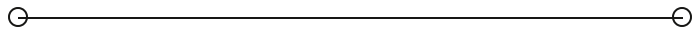




LEASE

3834 S Emerson Avenue

Indianapolis, IN 46203



PRESENTED BY:

ANTHONY SCHNEIDER

C: 317.716.0827

anthony.schneider@svn.com

IN #RB14027154

PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (MG)
NUMBER OF UNITS:	1 - 3
AVAILABLE SF:	1,250 - 5,000 SF

PROPERTY DESCRIPTION

3834 S. Emerson Avenue offers an exceptional opportunity to lease high-quality, versatile office space in a well maintained business environment. Featuring adaptable floor plans ranging from 1,250 SF to 5,000 SF, the property is ideally configured to accommodate professional services, medical practices, logistics operations, or corporate administrative teams. The property boasts highly stable, long-term co-tenants including DaVita Kidney Care and The Skillman Corporation. Tenants benefit from proactive, nearby ownership that is deeply invested in the daily upkeep and long-term presentation of the campus. From immaculate grounds maintenance to highly responsive management, businesses here can expect a seamless, worry-free operational experience. *Note* Suites C & D can be combined for a total of 5,000 contiguous SF.

PROPERTY HIGHLIGHTS

- **Highway Access:** Situated just north off the I-465 loop on the southeast side, providing seamless connection to I-65 and I-74.
- **Short Commutes:** Just 12-15 minutes to Downtown Indianapolis and approximately 20 minutes to the Indianapolis International Airport.
- **Ample Parking:** Plenty of convenient on-site parking for employees and visitors.
- **Nearby Shopping and Dining:** Diverse mix of restaurants, coffee shops and retailers along Emerson Avenue and nearby Main Street in Beech Grove.
- **Outdoor Space:** Located mere steps from the newly completed Franciscan Trail, offering excellent outdoor leisure and wellness opportunities for employees.

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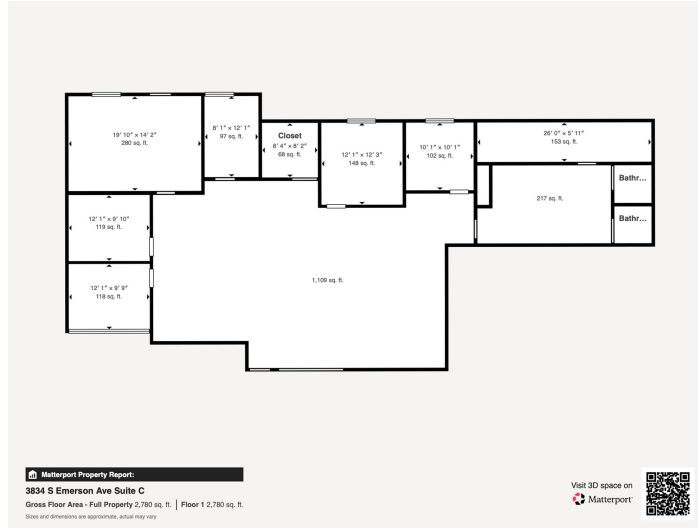
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ADDITIONAL PHOTOS



ANTHONY SCHNEIDER
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SUITE C FLOORPLAN



LEASE INFORMATION

LEASE TYPE:	Modified Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	2,500 SF	LEASE RATE:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite C	Available	2,500 SF	Modified Gross	\$19.00 SF/yr

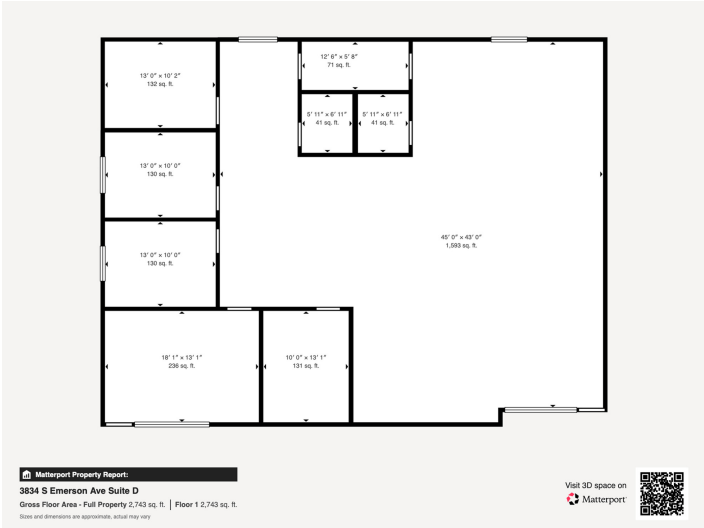
ANTHONY SCHNEIDER
 C: 317.716.0827
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SUITE C PHOTOS



