

*Available
for Lease*



10300 Kincaid Drive

Fishers, Indiana 46038

Facility highlights

- Size 193,000 s.f.
- Divisible to 25,000 s.f.
- Available January 31, 2017 (potentially earlier)
- Parking 994, 5.15/1,000
- Location in Fishers, IN I-69 and 106th Street
- State of the art call center, back office operations center
- Furniture available
- Fiber optics
- Infrastructure fully backed-up data center with generator
- New, full interchange at 106th Street coming in 2016

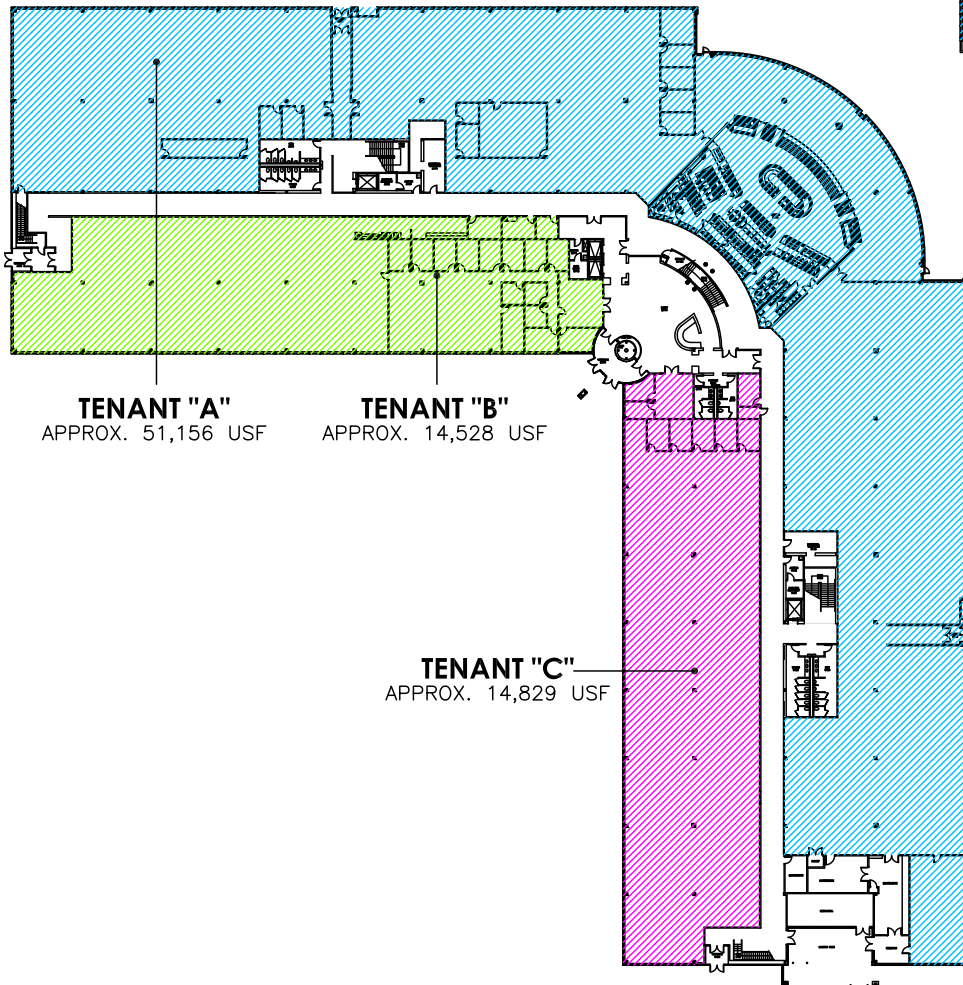
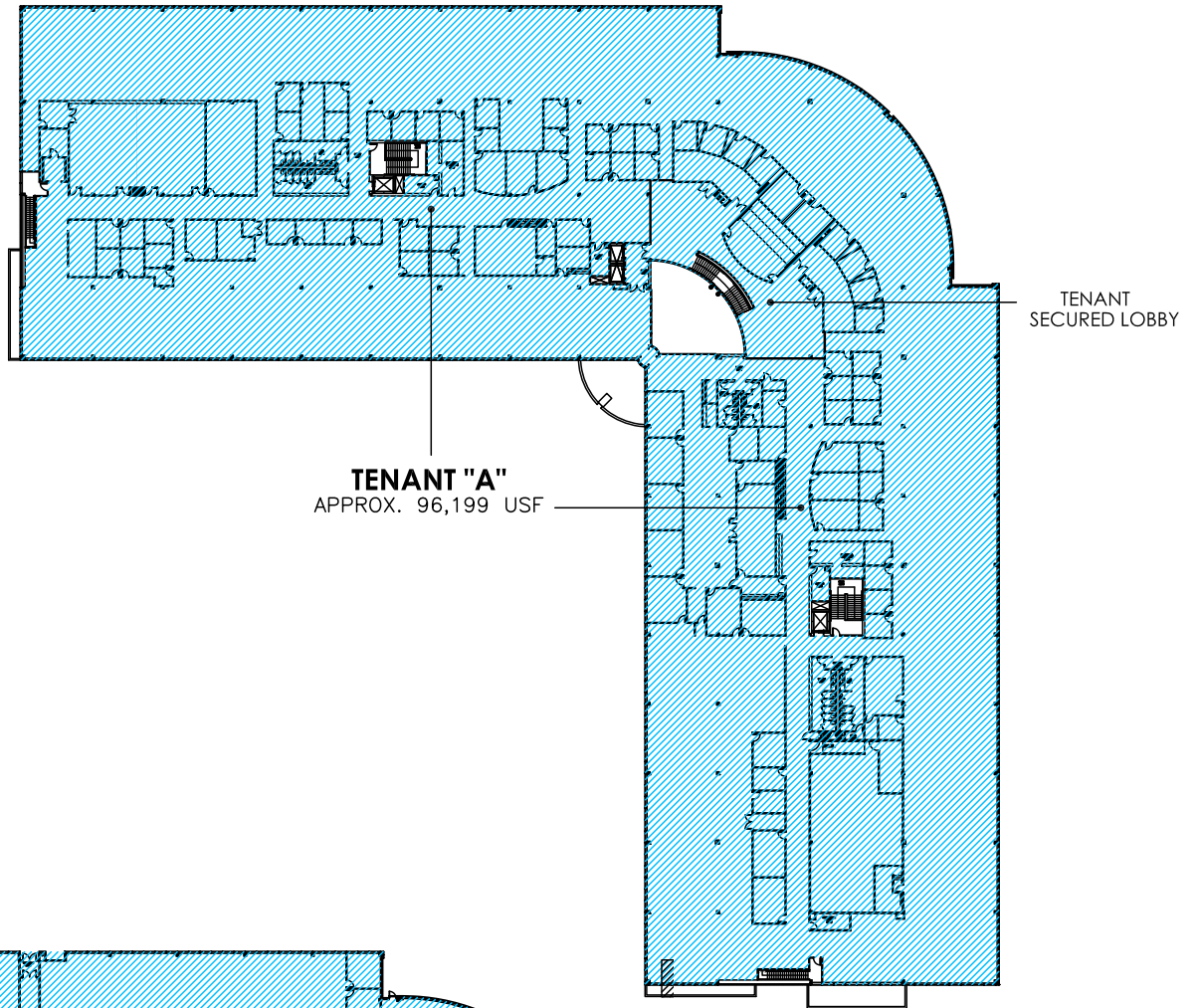




