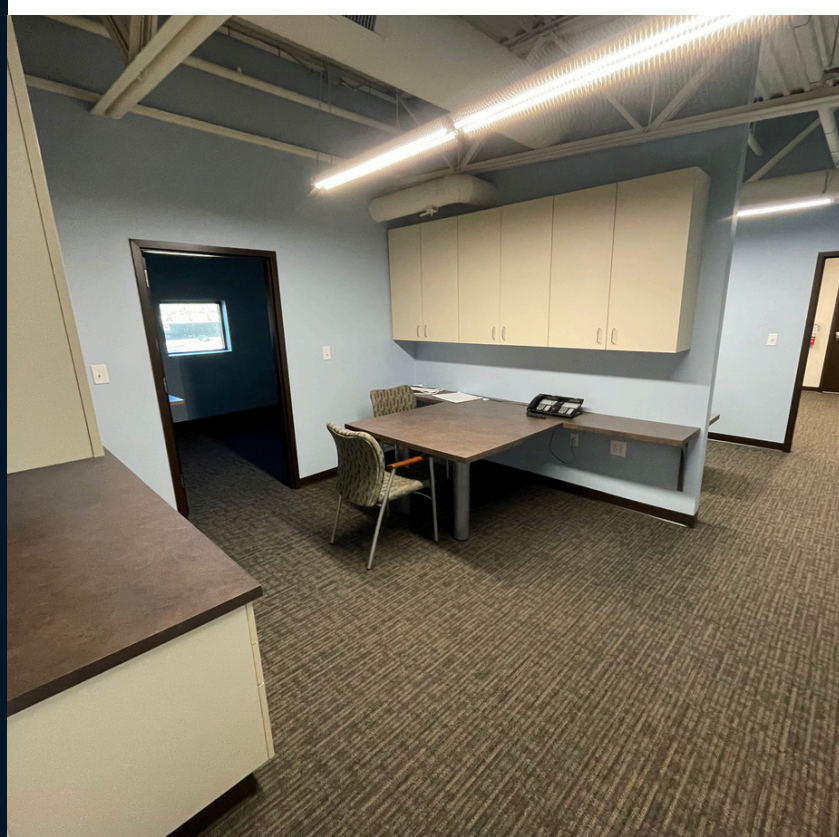
 **JLL** SEE A BRIGHTER WAY

Second floor for sublease

2,452 sf
with elevator access

8570 Northwest Blvd
Indianapolis, IN 46278



Property Overview & Demographics



Floor plan
Photos

- Move-in ready office space, could be converted to medical use
- Gross lease terms available
- Adjacent to Trader's Point Shopping Center, OrthoIndy, and Park 100 Industrial Park
- Excellent visibility from W. 86th Street and north/south bound I-465
- 35-minute drive to Indianapolis International Airport
- 35,142+ daily traffic via W. 86th Street
- 82,470+ daily traffic via I-465

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Source: ESRI 2024

	1 mile	3 miles	5 miles
Total population	954	31,456	127,774
Total households	340	13,556	52,233
Average HH income	\$176,391	\$127,563	\$118,510
Median age	44.9	40.3	36.9

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