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SUITE D FLOOR PLAN



LEASE INFORMATION

LEASE TYPE:	Modified Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,250 - 2,500 SF	LEASE RATE:	\$19.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite D	Available	1,250 - 2,500 SF	Modified Gross	\$19.00 SF/yr

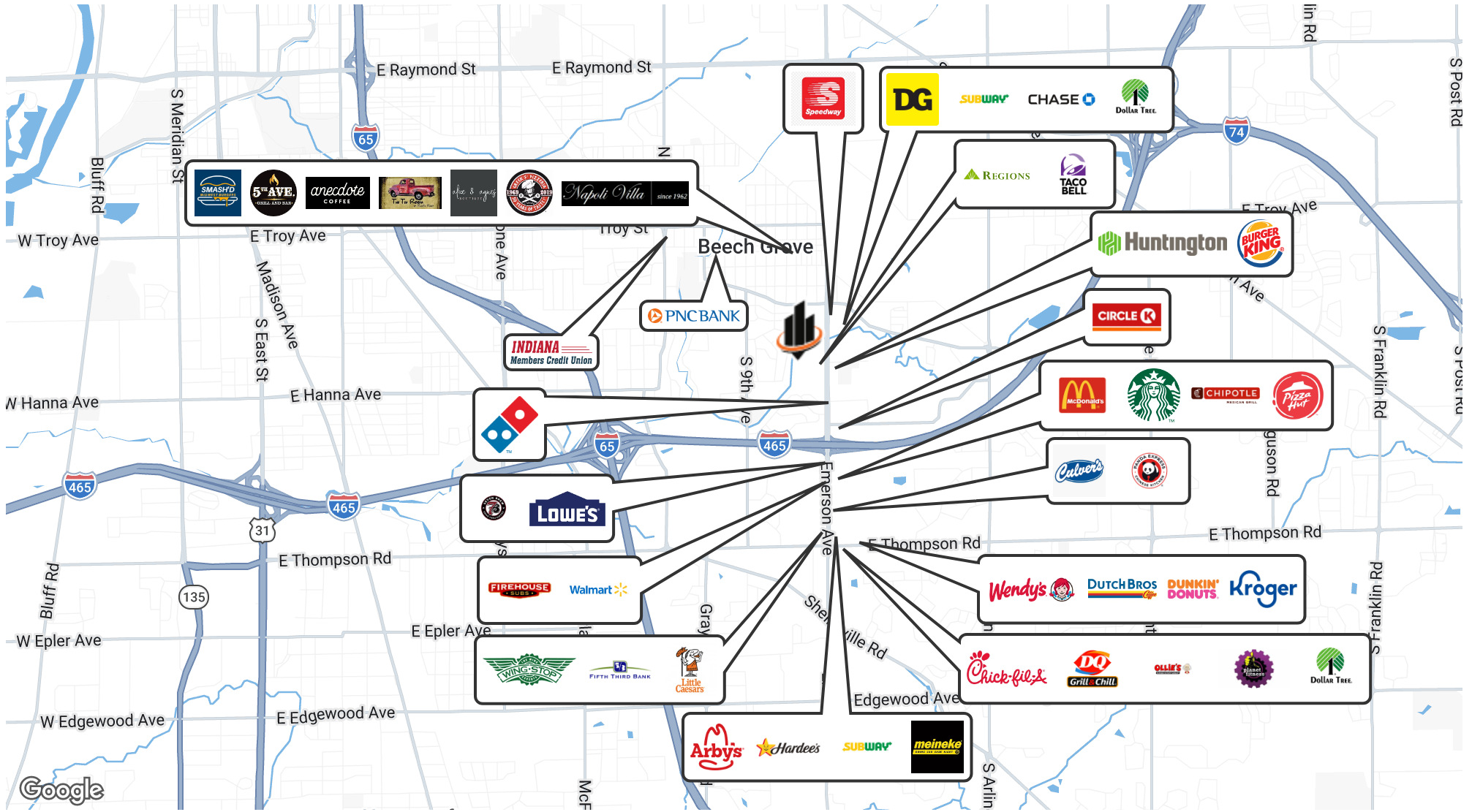
ANTHONY SCHNEIDER
 C: 317.716.0827
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 IN #RB14027154

