

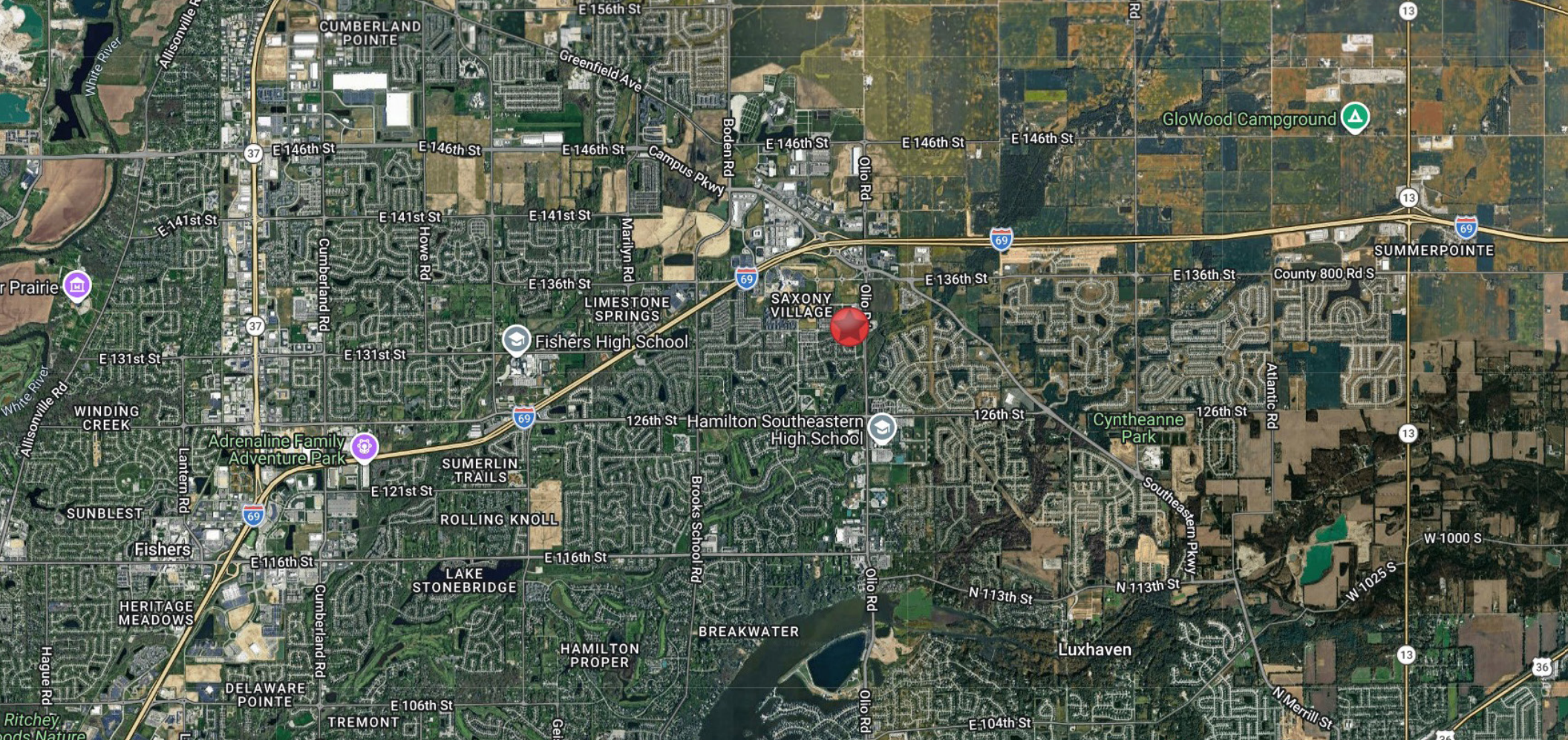
Mixed-Use, Office, and Retail Space for Lease

SAXONY BONN BUILDING
13578 E. 131ST STREET | FISHERS, IN 46037

Suites available within an attractive, two-story brick building in the heart of Fishers' Saxony development.

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Property Overview

This professional office property offers flexible, office-intensive layouts designed to accommodate a wide range of professional, administrative, healthcare, and client-facing businesses. Located within an attractive two-story brick building in the heart of Fishers' desirable Saxony development, Suite 112 features an existing drive-thru, providing a unique opportunity for medical, financial, pharmacy, food and beverage, and other service-oriented users seeking convenient customer access. The property offers excellent connectivity with easy access to Interstate 69, Olio Road, and the surrounding Fishers and Geist communities. Located along Olio Road, tenants benefit from outstanding visibility and accessibility. Ideal for medical, dental, financial, legal, consulting, technology, real estate, and other professional office users, this location combines functionality, convenience, and strong market presence.



