



FOR LEASE

AREA HIGHLIGHTS:

- 48,258 RSF of space available in a variety of settings at competitive rental rates
- Located just east of Binford Boulevard at Shadeland Avenue and 75th Street
- Easily accessible from I-465
- Just 1 mile south of Community Hospital North and 10 minutes from the bustling Castleton area
- Full-floor opportunity available:
 - 7340 Shadeland Station Way:
1st Floor—16,677 RSF

SHADELAND STATION OFFICE PARK

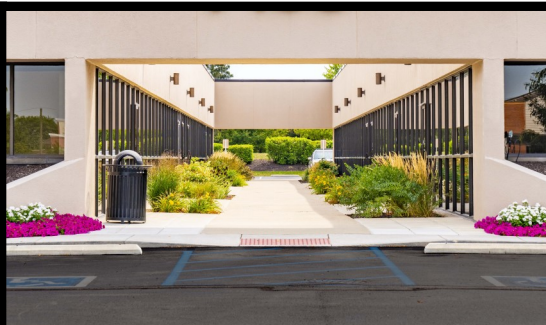
CONTACTS:

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Ted Baker
Vice President
317.754.6249
TBaker@cciin.com

CORNERSTONE COMPANIES, INC

8902 N. Meridian Street, Suite 205
Indianapolis, IN 46260



LOCATION



KEY FACTS

184,162

Population



77,979

Households

37.2

Median Age

\$47,948

Median Disposable Income

INCOME



\$59,875

Median Household Income



\$36,313

Per Capita Income



\$87,152

Median Net Worth

ANNUAL SPENDING



Apparel & Services



Personal Care



Health Care



Dinner



Entertainment



Education

0 2,000 4,000 6,000

7400 SHADELAND AVENUE

INDIANAPOLIS, IN 46250



HIGHLIGHTS:

- EXCELLENT SIGNAGE OPPORTUNITIES WITH HIGH VISIBILITY ALONG I-465
- 22,895 RSF AVAILABLE:
 - ◇ 1ST FL: 19,881 RSF
 - ◇ 2ND FL: 3,014 RSF

