

Prime location near the Fishers District with
easy access and abundant amenities

10022 LANTERN RD | FISHERS, IN

Colliers

FOR SALE OR LEASE



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10022 Lantern Road

FISHERS, IN 46037

± 20,669 SF office flex building

Suite 600: ± 7,100 SF available immediately (divisible)

Suite 100: ± 12,700 SF available 1/1/2027

Owner-occupant opportunity with income

Prime location in the heart of one of the wealthiest & fastest growing suburbs in the USA

Abundance of natural light throughout the building

High-end interior finish quality and three (3) drive-in doors

± 4.89 / 1,000 SF parking ratio

Parking lot is fully repaired – new painted lines, sealed cracks & freshly paved

FOR SALE

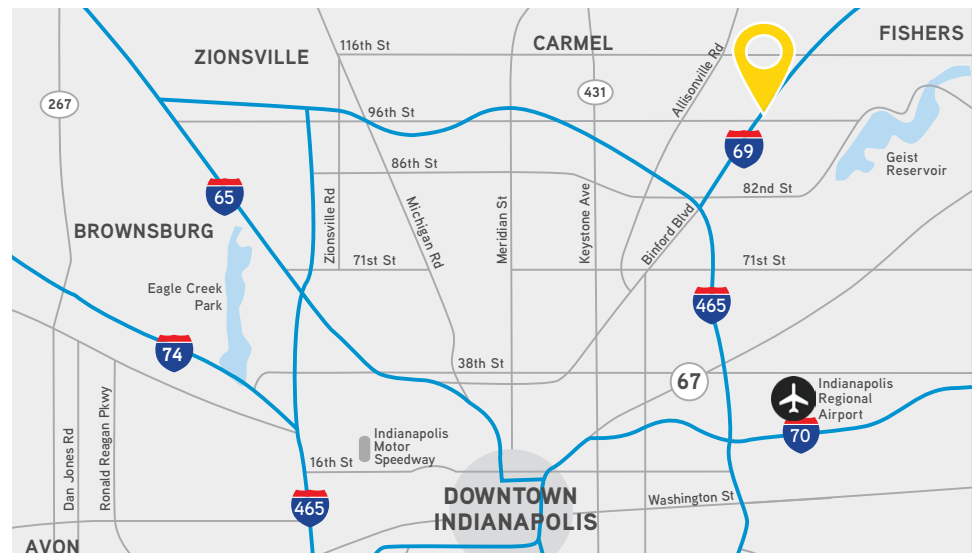
\$3,300,000.00 (\$159.66 / SF)

FOR LEASE

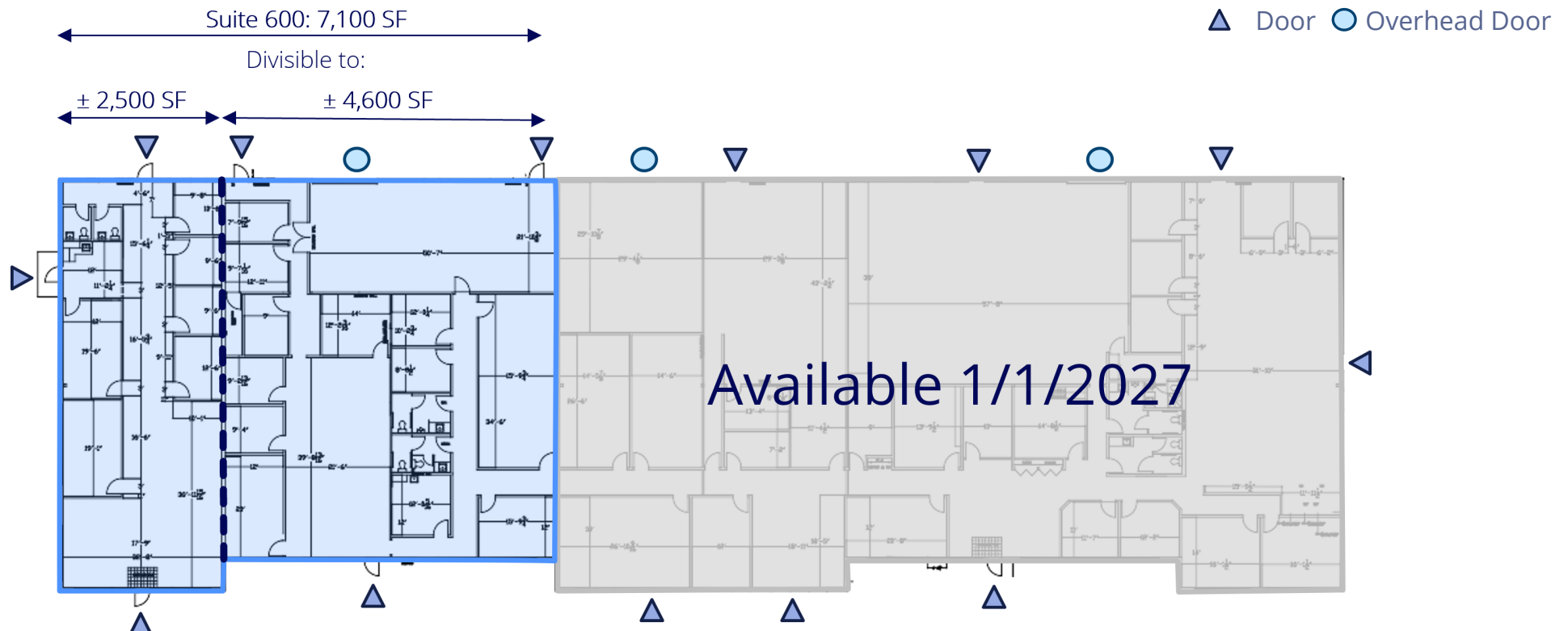
\$17.50 / SF Modified Gross

Property Details

Total Area	± 20,669 SF
Land Area	± 1.95 acres
Parking	±4.89 / 1,000 SF
Year Built	1993
Zoning	I-1 Industrial
Clear Height	14'5"
Drive-in Doors	Two (2)
County	Hamilton
Submarket	Northeast



