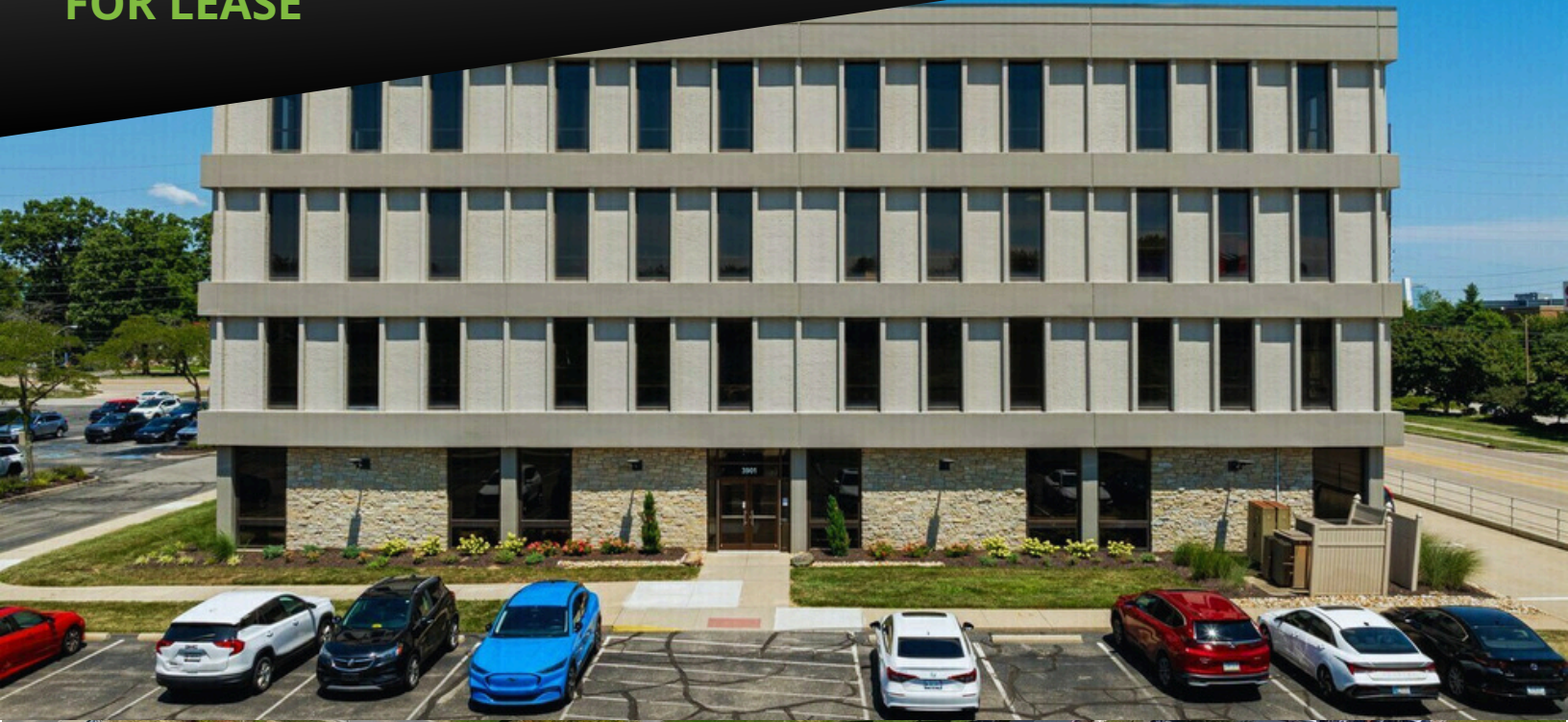


Prime Office Space Opportunity

3901 West 86th Street, Indianapolis, IN 46268

FOR LEASE



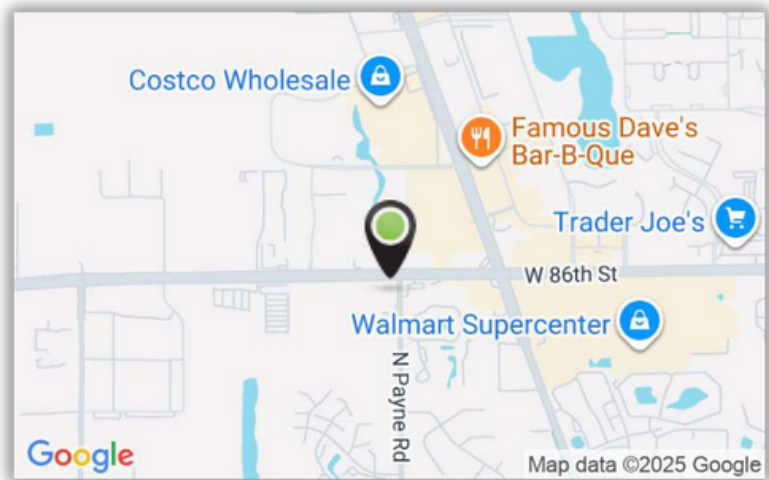
General Medical/Office

1,784 – 7,891 SF



[VIEW WEBSITE](#)

