

FOR LEASE

5500 W 96th St Zionsville, IN 46077



Michigan Road & I-465

JEFF NORRIS
Broker – Merrill Property Group
P: 317-525-3955
jeff@merrillpropertygroup.com

PROPERTY OVERVIEW

Perfect for a small business, or satellite team, this exceptionally functional three-office suite on Indianapolis's northwest side offers the ideal balance of privacy and convenience. The layout features three dedicated private offices, an in-suite restroom, and access to a professional shared conference room - perfect for hosting clients without paying for unused square footage. Located just moments from Michigan Road and I-465, your team and clients will enjoy effortless commuting from across the metro area, plus close proximity to excellent dining and retail options. Best of all, flexible short-term lease options are available, allowing your business to adapt and grow without the pressure of a long-term commitment.

OFFERING SUMMARY

LIST PRICE: \$1,000/mo. Full Service

SUITE: 600 SF, 3 offices, restroom, shared conference room

ZONING: I3

USES: General Office



PROPERTY HIGHLIGHTS

- **Prime Northwest Indy Location:** Situated on the desirable northwest corner of Indianapolis with rapid access to both Michigan Road and I-465 for an effortless commute.
- **Three Private Offices:** A highly functional layout featuring three dedicated office spaces, perfect for small teams, professional services, or satellite branches.
- **In-Suite Private Restroom:** Enjoy the convenience and added privacy of your own dedicated restroom located directly within the suite.
- **Shared Conference Room:** Cut down on overhead while maintaining a professional image with access to a fully equipped shared meeting space for client presentations.
- **Flexible Short-Term Leases:** Avoid the stress of rigid, multi-year commitments with adaptable short-term leasing options tailored to your business needs.
- **Surrounding Amenities:** Benefit from close proximity to a vibrant mix of local dining, retail, and banking options just minutes away on the Michigan Road corridor in Carmel.

FOR LEASE

5500 W 96th St Zionsville, IN 46077



Michigan Road & I-465

JEFF NORRIS
Broker – Merrill Property Group
P: 317-525-3955
jeff@merrillpropertygroup.com

SUITE FEATURES



THREE PRIVATE OFFICES

Functional layout with three dedicated offices



PRIVATE RESTROOM

In-suite private restroom for your convenience



SHARED CONFERENCE ROOM

Professional shared meeting space for client presentations



FULL-SERVICE LEASE

Utilities, maintenance, and common area included



FLEXIBLE SHORT-TERM TERMS

Avoid long-term commitments with flexible lease options



1

OPEN RECEPTION WORK AREA

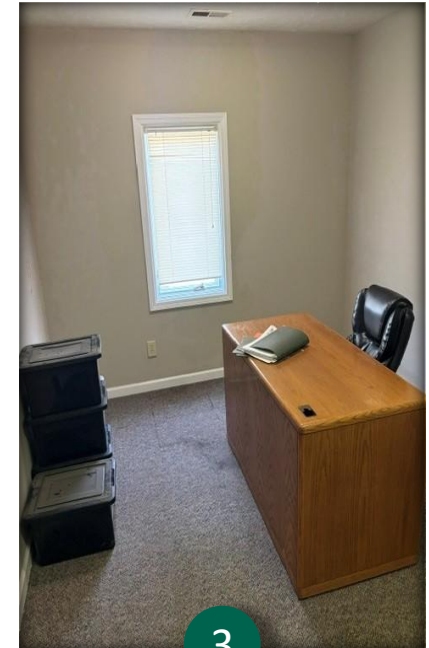
Welcoming space ideal for reception, collaboration, or administrative use.



2

SHARED CONFERENCE ROOM

Fully equipped shared conference room available for meetings and presentations.



3

PRIVATE EXECUTIVE OFFICE

Comfortable private office with natural light perfect for focused work.