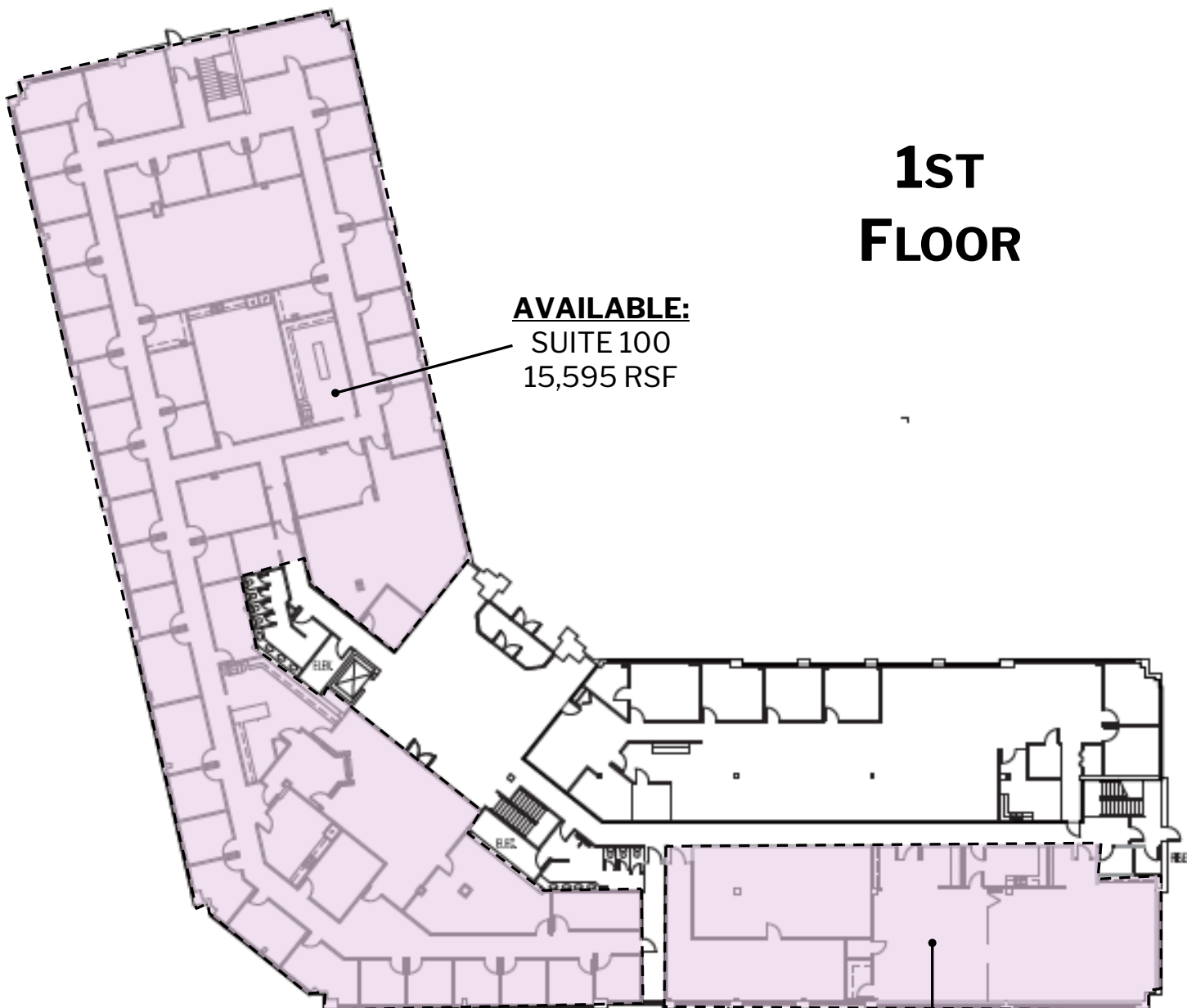
7400 SHADELAND AVENUE

INDIANAPOLIS, IN 46250

1ST FLOOR

