

MNM

Market. Negotiate. Maximize.

COMMERCIAL CONNECTIONS

**LEASE RATES
STARTING AT
\$880/MO**

Flexible Executive Office Suites

**ALL-INCLUSIVE PROFESSIONAL WORKSPACE
IN SOUTH INDIANAPOLIS**

**5251 & 5401 S EAST STREET
INDIANAPOLIS, INDIANA 46227**

Professional Office Space for Lease

Discover the perfect workspace for your business at Zone 31, conveniently located at 5251 & 5401 South East Street just two minutes south of I-465. Our professional office suites range from 427 SF to 1,325 SF, with monthly rent starting at just \$880/month. All utilities — including WiFi — are included for simple, predictable occupancy costs.

Enjoy flexible lease terms tailored to your business needs, along with access to shared conference rooms, breakrooms, and kitchenettes. Many suites feature windows with abundant natural light, creating a productive and welcoming work environment. The property also offers secure 24/7 tenant access via fob entry, with guest access available during business hours.

Surrounded by restaurants, retail, and everyday amenities, Zone 31 provides a professional and convenient office setting designed to support your business growth.

PROPERTY HIGHLIGHTS



- Private Office Suites
427 SF - 1,325 SF



- Utilities + WiFi Included
in Monthly Rent



- Flexible Lease Terms to
Fit Your Business



- Shared Conference
Room



- Breakroom |
Kitchenette



- Restrooms



- Offices with Natural
Lighting



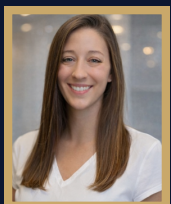
- Secure 24/7 Fob Access



- Building Unlocked 8:00
AM - 5:00 PM for Guests



- Minutes to I-465
Surrounded by
Restaurants & Amenities



**MORGAN MATHAUER
BROKER**



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STE 300, Greenwood,
IN 46143

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AVAILABLE SUITES

5251 S EAST STREET



Suite	Square Footage	Monthly Rent
1	657 SF	\$1,425
14	566 SF	\$1,175
15	561 SF	\$1,160
16	544 SF	\$1,170
213	685 SF	\$1,450

5401 S EAST STREET



Suite	Square Footage	Monthly Rent
103	850 SF	\$1,600
105	920 SF	\$1,700
117	821 SF	\$1,525
118	427 SF	\$880
201	813 SF	\$1,490
203	561 SF	\$1,125
206 A	534 SF	\$1,125
206 B	478 SF	\$975
208	857 SF	\$1,550
209	752 SF	\$1,475
211	1,325 SF	\$2,400