FOR LEASE

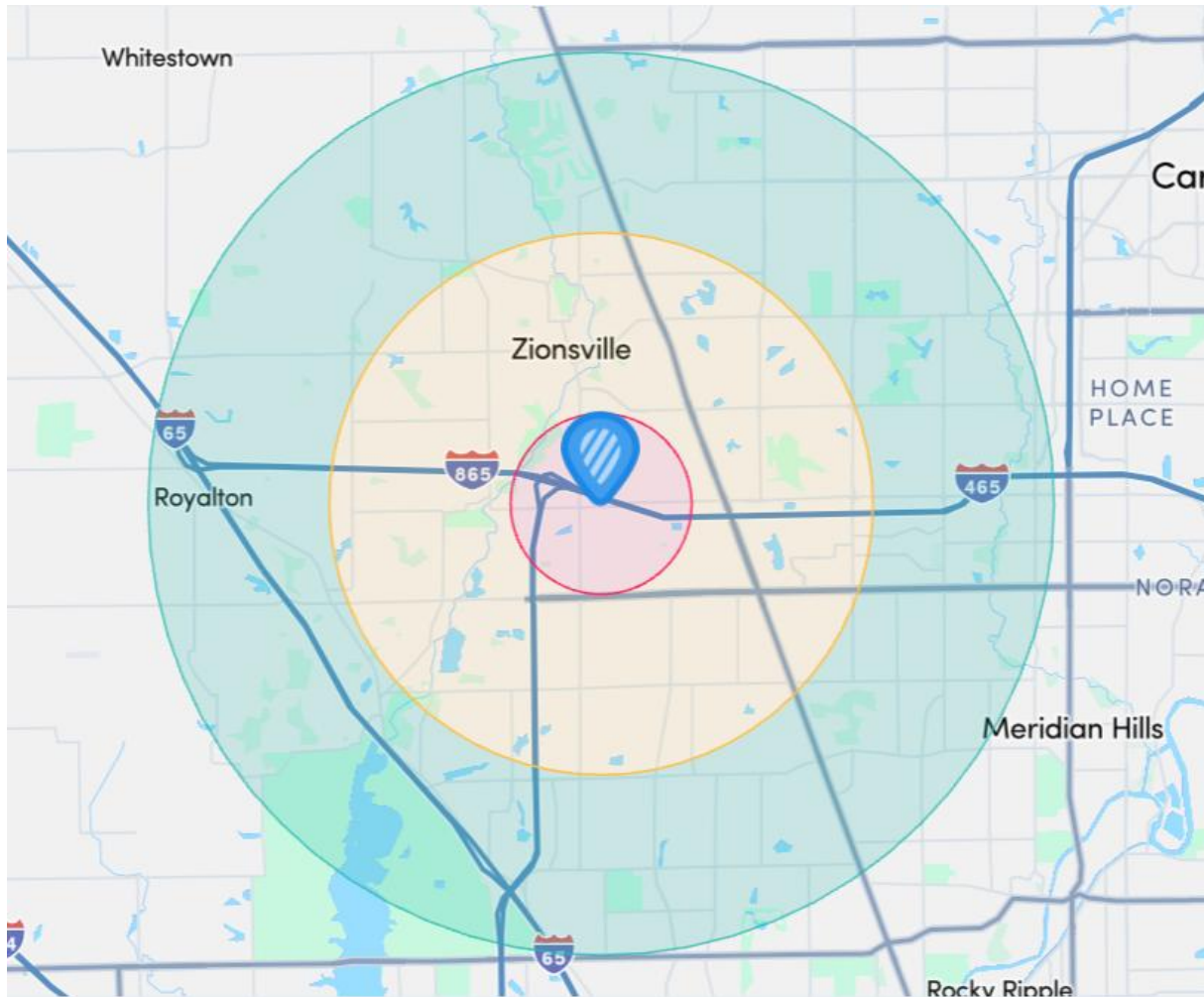
5500 W 96th St Zionsville, IN 46077



Michigan Road & I-465

JEFF NORRIS
Broker – Merrill Property Group
P: 317-525-3955
jeff@merrillpropertygroup.com

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	521	16,840	62,953
Female	684	19,059	70,175
Total Population	1,205	35,899	133,128

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	157	6,060	26,701
Ages 15-24	119	4,282	18,024
Ages 25-54	253	13,427	50,215
Ages 55-64	135	4,817	16,611
Ages 65+	541	7,313	21,575

Income	1 Mile	3 Miles	5 Miles
Median	\$110,000	\$111,300	\$4,183
< \$15,000	22	903	3,257
\$15,000-\$24,999	28	752	2,765
\$25,000-\$34,999	45	999	3,441
\$35,000-\$49,999	50	1,575	4,818
\$50,000-\$74,999	42	2,342	7,205
\$75,000-\$99,999	53	1,952	6,565
\$100,000-	76	2,721	8,651
\$150,000-	30	1,363	4,811
> \$200,000	168	3,041	10,009

Housing	1 Mile	3 Miles	5 Miles
Total Units	558	16,663	55,738
Occupied	514	15,647	52,249
Owner Occupied	303	9,204	32,753
Renter Occupied	211	6,443	19,496
Vacant	44	1,016	3,489

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.