

LAWRENCE CENTRE BUSINESS PARK

5640-5680 Caito Drive, Indianapolis, IN 46226

FOR LEASE



PROPERTY HIGHLIGHTS

- New ownership and management
- New updates including parking lot, landscaping and exterior improvements
- garden style suites
- Convenient access to Shadeland Avenue and minutes from I-465 and I-70
- Easy commute to Downtown Indianapolis
- Central northeast location serving a broad employee base
- Nearby retail, restaurants, and service amenities
- Multi-tenant office building with flexible suite sizing options
- Mix of private offices, open work areas, and conference space
- Ample on-site parking for tenants and visitors
- Professionally managed property
- Strong value proposition for cost-conscious users

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (MG)
Available SF:	1,612 - 9,000 SF
Building Size:	59,858 SF

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PROPERTY DESCRIPTION

Step into the future of office leasing at 5640-5680 Caito Drive. Under new ownership and management, this multi-tenant office building offers newly updated garden-style suites with a mix of private offices, open work areas, and conference space. Enjoy convenient access to Shadeland Avenue, I-465, and I-70, ensuring an easy commute to Downtown Indianapolis. With ample on-site parking, professionally managed facilities, and a strong value proposition for cost-conscious users, this property is designed to meet the diverse needs of today's businesses. Discover the perfect space for your organization, complete with new parking lot, landscaping, and exterior improvements, all in a central northeast location serving a broad employee base.

LOCATION DESCRIPTION

Nestled within the Lawrence Centre Business Park in Indianapolis, the area surrounding the property offers an array of amenities and points of interest for prospective office tenants. Just minutes away, tenants can explore the vibrant retail, dining, and service options that enhance the local area. Additionally, with convenient access to major thoroughfares such as Shadeland Avenue, I-465, and I-70, commuting to and from the property is a breeze, creating an ideal setting for a wide range of businesses. Embrace the dynamic energy of the area and enjoy the proximity to Downtown Indianapolis, providing access to the city's bustling professional and cultural scene.

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LEASE INFORMATION

Lease Type: MG

Lease Term: Negotiable

Total Space: 1,612 - 9,000 SF

Lease Rate: \$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5660 - Suite 100	Available	9,000 SF	Modified Gross	\$15.00 SF/yr
Building 2 - 5650	Available	8,540 SF	Modified Gross	\$15.00 SF/yr
5660 - Suite 120	Available	1,612 SF	Modified Gross	\$15.00 SF/yr
5660 - Suite 130	Available	1,800 SF	Modified Gross	\$15.00 SF/yr
Building 4 - 5664	Available	4,334 SF	Modified Gross	\$15.00 SF/yr
5670 - Suite 100	Available	4,328 SF	Modified Gross	\$15.00 SF/yr
5670 - Suite 130	Available	2,163 SF	Modified Gross	\$15.00 SF/yr
5670 - Suite 130	Available	2,104 SF	Modified Gross	\$15.00 SF/yr
5670 - Suite 160	Available	3,803 SF	Modified Gross	\$15.00 SF/yr

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