



Executive Office Suites on Emerging West Side

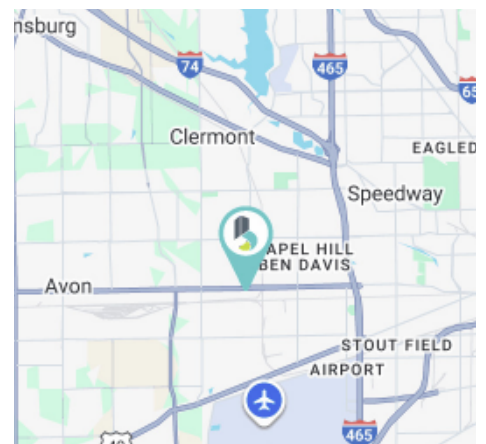
8355 Rockville Rd., Indianapolis, IN 46234

Situated at the southwest corner of Rockville Road and Country Club Road, the Cloverleaf Building offers simple and elegant office space with fantastic visibility and access.

Highlights

- Excellent visibility along a major traffic thoroughfare
- Line-list of building amenities, including: Tranquil wooded setting, ample parking, EV chargers, geothermal HVAC, solar energy, and shared conference room/kitchen

Lease Rate	Negotiable
Available SF	214 -1,881 SF
Building Size	33,800 SF



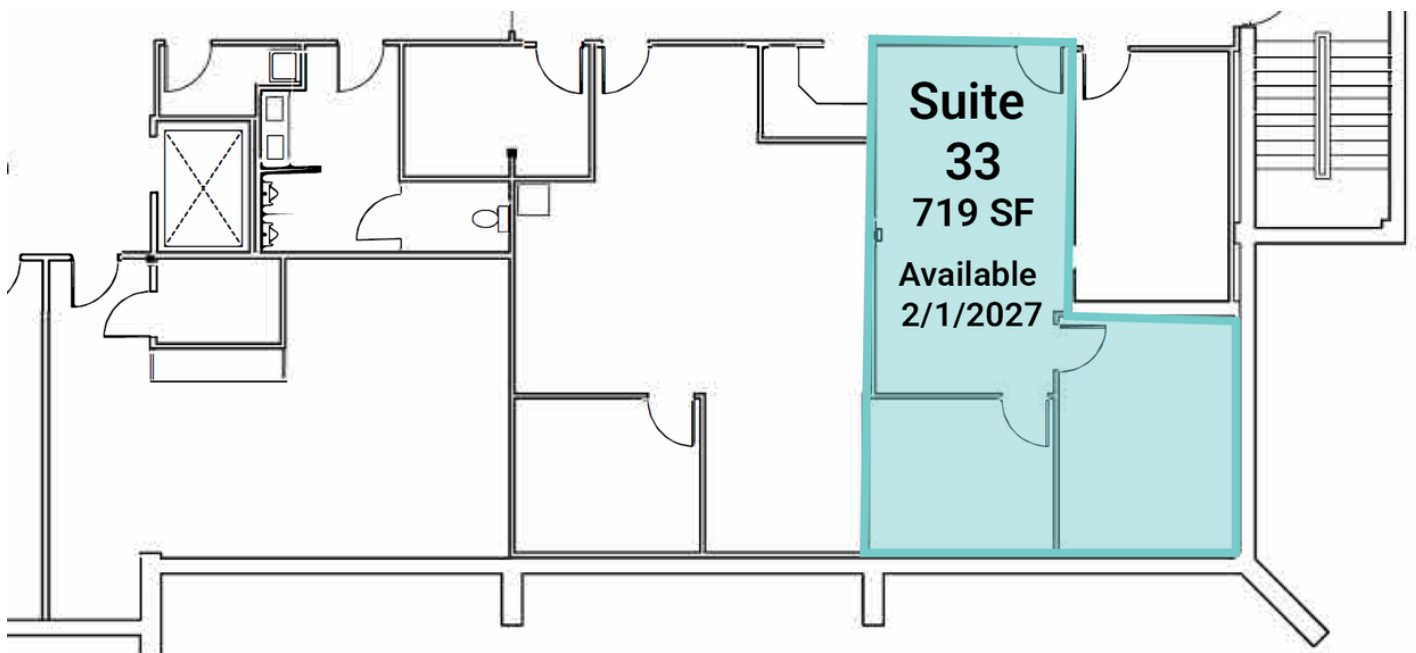
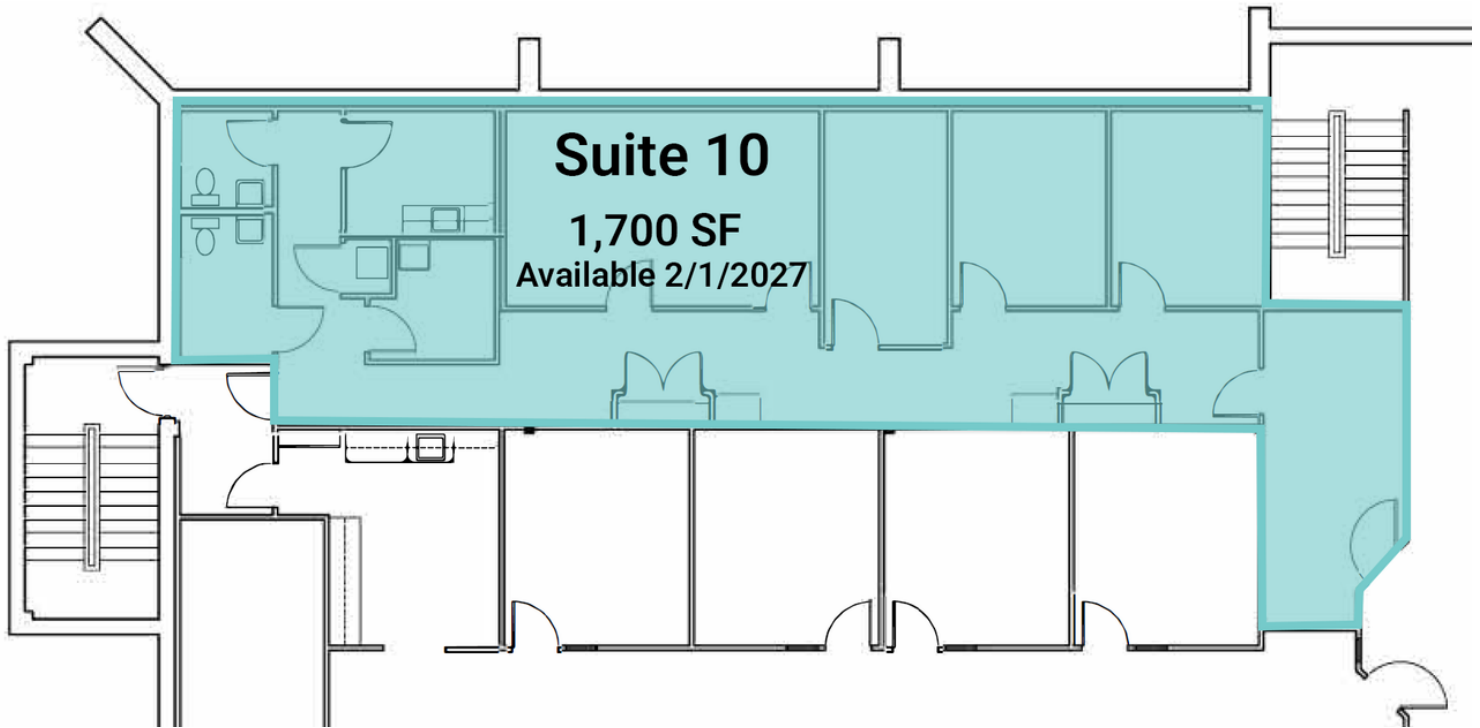
Photographs



