

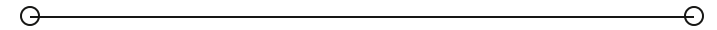


FOR LEASE

+/- 2,100 SF Fountain Square Commercial Suite

870 VIRGINIA AVENUE

Indianapolis, IN 46203



PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

NICK O'PATTERSON

Phone: 317.586.0541

nick.opatterson@svn.com

IN #RB25000914



PROPERTY SUMMARY



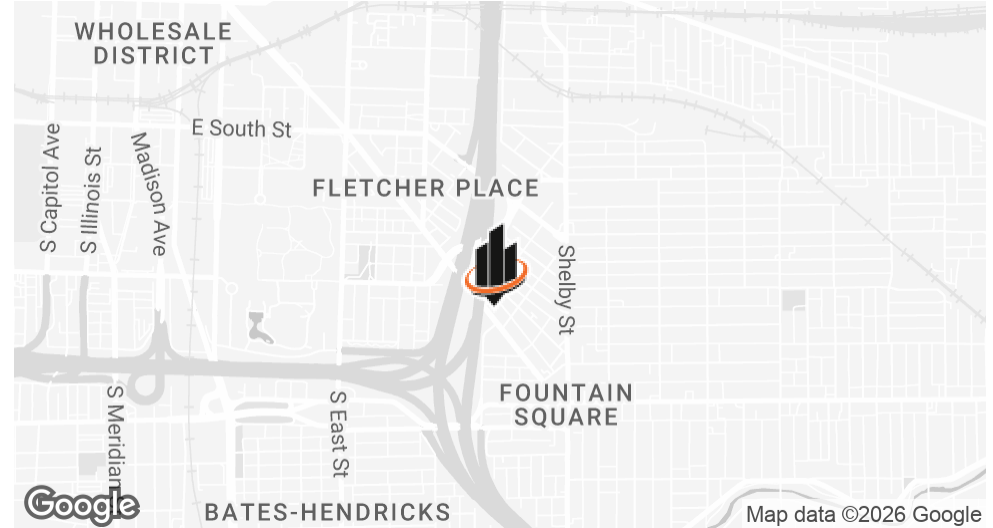
OFFERING SUMMARY

LEASE RATE:	\$21 / SF MG + \$3.30 OPEX (2025)
AVAILABLE SF:	+/- 2,133 SF
LOT SIZE:	0.24 Acres
ZONING:	C5

3D TOUR

JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

NICK O'PATTERSON
O: 317.586.0541
nick.opatterson@svn.com
IN #RB25000914



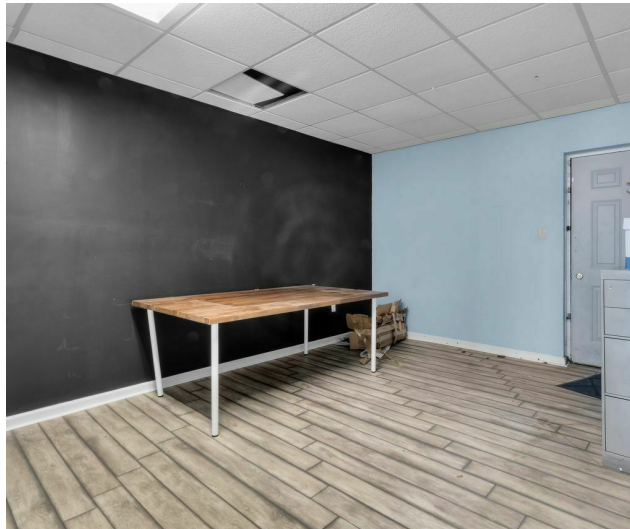
PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present this 2,100 SF office space for lease. This space offers an open and functional layout, making it ideal for office, service, and small retail use. The space includes on-site parking and will be available April 1, 2026.