Floor Plan

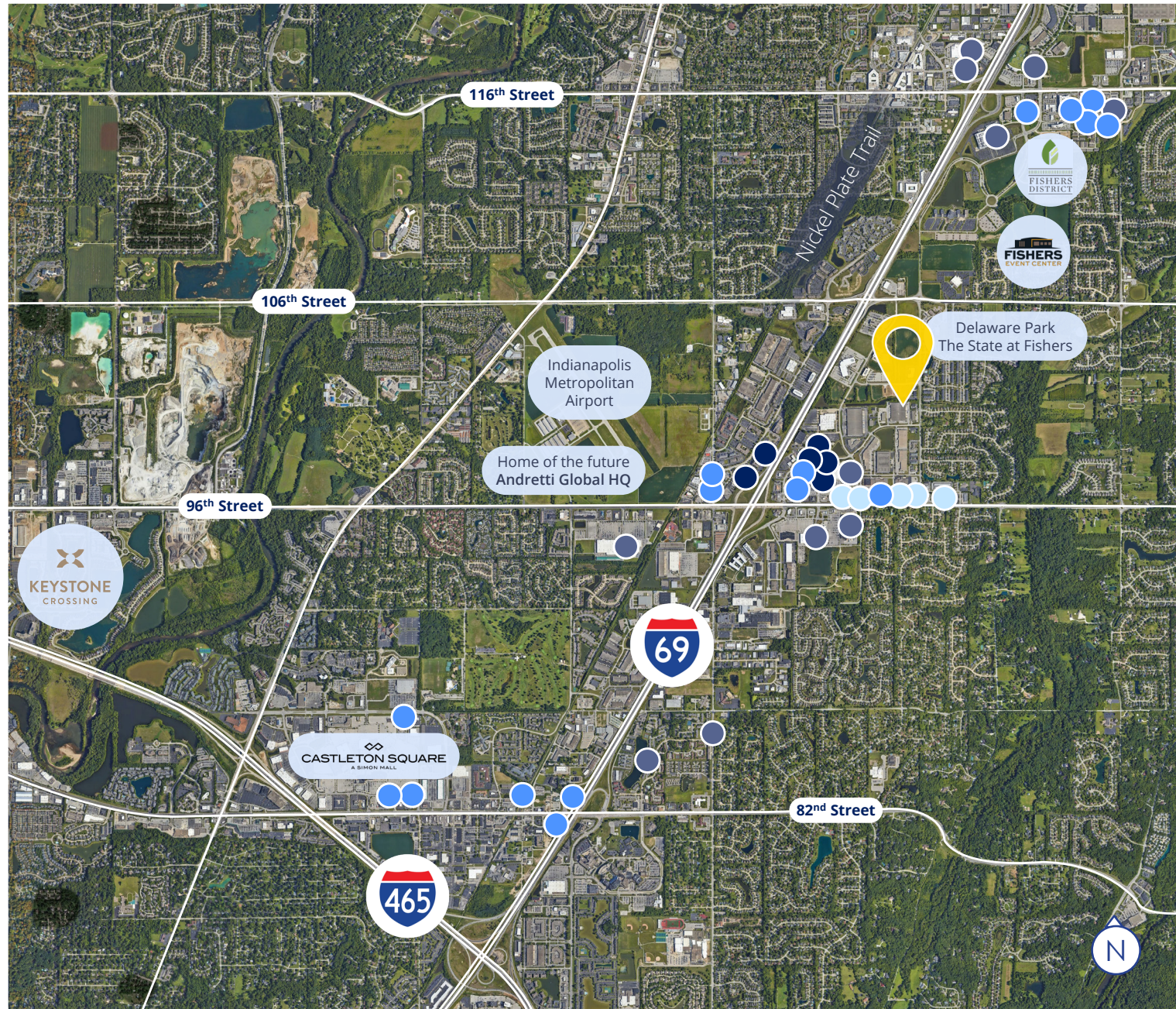


Well maintained
flex-office building
with excellent access
to I-69 and SR 37



Location & Amenities

- LODGING**
 - Best Western Fishers
 - Comfort In & Suites
 - Hilton Garden
 - Holiday Inn Express
 - Residence Inn by Marriott
 - Staybridge Suites
- RESTAURANTS**
 - 1933 Lounge by St Elmo
 - Applebee's Grill + Bar
 - Bubba's 33
 - Buca di Beppo
 - Charleston
 - Chicken Salad Chick
 - Cracker Barrel
 - La Peep
 - Olive Garden
 - Panera Bread
 - Peterson's
 - Portillo's
 - Sangrita Grill + Cantina
 - Starbucks
 - Sun King
 - Wolfies Grill
 - The HC Tavern +Kitchen
 - Twin Peaks
- BANKING**
 - Chase
 - Huntington
 - PNC Bank
 - Regions Bank
 - Star Financial
- RETAIL & ENTERTAINMENT**
 - Ikea
 - Kohls
 - Kroger's
 - Lifetime Fitness
 - Meijer's
 - Menards
 - Sam's Club
 - Target
 - Top-Golf
 - Wal-Mart



Building Photos



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