Available Spaces

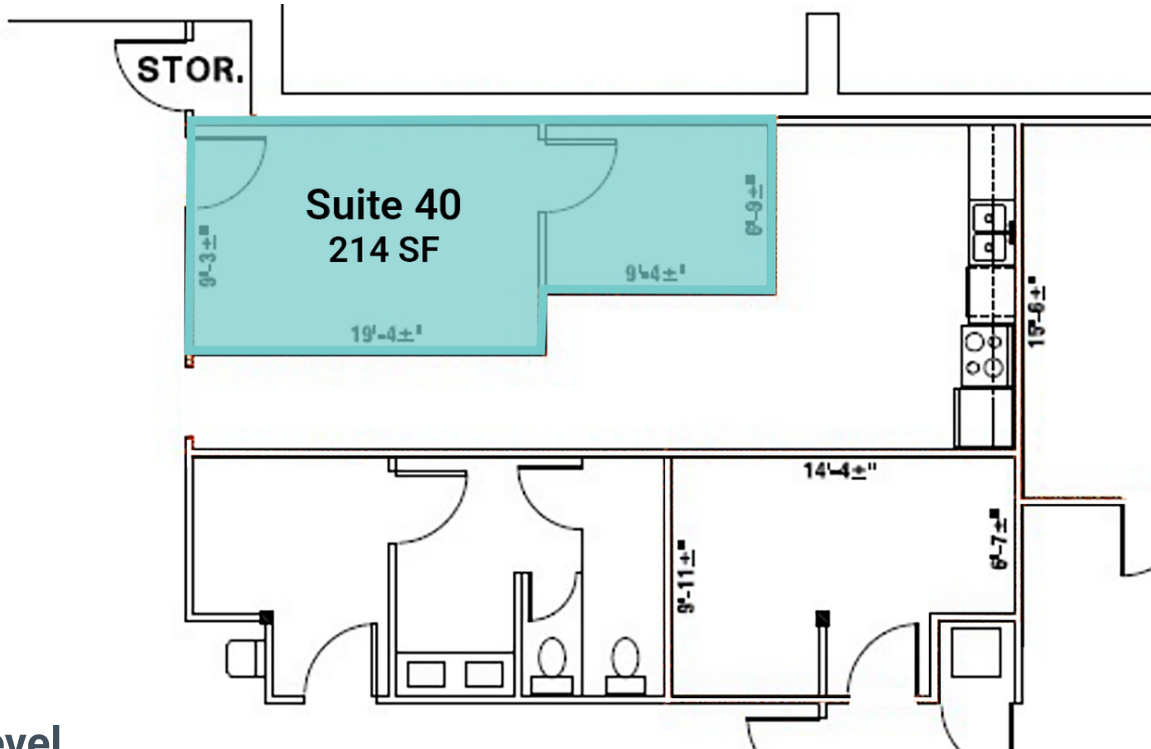
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 100	-	2,445 SF	Full Service	\$17.50 SF/yr	-
Suite 110	-	1,859 SF	Full Service	\$17.50 SF/yr	-
Suite 120	-	2,812 SF	Full Service	\$17.50 SF/yr	-
Suite 130	Available	1,881 SF	Full Service	\$17.50 SF/yr	Available Immediately
Suite 200	-	4,045 SF	Full Service	\$17.50 SF/yr	-
Suite 210	-	4,045 SF	Full Service	Negotiable	-
Suite 10	Coming Soon	1,700 SF	Full Service	\$14.50 SF/yr	Available 2/1/2027
Suite 20	-	3,300 SF	Full Service	Negotiable	-
Suite 31	-	128 SF	Full Service	Negotiable	-
Suite 32	-	860 SF	Full Service	Negotiable	-
Suite 33	Coming Soon	719 SF	Full Service	\$920 per month	Available 2/1/2027
Suite 34	-	215 SF	Full Service	Negotiable	-
Suite 35	-	541 SF	Full Service	Negotiable	-
Suite 36	-	395 SF	Full Service	Negotiable	-
Suite 37	-	164 SF	Full Service	Negotiable	-
Suite 40	Available	214 SF	Full Service	\$650 per month	Available Immediately

