



9130 Otis Ave, Indianapolis, IN 46216

\$18/SF/YR

\$1.50/SF/MO

Fort Harrison Flex Space

Office/Flex | 336 sq. ft. - 5,423 sq. ft.



Rob Sorrell
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Listing Added: 08/12/2024

Listing Updated: 08/22/2024

Building Details

Property Type	Office, Industrial	Subtype	Flex, Traditional Office
Tenancy	Multiple	Total Building SQFT	16,840
Minimum Divisible SQFT	336	Max Contiguous SQFT	4,102
Total Building Suites	3	Vacant SQFT	5,423
Land Acres	1.14	Class	C
Year Built	1908	Buildings	1
Stories	2	Loading Docks	0
Dock High Doors	0	Drive Ins	0
Elevators	No	Cross Street	56th Street
Zoning	D-P	Submarket	Lawrence

Building Description

9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. A total of ~5,423 available square footage is being offered and can be combined as one or separately utilized depending on the tenant needs. This gem of Indianapolis history sits on over an acre of developed land with plenty of common parking and has served the community well in its past capacities as a horse stable, army barracks and now a beautifully renovated multi-use complex providing its clients with professionally managed space to meet a variety of tenant needs. The surrounding developed community provides plenty of dining choices within safe walking distance and Fort Harrison State Park is less than a mile away for a quick lunchtime retreat or a scenic trail excursion after work to wind down. This property offers attentive management and is an ideal space for a wide variety of clientele in need of well-maintained, quality office/industrial/flex space. \$18/SF/YR Gross Lease.

Building Highlights

There's +/- 5423 total available square footage consisting of three to four separate spaces that can be separately leased or combined: 1) +/- 336 SF that could be either office or storage and is available now; 2) +/- 985 SF of finished office/flex space that will be available in Oct 2024; and 3) +/- 4102 SF of office/warehouse/flex space whose tenant is currently moving out and can be available within ~45 days.

Building Location (1 Location)



Available Space 3 Details

9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. This suite offers 336 SF of office/flex/storage space. Plenty of common parking surrounds the building with easy access to restaurants, Fort Harrison State Park, and more. Available immediately. Gross Lease.

Listing Type	Direct	Space Subtype	Traditional Office
RSF	336 SF	USF	336 SF
Space Available	8/19/24	Rate (Per SF)	\$18 / SF / YR
Lease Type	Gross	Lease term	Negotiable
Total CAM (Per SF/YR)	\$0	Expense Rate (Per SF/YR)	\$0
Total Rate (Per SF/YR)	\$18	Total Monthly Rent	\$504
Days on Market	0 days		

Available Space 3 Notes



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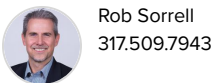
Available Space 2 Details

9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. This suite offers 985 SF of nicely finished office/flex space. Plenty of common parking surrounds the building with easy access to restaurants, Fort Harrison State Park, and more. Available ~Oct 2024. Gross Lease.

Listing Type	Direct	Space Subtype	Flex
RSF	985 SF	USF	985 SF
Space Available	10/31/24	Loading Docks	0
Dock High Doors	0	Drive-in Doors	0
Rate (Per SF)	\$18 / SF / YR	Lease Type	Gross
Lease term	Negotiable	Total CAM (Per SF/YR)	\$0

Expense Rate (Per SF/YR)	\$0	Total Rate (Per SF/YR)	\$18
Total Monthly Rent	\$1,477.5	Days on Market	0 days

Available Space 2 Notes



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Available Space 1 Details

9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. Available space in this suite ranging from 720-4102 SF offers a mix of beautifully finished office/conference room space as well as industrial/whse storage flexibility. Plenty of common parking, easy access to restaurants, Fort Harrison State Park, and more. Avail ~Oct 2024. Gross Lease.

Listing Type	Direct	Space Subtype	Flex
RSF Range	3382 - 4102 SF	USF	4,102 SF
Min Contiguous SF	720 SF	Max Contiguous SF	4,102 SF

Space Available	9/15/24	Loading Docks	0
Dock High Doors	0	Drive-in Doors	0
Rate (Per SF)	\$18 / SF / YR	Lease Type	Gross
Lease term	Negotiable	Total CAM (Per SF/YR)	\$0
Expense Rate (Per SF/YR)	\$0	Total Rate (Per SF/YR)	\$18
Days on Market	0 days		

Available Space 1 Notes



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Property Photos (28 photos)