PROPERTY HIGHLIGHTS

- +/- 2,100 SF office space available for lease
- Ideal for office, service, and small retail use
- On-site parking
- Excellent visibility and accessibility along Virginia Ave
- Operating Expenses Include: Trash, Mowing, & Utilities

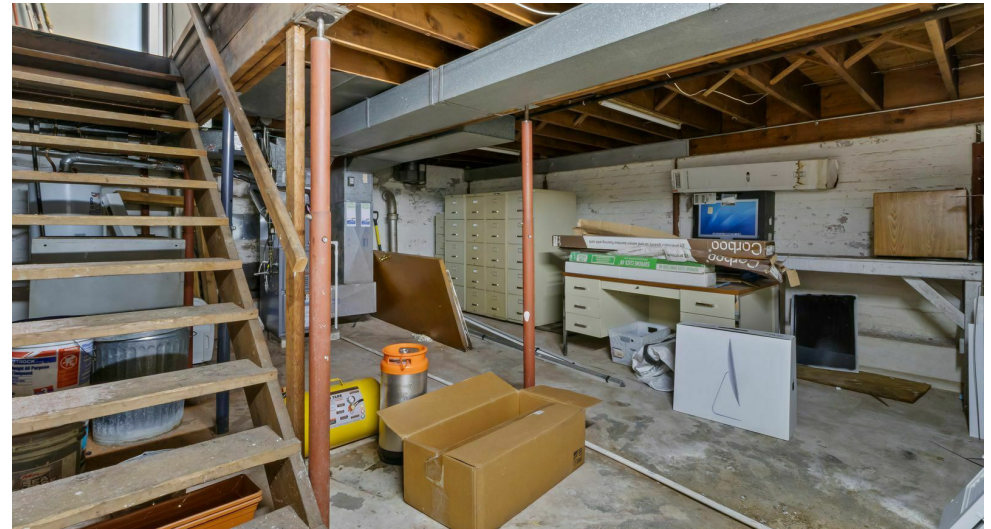
FIRST FLOOR



JESS LAWHEAD, SIOR, CCIM, CBI
 O: 317.447.4403
jess.lawhead@svn.com
 IN #RB14047741