Property features

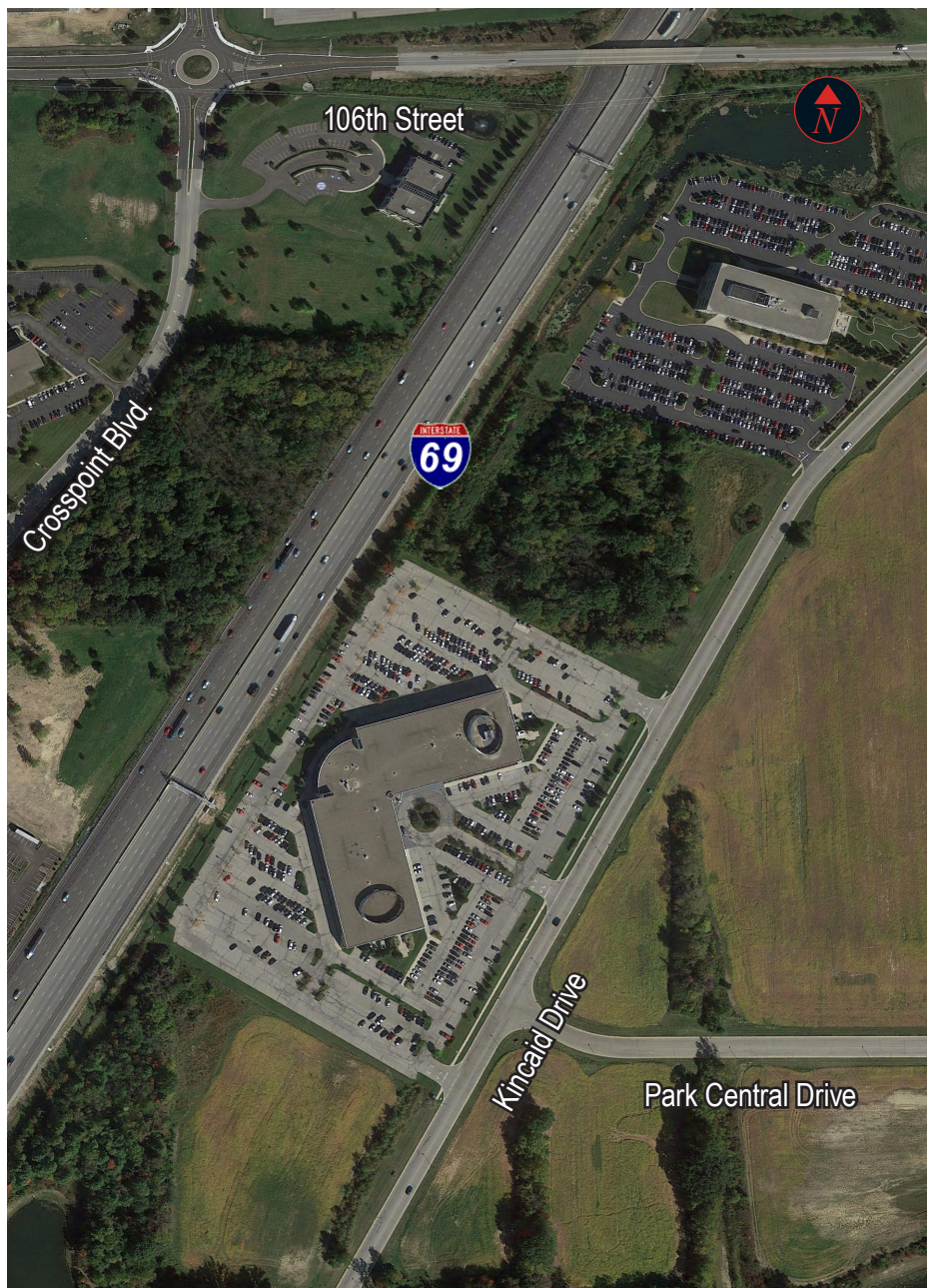
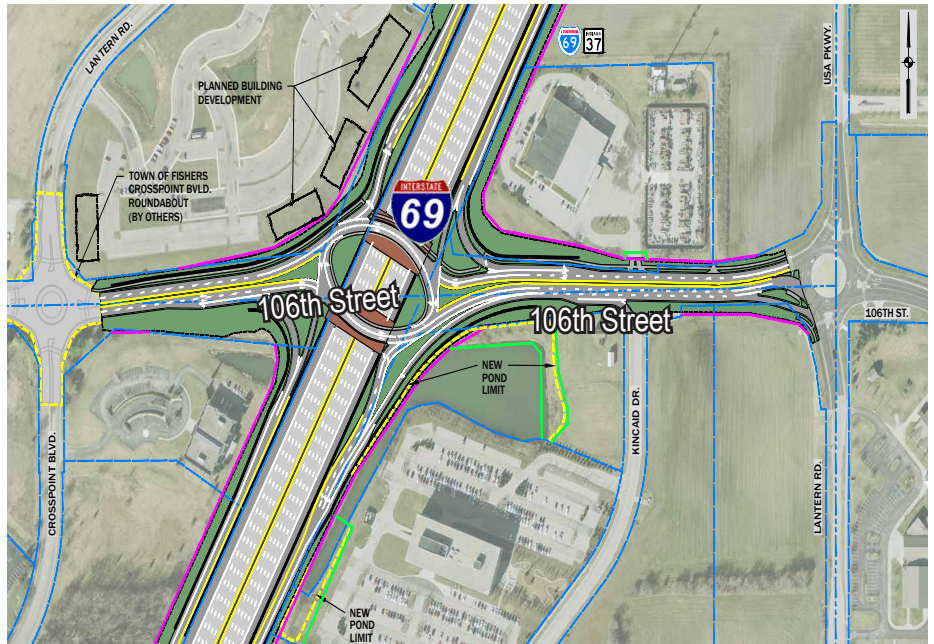
- Institutional owner
- 994 Parking spaces, 5.15/1000 rsf ratio
- Parking and building expansion available
- I-465 visibility and signage
- Located in Fishers, IN
- Full service cafeteria
- Energy Management System
- 1375 KV / 1100 KW generator
- Existing data center
- Training room
- Security System
- Fiber providers
- Meticulously maintained
- Single or multi tenant capability
- Fiber providers
- Largest contiguous block of office space in suburban Indianapolis
- Formerly occupied by: Bank One Financial Services, Roche

Floor plan
(potential layouts)



Located in the heart of the **Northeast Submarket** and the **I-69 corridor**

- Great access to I-69
- Fast, growing community
- Lowest municipal tax rate in Hamilton County
- Convenient Fishers, IN location
- 3,500 rooftops within 1 mile radius
- 108,330 traffic count along I-69 in 24 hour period
- 32 restaurants within a 2 mile radius
- Banks, shopping, coffee, exercise and gas nearby
- Major employers: Stanley Security Solutions, Marsh Supermarkets Headquarters, Roche Diagnostics, Freedom Mortgage, First Internet Bank, Forum Credit Union



Fishers, an established, well balanced community

586 acres of parks

130.9 miles of side & shared paths

13 schools

4.7 miles of bike lanes

625 programs

15 parks

“BEST AFFORDABLE SUBURBS IN US”

2010 & 2012

- Bloomberg Business Week

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