SUITE D PHOTOS



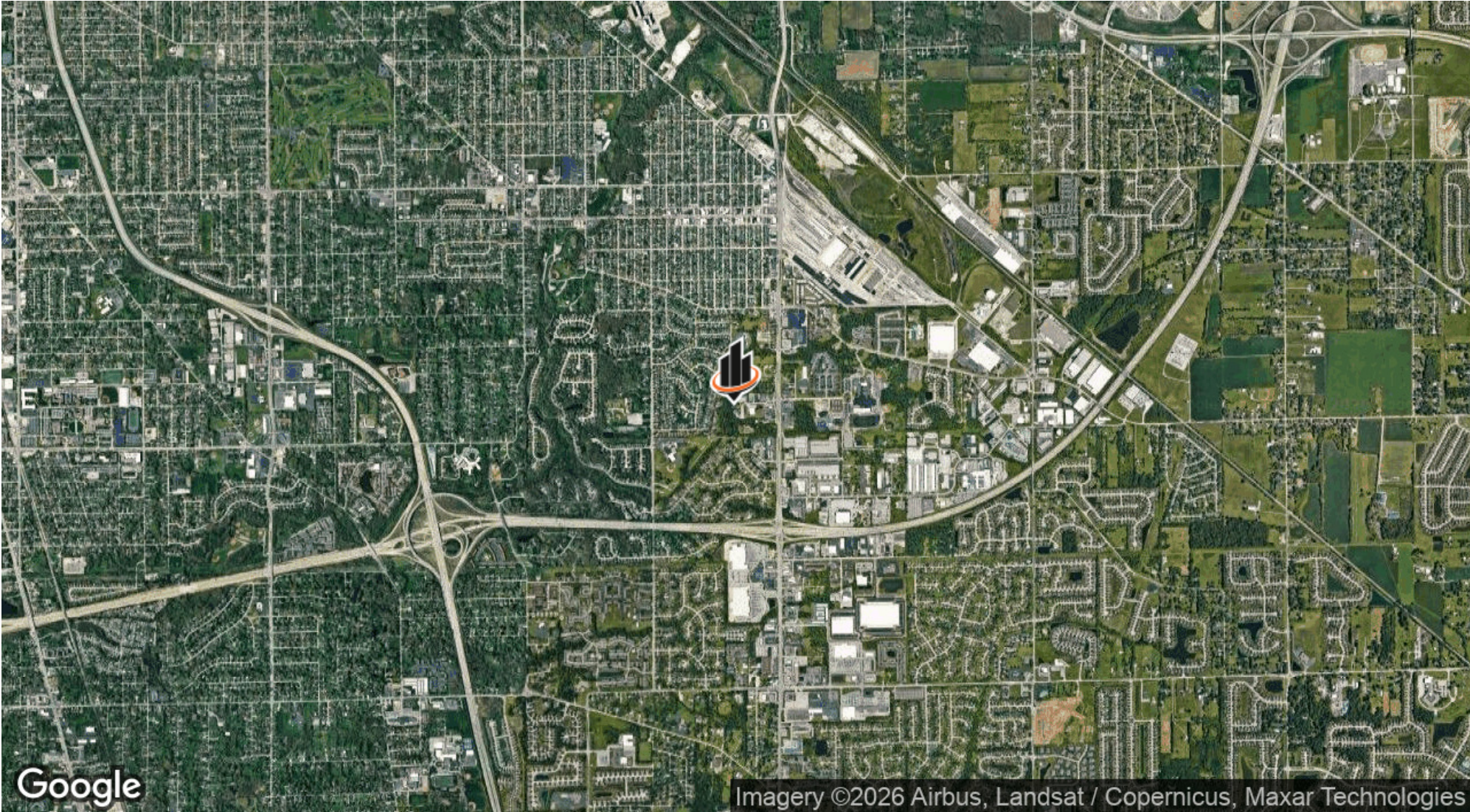
ANTHONY SCHNEIDER
C: 317.716.0827
anthony.schneider@svn.com
IN #RB14027154

RETAILER MAP



ANTHONY SCHNEIDER
 C: 317.716.0827
 anthony.schneider@svn.com
 IN #RB14027154

LOCATION MAP



ANTHONY SCHNEIDER
C: 317.716.0827
anthony.schneider@svn.com
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