



For Sale or Lease

- Single-story office/flex building for lease or sale
- Each suite has their own entrance and signage
- Ample surface parking
- Outstanding location on the northwest side of Indianapolis within close proximity to I-465, restaurants, retail and entertainment
- Part of larger Fortune Park setting
- Two tenants in place leasing 41% of building with potential of owner taking smaller space in building

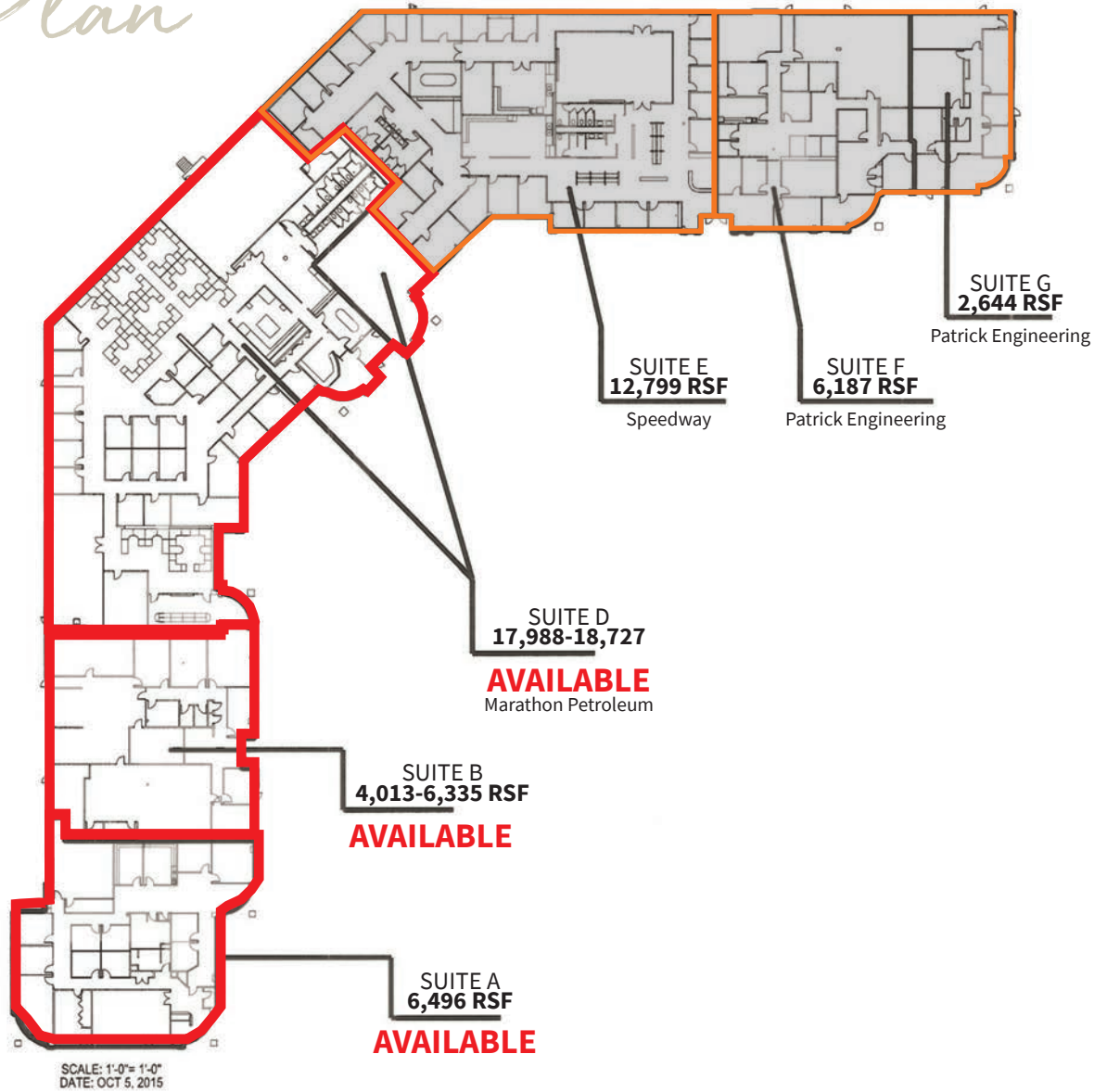
Fortune Park 14
8902 Vincennes Circle
Indianapolis, IN 46268

