#)

122 miles from downtown [Cincinnati, Ohio](#)

131 miles from downtown [Louisville, Kentucky](#)

181 miles from downtown [Columbus, Ohio](#)

188 miles from downtown [Chicago, Illinois](#)

207 miles from downtown [Toledo, Ohio](#)

214 miles from downtown [Springfield, Illinois](#)

235 miles from downtown [Lansing, Michigan](#)

266 miles from downtown [Detroit, Michigan](#)

264 miles from downtown [St. Louis, Missouri](#)



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Fishers, Indiana Information

Population Information (2010):

Population: 76,794 Median age: 31 years

Racial Composition

White (non-Hispanic): 85.6%

Hispanic: 3.4%

Black or African American: 5.4%

American Indian or Alaska Native: 0.2%

Asian: 5.5% Other: 0.9%

2 or more races: 1.1%

Household Information (2010):

Average household size: 2.91

Total number of housing units: 28,511 Occupied housing units: 27,218

Vacant housing units: 1,293

Income Information (2010):

Median household income (in dollars): 75,638

Median family income (in dollars): 81,971

Per capita income (in dollars): 39,891

<http://www.fishers.in.us/>

<http://www.fisherschamber.com/>