NICK O'PATTERSON
 O: 317.586.0541
nick.opatterson@svn.com
 IN #RB25000914

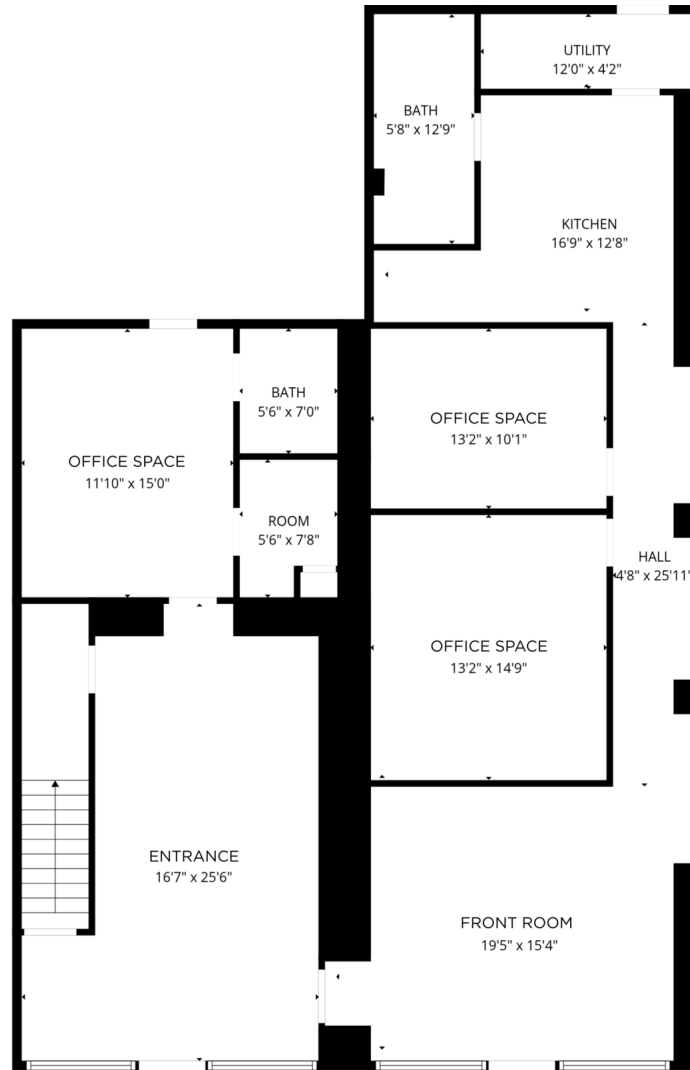
SECOND FLOOR & BASEMENT



JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

NICK O'PATTERSON
O: 317.586.0541
nick.opatterson@svn.com
IN #RB25000914

MAIN LEVEL

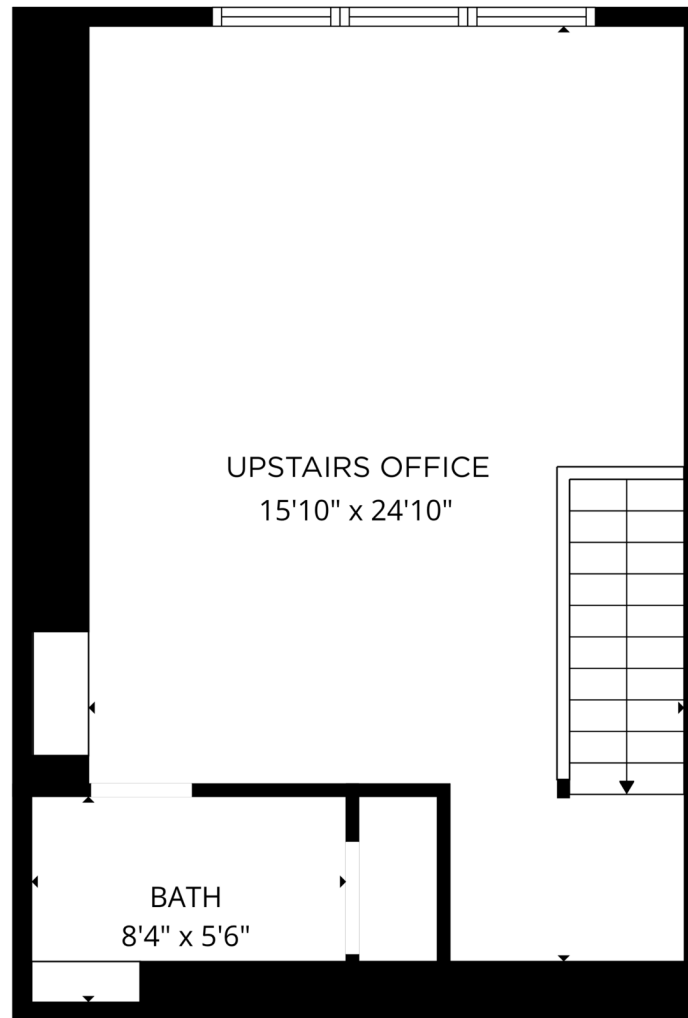


JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

NICK O'PATTERSON
O: 317.586.0541
nick.opatterson@svn.com
IN #RB25000914

3D TOUR

SECOND LEVEL

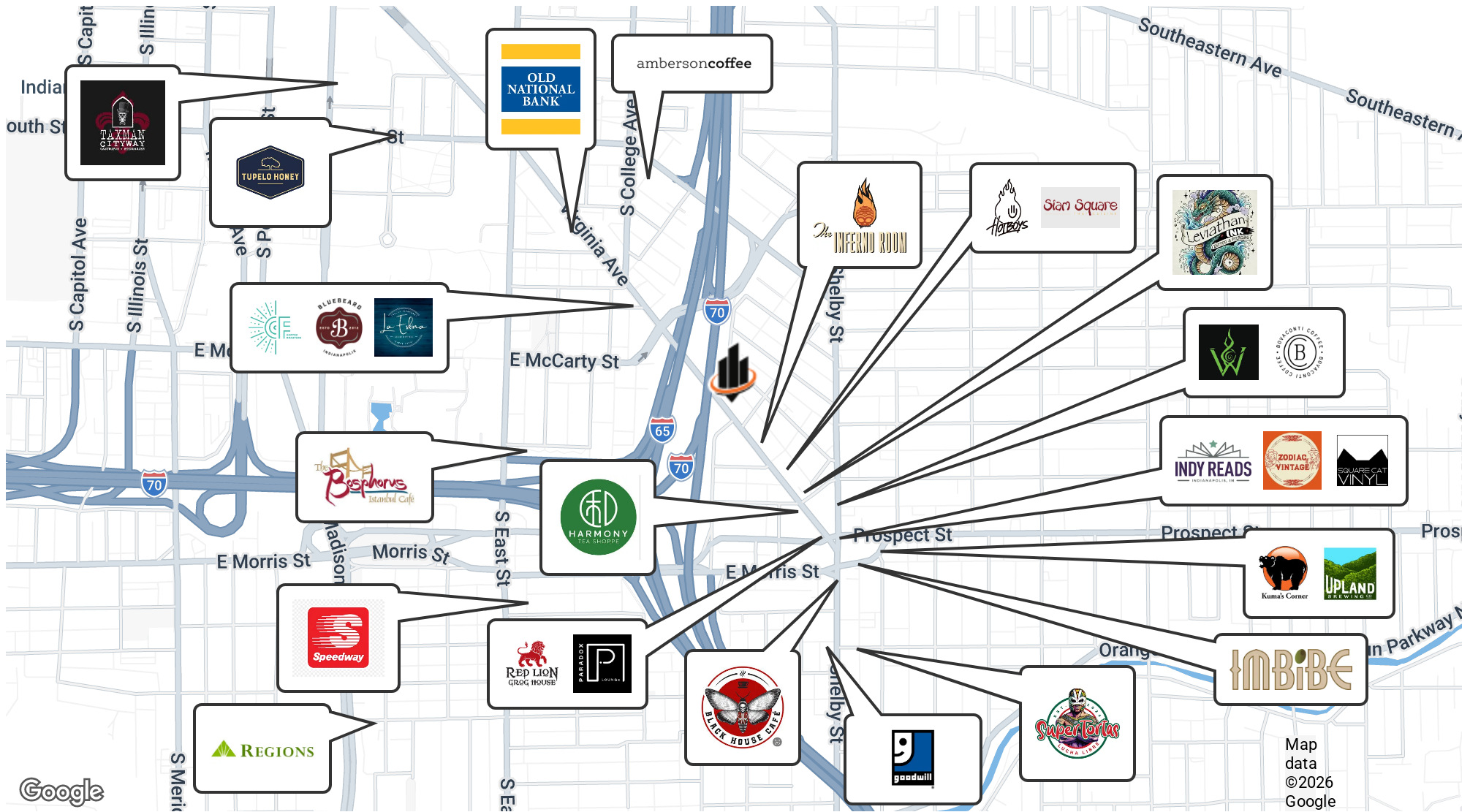


JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

NICK O'PATTERSON
O: 317.586.0541
nick.opatterson@svn.com
IN #RB25000914

3D TOUR

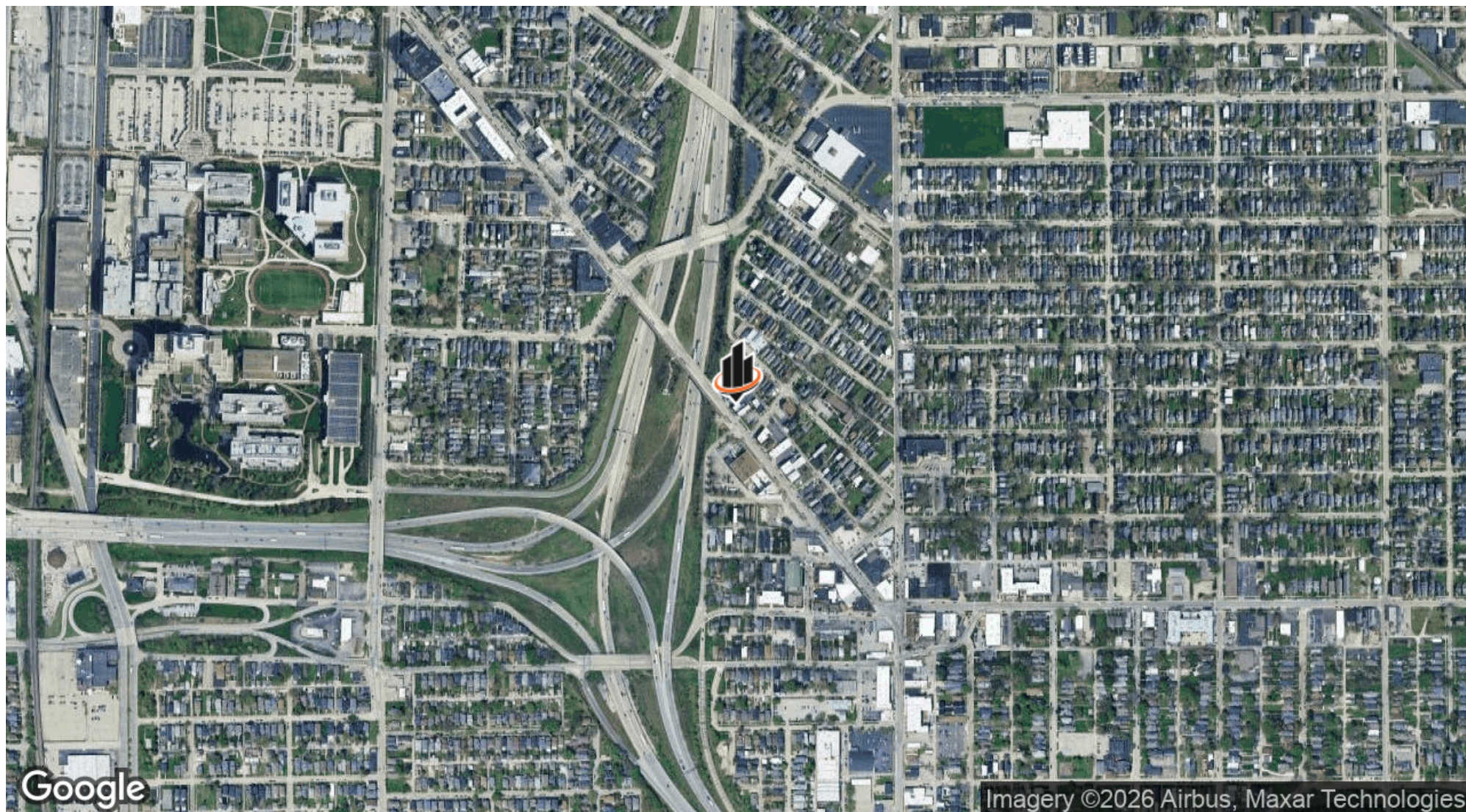
RETAILER MAP



JESS LAWHEAD, SIOR, CCIM, CBI
 O: 317.447.4403
 jess.lawhead@svn.com
 IN #RB14047741

NICK O'PATTERSON
 O: 317.586.0541
 nick.opatterson@svn.com
 IN #RB25000914

LOCATION MAP



JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

NICK O'PATTERSON
O: 317.586.0541
nick.opatterson@svn.com
IN #RB25000914