John Robinson
+1 317 810 7172
john.robinson@am.jll.com

Kellie LaMothe
+1 317 810 7692
kellie.lamothe@am.jll.com



Floor Plan



BUILDING SIZE:
52,449 SF



CEILING HEIGHT:
10'-14'



LAND AREA:
5.09 ACRES



DRIVE-IN DOORS:
ONE



STORIES:
ONE



AVAILABLE SF:
4,013-30,819 SF



PARKING:
SURFACE 4.5/1,000 SF
(237 SPACES)

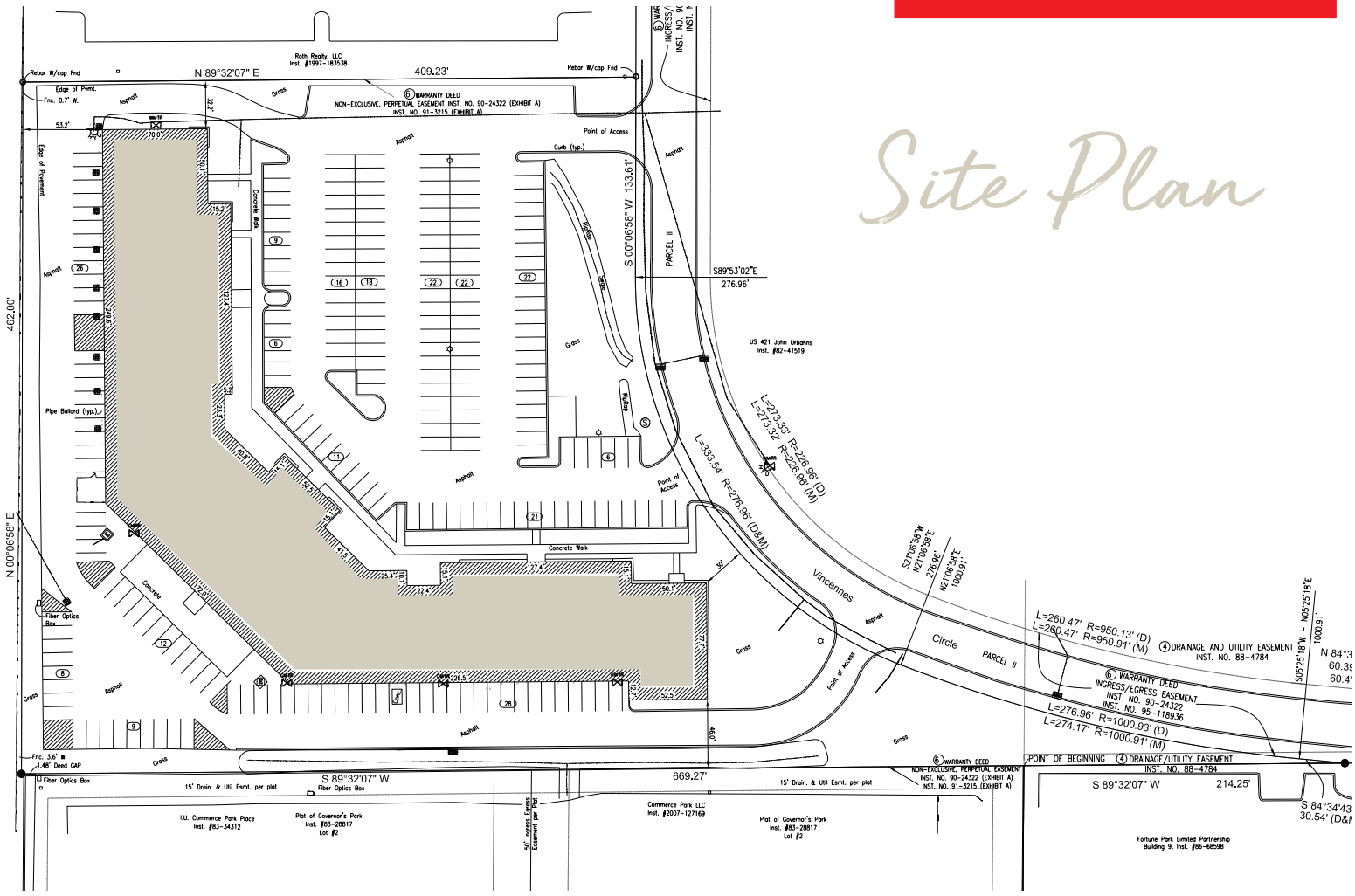


LEASED SPACE:
21,630 SF



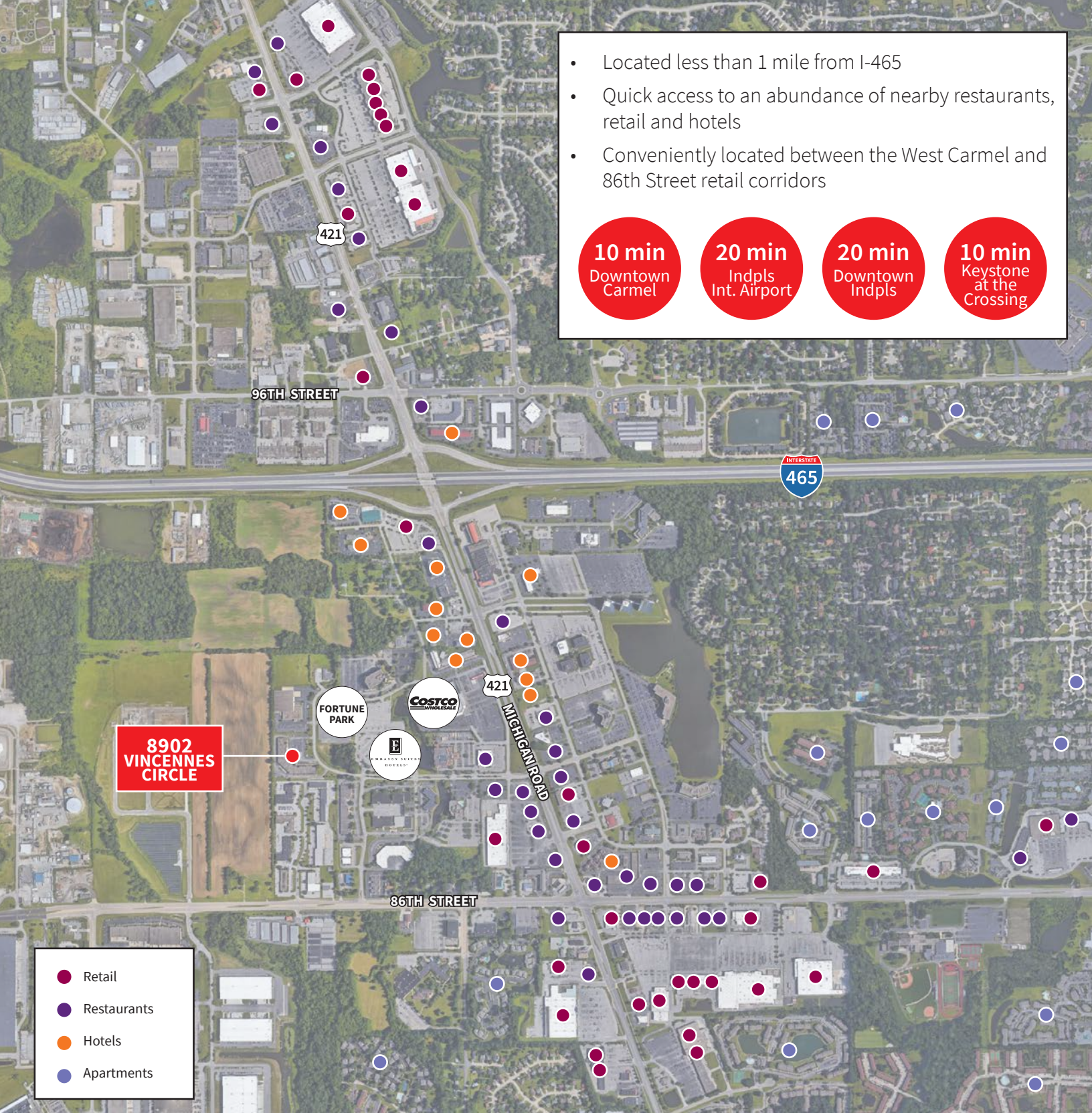
○ Access Points

- Easy access to US 421, with 2 stoplight access points
- Left/right ingress and egress from 86th Street



Site Plan

Fortune Park Limited Partnership
Building 9, Inst. #86-6598



- Located less than 1 mile from I-465
- Quick access to an abundance of nearby restaurants, retail and hotels
- Conveniently located between the West Carmel and 86th Street retail corridors

10 min
Downtown Carmel

20 min
Indpls Int. Airport

20 min
Downtown Indpls

10 min
Keystone at the Crossing

8902 VINCENNES CIRCLE

FORTUNE PARK
COSTCO WHOLESALE
EMBASSY SUITES

- Retail
- Restaurants
- Hotels
- Apartments

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