

# 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 pedestrian 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 for ample parking, and easy access to major thoroughfares. With a prime location in a vibrant mixed-use development, this opportunity is ideal for businesses looking to establish a presence in Noblesville's expanding commercial landscape.



# MODERN OFFICE SPACE IN A PRIME NOBLESVILLE LOCATION



Class A, new construction Office Building



Prime location off SR-32 with excellent 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

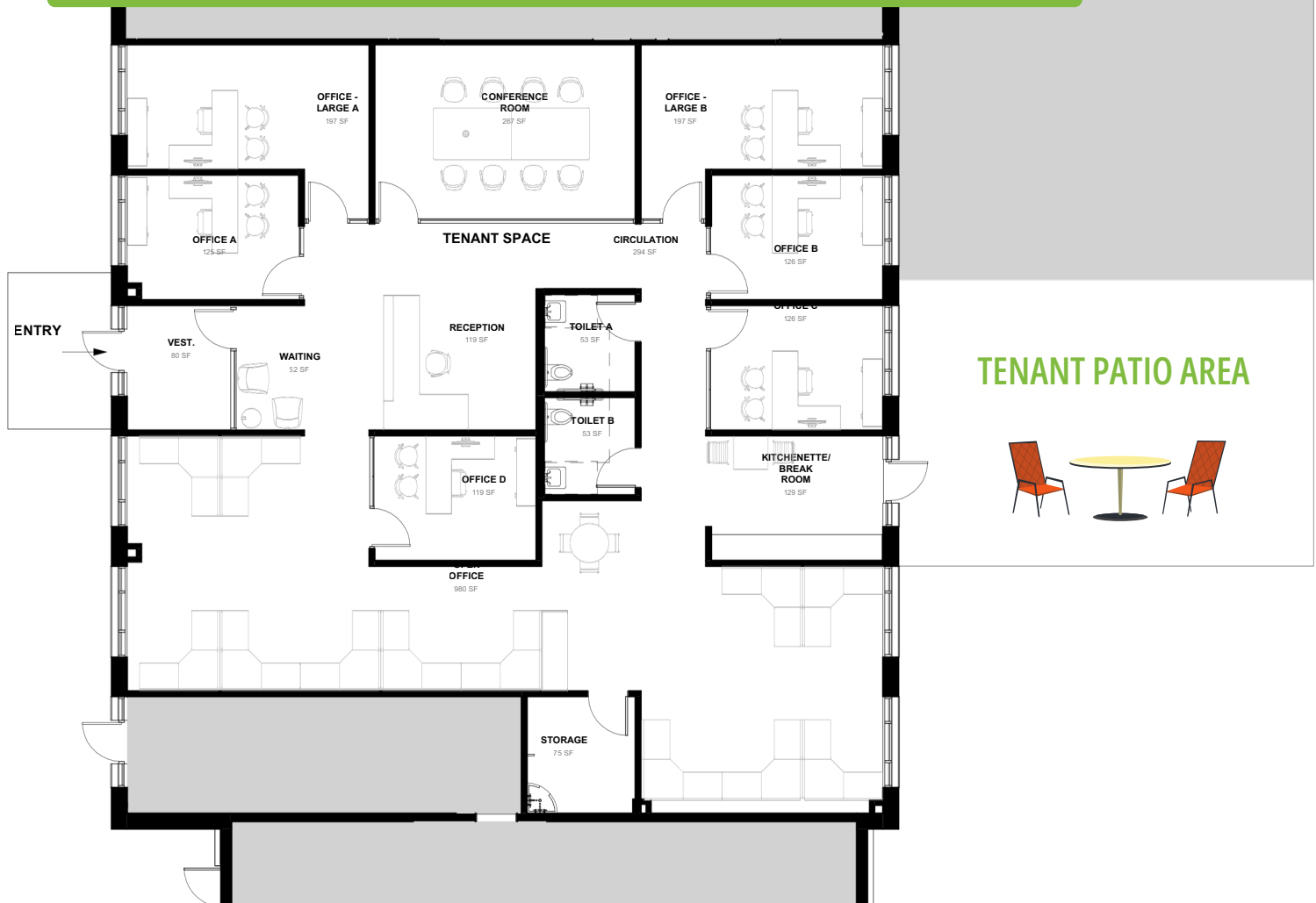


# JUSTUS OFFICE BUILDING

AVAILABLE OFFICE SPACE LAYOUT

TOTAL SF: 3,224 SF

## Turnkey Spec Suite – Designed for Modern Businesses



*\*Illustrates potential layout.*

# JUSTUS OFFICE BUILDING

INTERIOR OFFICE 3D RENDERING

Turnkey Spec Suite – Designed for Modern Businesses



*\*Illustrates potential layout.*

# Justus Office Building



# Private Tenant Entrance

# SITE PLAN

## JUSTUS HQ OFFICE BUILDING



SHARED TENANT PATIO

# THRIVING NOBLESVILLE HUB POISED FOR RAPID GROWTH...

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.





# JUSTUS OFFICE BUILDING

OFFICE SPACE AVAILABILITY

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

the  
**Justus**  
companies

**ALO**  
property group