AVAILABLE:

SUITE 100
15,595 RSF



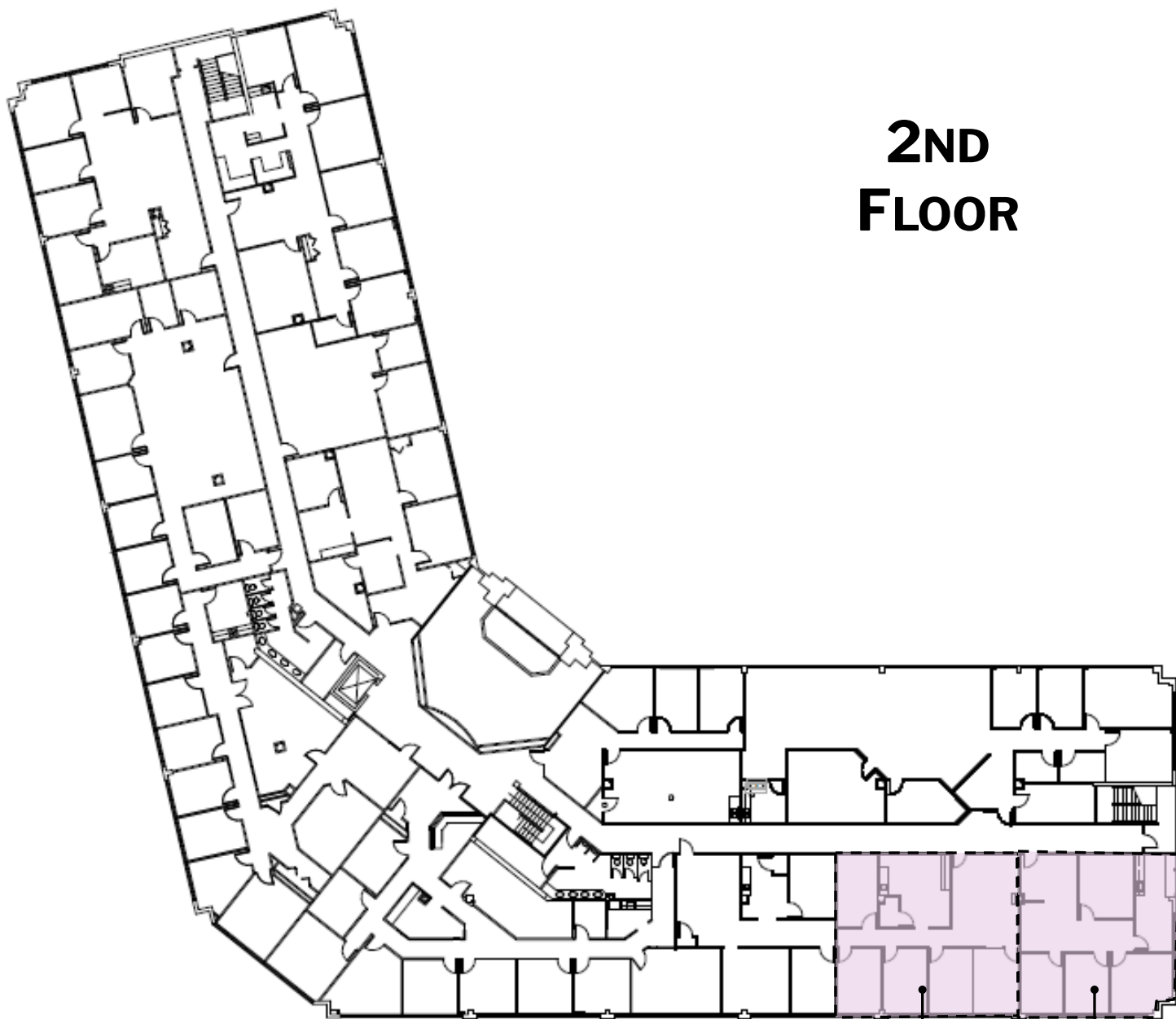
AVAILABLE:

SUITE 110
4,286 RSF

7400 SHADELAND AVENUE

INDIANAPOLIS, IN 46250

2ND FLOOR



AVAILABLE:

SUITE 245
1,636 RSF

AVAILABLE:

SUITE 235
1,378 RSF

7340 SHADELAND STATION WAY

INDIANAPOLIS, IN 46256



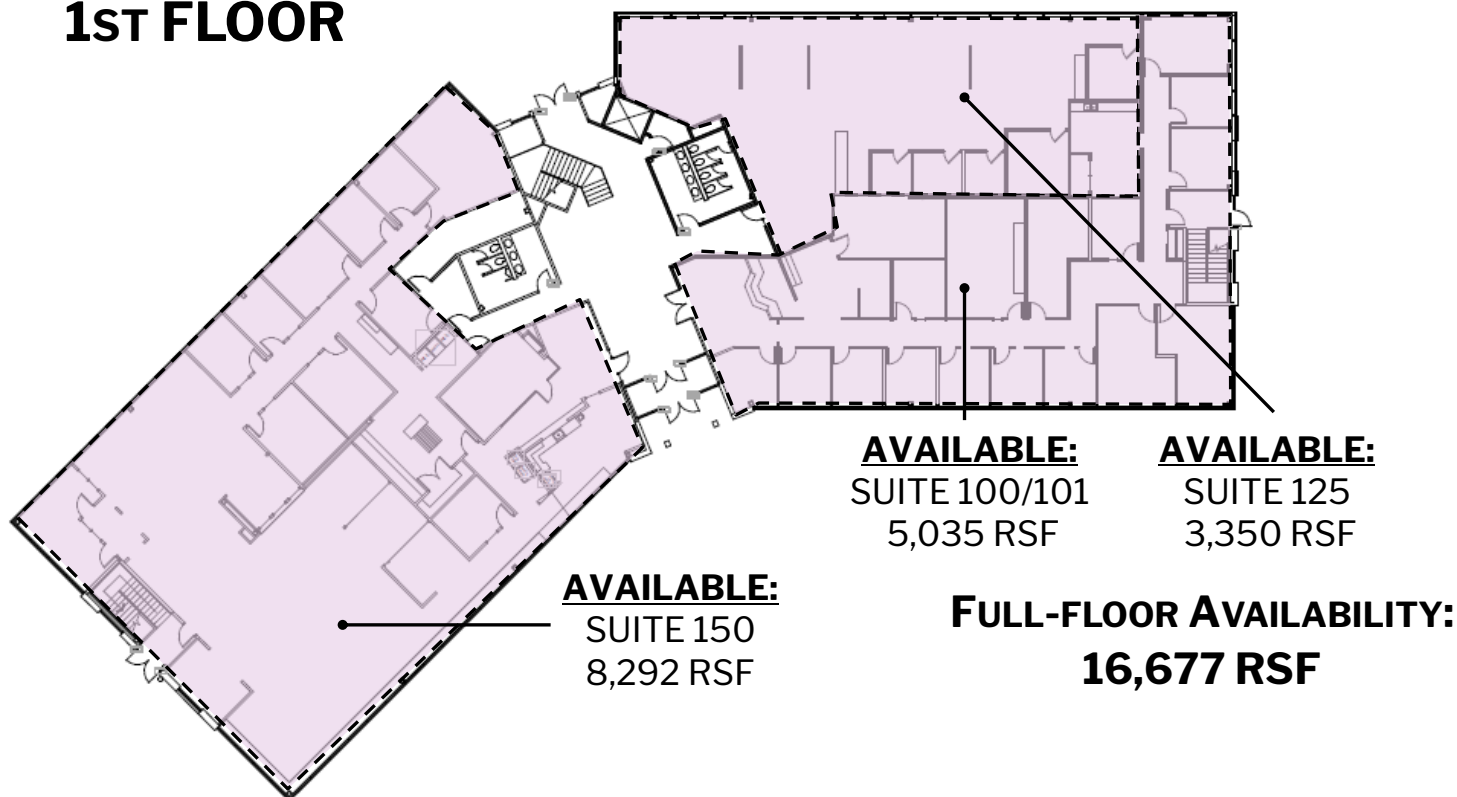
HIGHLIGHTS:

- BEAUTIFUL WATERFRONT VIEWS!
- FULL-FLOOR AVAILABILITY (1st FLOOR: 16,677 RSF)

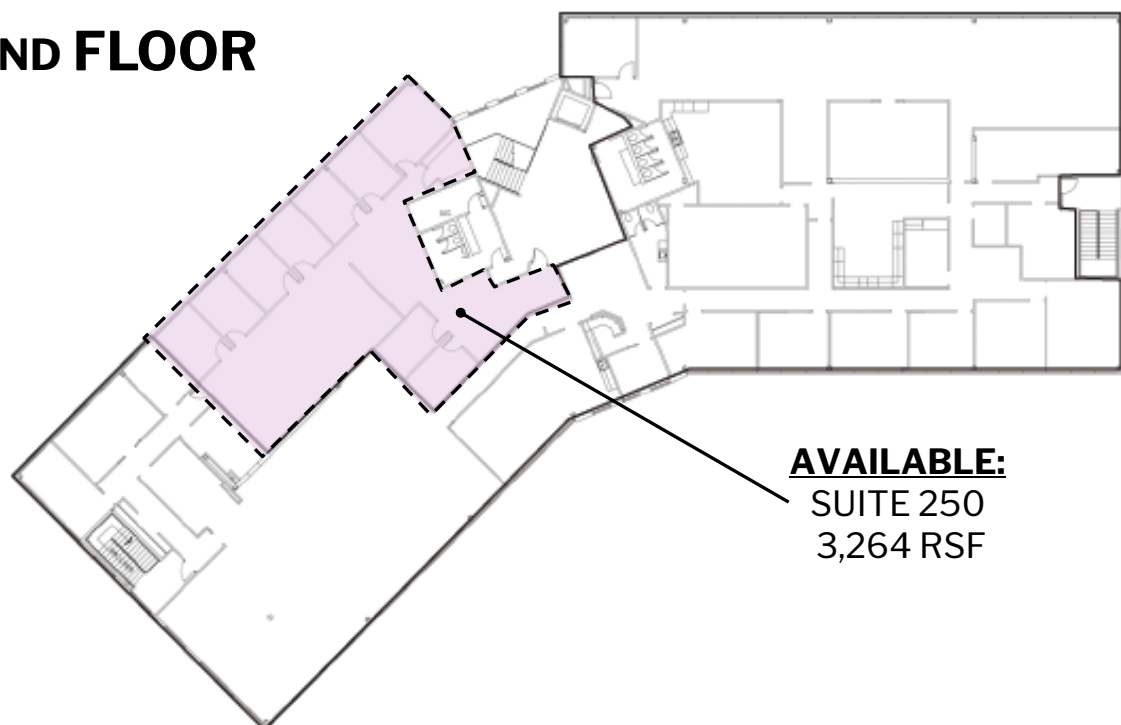
7340 SHADELAND STATION WAY

INDIANAPOLIS, IN 46256

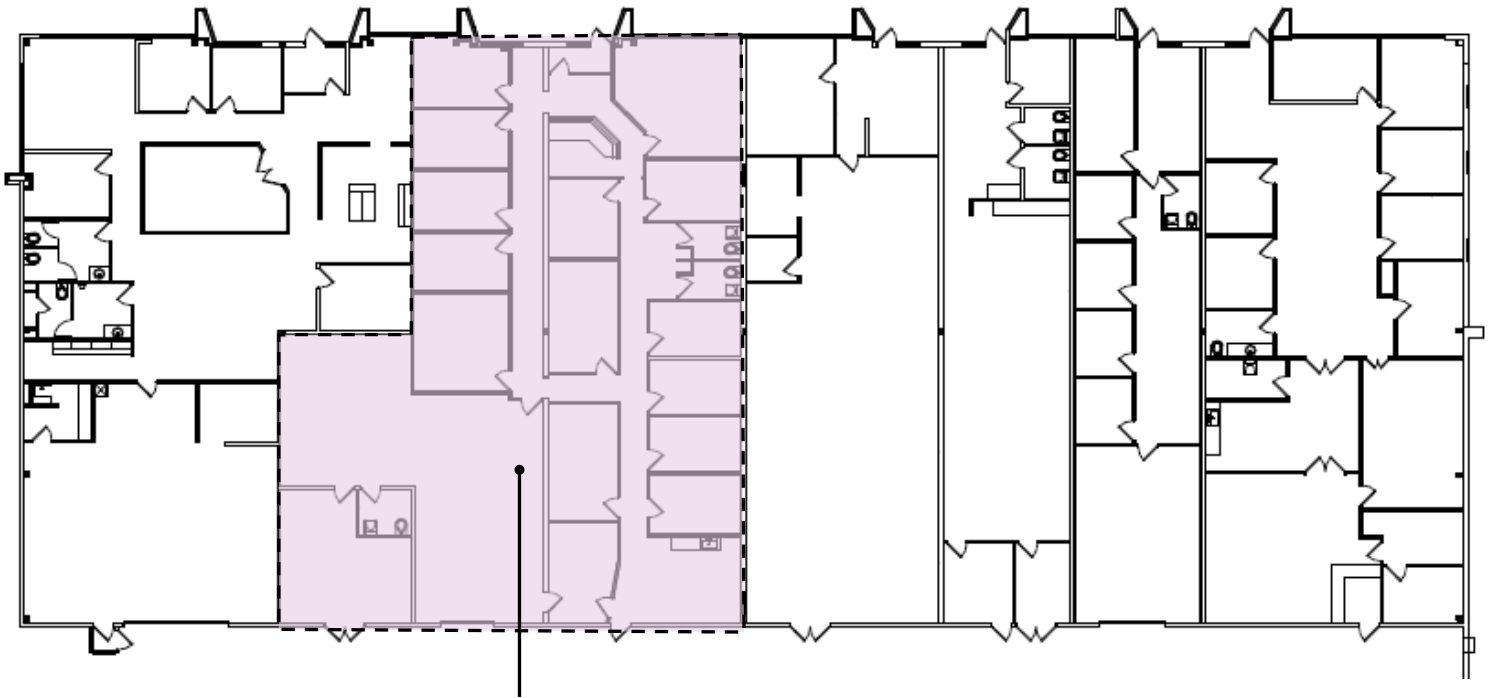
1ST FLOOR



2ND FLOOR



7420-7486 SHADELAND STATION WAY INDIANAPOLIS, IN 46256



AVAILABLE:
7478 SHADELAND
STATION WAY
5,422 RSF