Position your business at 3901 W 86th Street, strategically located right off the highly traveled **Michigan Road corridor**. This prime location not only offers excellent visibility and convenient access for both clients and employees, but it also places you in the heart of one of Indianapolis' most dynamic commercial areas. Just minutes from the iconic **Pyramids** office complex and surrounded by a thriving mix of major employers, national retailers, medical facilities, and popular dining destinations, this address ensures your business benefits from both prestige and practicality. The high daytime population, strong traffic counts, and immediate access to interstates make this a well-connected hub where businesses can thrive.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,078	25,651	62,424
Total Population	6,163	59,578	150,793
Average HH Income	\$78,249	\$109,105	\$130,129

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LEASE HIGHLIGHTS

- **Prime Location** – Positioned along the highly traveled Michigan Road corridor with easy access to I-465.
- **Near the Pyramids** – Minutes from the iconic Pyramids office complex and surrounding professional centers.
- **High Visibility** – Strong traffic counts provide excellent exposure for your business
- **Thriving Commerce Hub** – Surrounded by major employers, medical facilities, and corporate campuses.
- **Abundant Amenities** – Close to shopping, dining, and retail destinations for convenience and employee satisfaction.
- **Business Advantage** – A prestigious address combining visibility, connectivity, and growth opportunity.
- **Client-Friendly Access** – Easy in-and-out access makes visits seamless for customers and partners.
- **Established Submarket** – Located in one of Indianapolis' most recognizable and in-demand business corridors.



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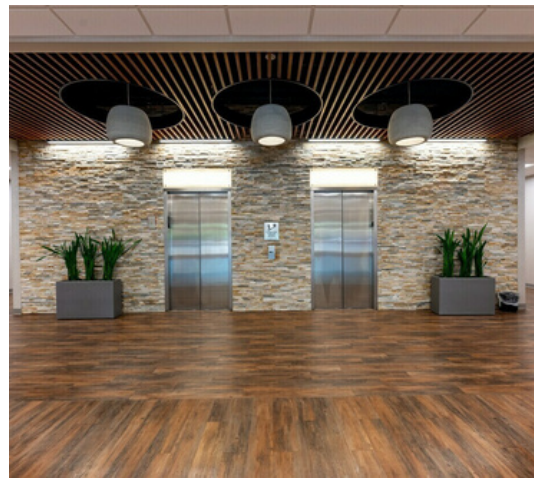
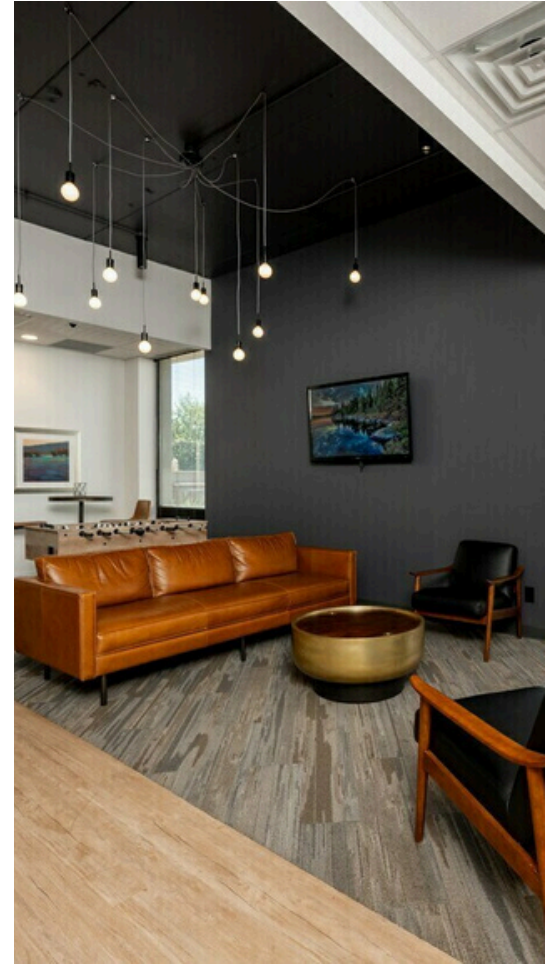


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PROPERTY PHOTOS



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RETAIL MAP



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