CUSHMAN & WAKEFIELD

FOR LEASE

9999 EAST 121st STREET

Fishers, IN 46037

42,000 SF CLASS A OFFICE





For more information, please contact:

David A. Moore, SIOR, CCIM
Managing Director
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Matt Boyd, CCIM
Director
+1 317 985 2693
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Location



For more information, please contact:

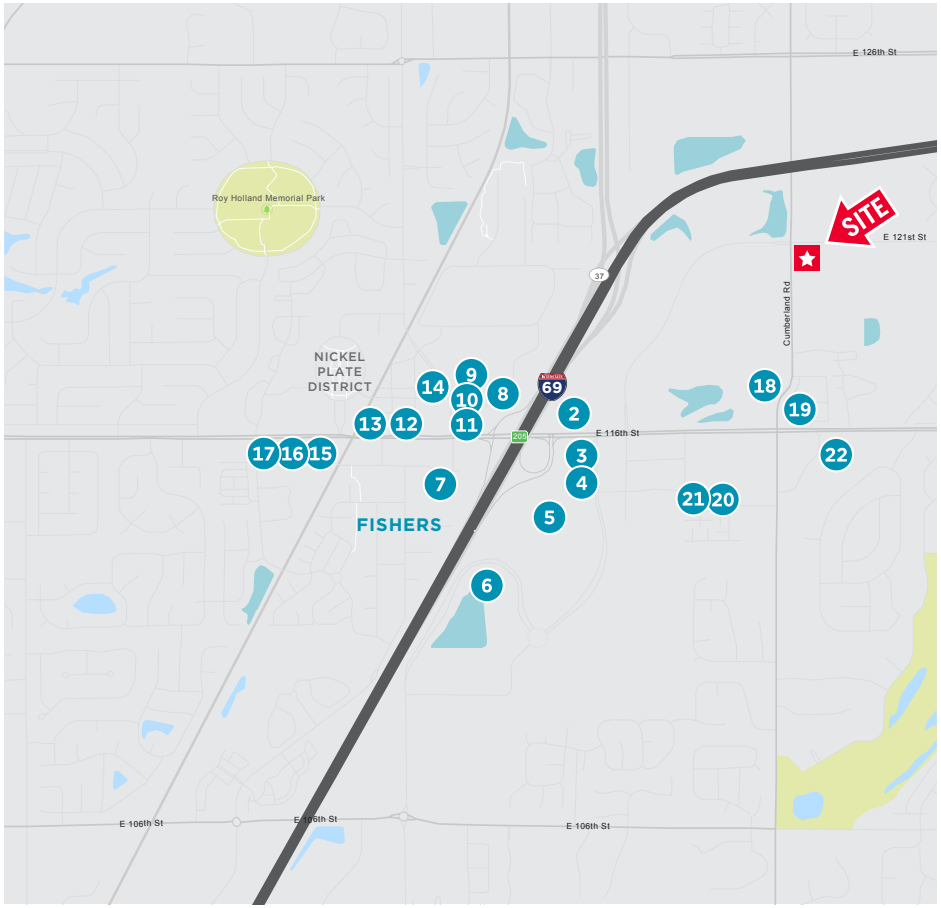
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Area Amenities



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

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Site Plan



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Existing Floor Plan

42,000 SF

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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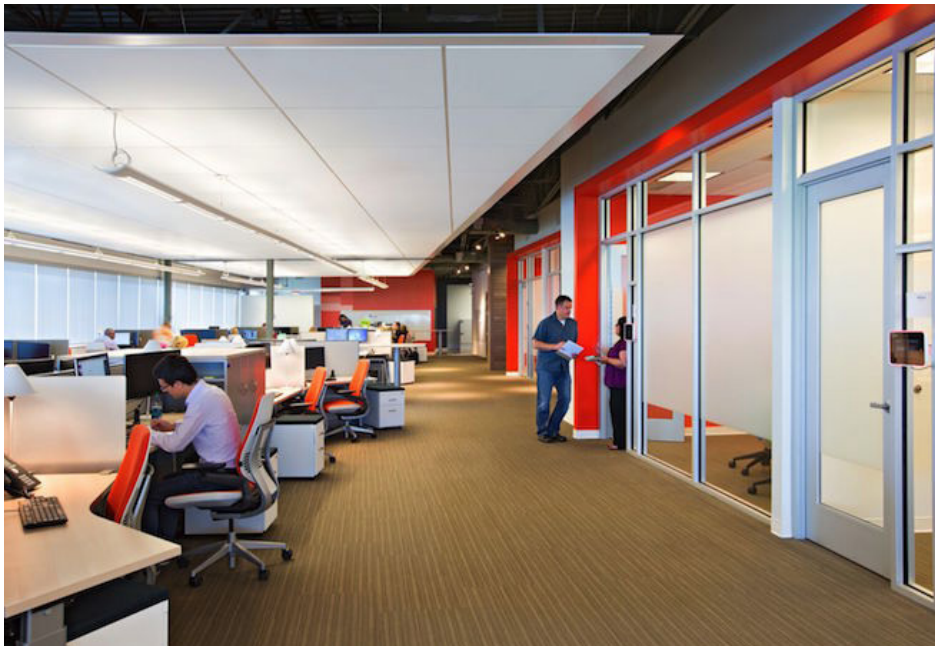
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Features

- Large 42,000 SF floor plate
- Large exterior signage & monument available
- Quick access to I-69/I-465 via 116th Street & new 106th Street interchange
- 5 parking spaces per 1,000 SF (expandable)
- Property professionally owned & maintained by Newell Brands (NYSE: NWL)

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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	8,181	75,575
Households	3,203	28,133
Median Age	37	38.40
Meridian HH Income	$101,130	$118,229
Daytime Employees	5,126	32,213
Population Growth '25-'30	6.48%	6.31%
Household Growth '25-'30	6.62%	6.55%







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