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Lease Rate:
Contact Broker



Land:
2.32 Acres



Available Suites:
Suite 112 - 1,611 SF
Suite 200 - 2,680 SF
Suite 220 - 5,398 SF - 10,976 SF
Suite 230 - 5,578 SF - 10,976 SF



Location:
Convenient access to Interstate 69, Olio Road and the surrounding Fishers and Geist communities.



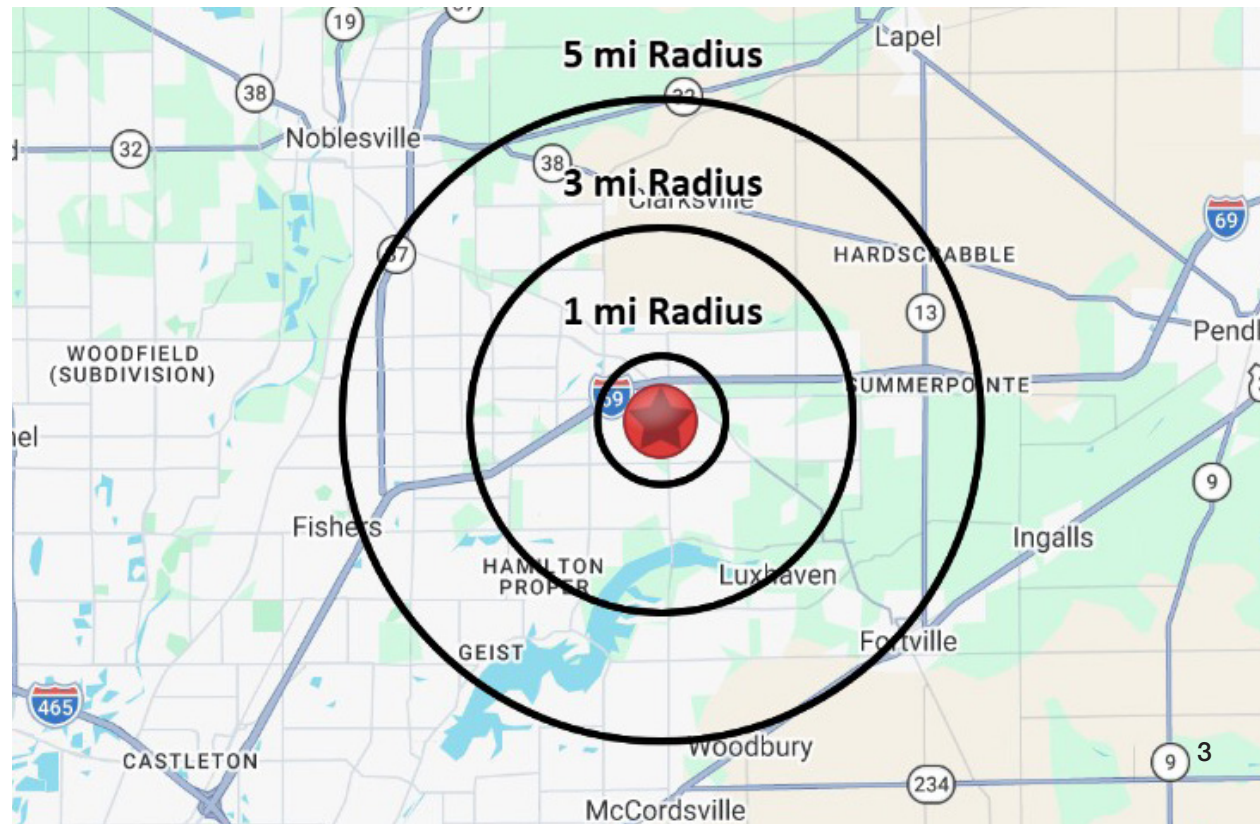
Property Type:
Class B Office Space



Parking:
Ample Parking



Demographics:
The population of Fishers, Indiana is 107,000 people.