Lower Level

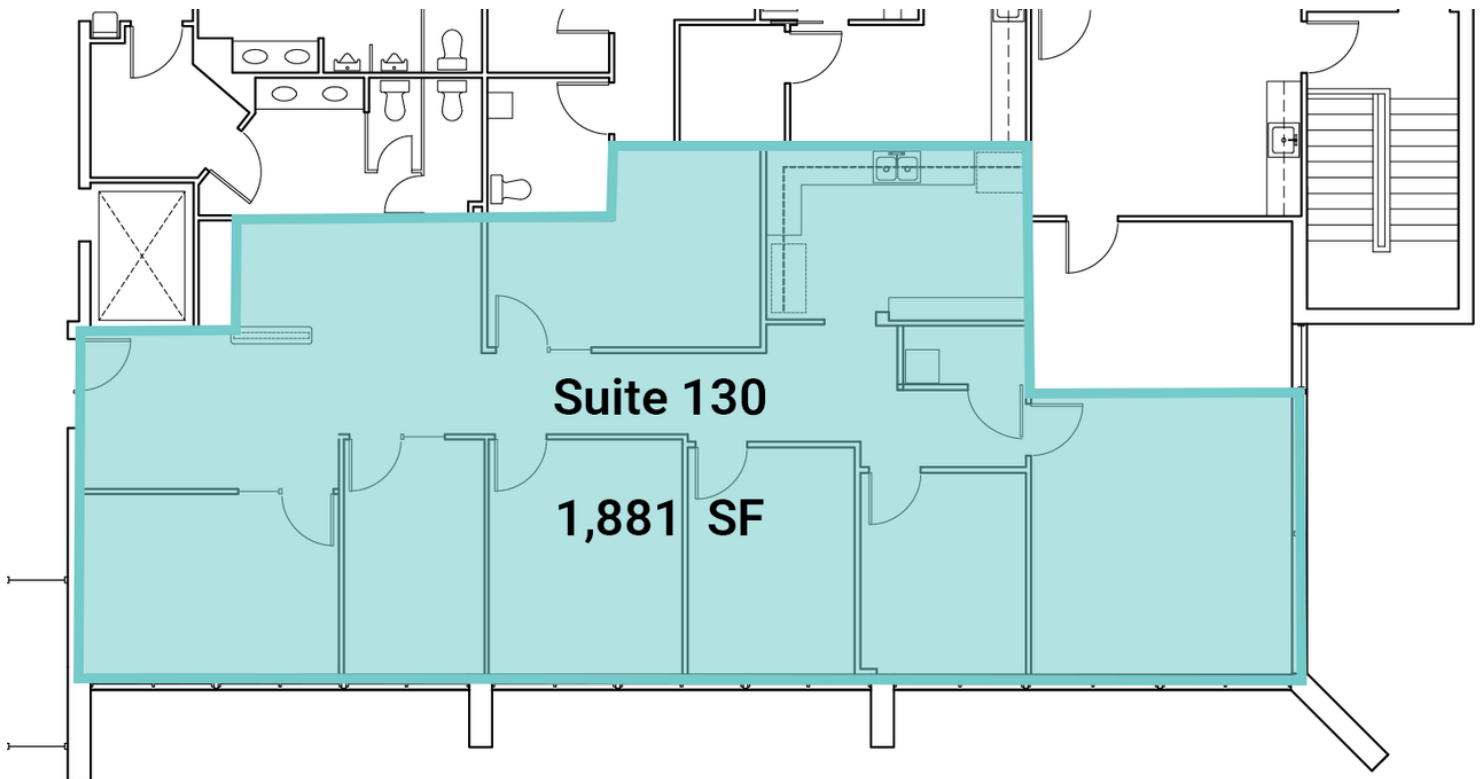


Floor Plans

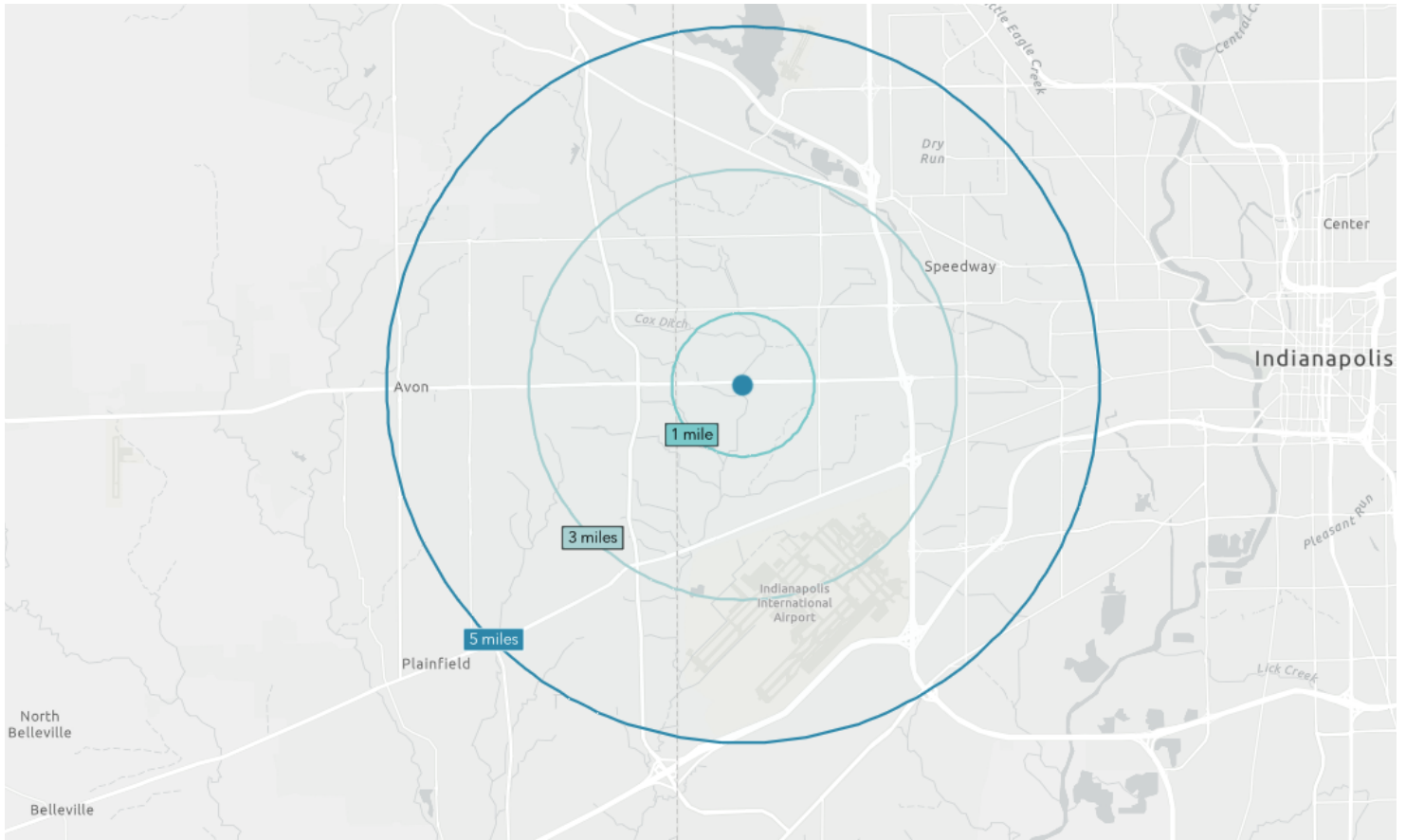
Lower Level



Main Level



Demographics



Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,407	68,528	172,668
Average Age	36.8	35.0	34.1
Average Age (Male)	33.2	33.5	32.7
Average Age (Female)	38.8	36.1	35.4
Total Households	3,009	25,994	66,817
# of Persons per HH	2.46	2.60	2.56
Average HH Income	\$95,120	\$90,820	\$90,317
Average House Value	\$270,822	\$263,146	\$258,075