

JUSTUS OFFICE BUILDING

OFFICE SPACE AVAILABILITY



the Justus companies

5965

the Justus companies

ALO property group

LOCATED WITHIN THE PROMENADE OF NOBLESVILLE...

Located within the Promenade of Noblesville, this 3,224 SF office space in the Justus Office Building offers a premier business location in one of Hamilton County's fastest-growing areas. Positioned at SR 32 and Hazel Dell Parkway, the property benefits from high visibility, strong traffic, and proximity to Meijer Grocery, restaurants, and daycare facilities.

The surrounding area features a diverse mix of residential communities, including upscale single-family homes, Class A apartments, and a thriving 55+ community. This modern office space provides an efficient layout, ample parking, and easy access to major thoroughfares.

Located in the Justus Companies Headquarters Building

Tenants benefit from being located within the headquarters of The Justus Companies, a long-established real estate development and management firm. Owner-occupied buildings are typically maintained to a higher standard, creating a professional and well-managed environment for tenants and visitors alike.



MODERN OFFICE SPACE IN A PRIME NOBLESVILLE LOCATION

- Class A, new construction Office Building
- Prime location off SR-32 with great visibility
- Fully built-out, professionally designed spec suite
- Surrounded by a diverse mix of residential, office, commercial & medical facilities
- Dedicated, individual parking lot
- Anchored by Meijer Grocery and steps away from other retail conveniences

Ideal For Professional Office Users

- Financial / Wealth Advisory, Law firms. Insurance, or Consulting/Engineering Professionals

LEASING DETAILS

- Proposed Rent: \$25/SF
- NNN: \$5.71 PSF
- 60–90 Day Delivery
- 5–10 Year Lease Term
- Private Entry + Patio
- 3.2 / 1,000 SF Parking



JUSTUS OFFICE BUILDING

INTERIOR OFFICE 3D RENDERING

Turnkey Spec Suite – Designed for Modern Businesses



TOTAL SF: 3,224 SF

SITE PLAN

JUSTUS HQ OFFICE BUILDING



SHARED TENANT PATIO

JUSTUS OFFICE BUILDING



PRIVATE TENANT ENTRANCE



THRIVING NOBLESVILLE HUB – A RAPIDLY EXPANDING COMMERCIAL DESTINATION

Positioned at the intersection of SR 32 and Hazel Dell Parkway, the property benefits from excellent visibility with over **31,000 vehicles** passing daily. The area is surrounded by high-income residential communities, including Class A apartments, and a thriving new **55+ community**, ensuring a strong customer and workforce base.

Tenants also enjoy walkable access to nearby amenities, including Meijer grocery store, restaurants, daycare, scenic walking trails, and the Promenade lake.





MARKET DEMOGRAPHICS & GROWTH

Located in Hamilton County, one of the fastest-growing and most affluent counties in Indiana, the Promenade of Noblesville benefits from strong residential growth, high household incomes, and an expanding professional workforce.

Noblesville Market Highlights

- Population: **75,000+** residents with approximately 33% growth since 2010
- Median Household Income: Approximately **\$102,000 – \$104,000**
- Average Household Income: Approximately **\$129,000**
- Hamilton County Median Household Income: Approximately **\$117,957**
- Median Age: Approximately 38 years

BUSINESS & WORKFORCE ENVIRONMENT

Hamilton County continues to experience strong growth driven by professional services, healthcare, technology, and corporate employers. The area's highly educated workforce and surrounding residential communities provide a strong base of employees and clients.

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FOR OFFICE LEASING INFORMATION:

RALPH BALBER

President

Ralph@alopg.com

C: 317.281.8847

MIKE SHORT

Vice President

Mike@alopg.com

C: 317.800.4664

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