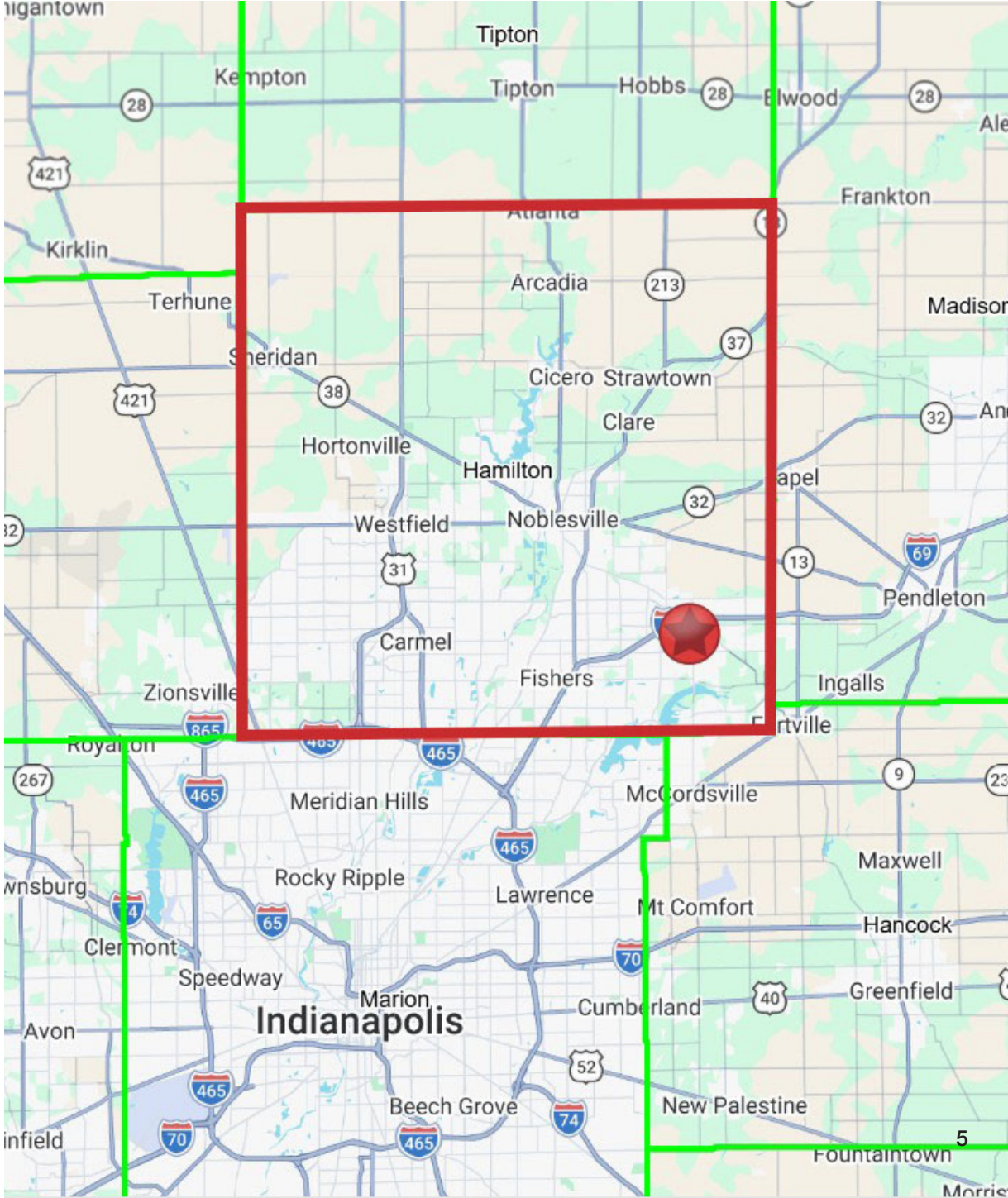


Property Photos



2026 Hamilton County Demographics

POPULATIONS	
2025 Estimated Population	280,928
2030 Projected Population	405,010
Projected Annual Growth 2025 to 2030	1.3%
2025 Median Age	37.6
HOUSING & HOUSEHOLDS	
2025 Estimated Households	145,572
2030 Projected Households	158,413
Projected Annual Growth 2025 to 2030	1.8%
2025 Median Home Value	\$420,000
2025 Median Rent	\$1,376
BUSINESSES & EMPLOYEES	
2025 Total Businesses	19,162
2025 Total Employees	157,696
Company Headquarter Businesses	518
Average Minutes Travel to Work	22.5
HOUSEHOLD INCOME & EXPENDITURES	
2025 Estimated Average Household Income	\$169,181
2025 Estimated Total Household Expenditure	\$19.66B
Monthly Household Expenditure	\$11,235



Why Hamilton County?

Hamilton County, Indiana, is one of the fastest-growing and most business-friendly areas in the Midwest, offering companies a strong foundation for success. With its prime location just north of Indianapolis, businesses benefit from easy access to major highways, a highly educated workforce, and a thriving local economy fueled by diverse industries. The county is home to top-rated schools, vibrant communities like Carmel, Westfield, and Noblesville, and an exceptional quality of life that attracts talent and families alike. Consistently ranked among the best places to live and work, Hamilton County provides businesses with the perfect balance of economic opportunity, community support, and long-term growth potential.

#1

Best Counties to Live in Indiana
Niche.com 2023

Best Counties for Families in Indiana
Niche.com 2023

#6

Best Counties to Buy a House in America
Niche.com 2023

#7

Best Public Schools in U.S.
Niche.com 2023

#8

Healthiest County in America
US News & World Report 2023

GOOD
TO KNOW

Wealthiest County in Indiana
Indiana-Demographics.com

Home to Top Ten safest suburbs in U.S. Carmel (2nd),
Fishers (4th), Noblesville (5th)
SmartAsset 2023



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