

BANTA TRAILS OFFICE PARK

6319 - 6351 And 6401- 6411 S. East Street, Indianapolis, IN 46227



OFFERING SUMMARY

AVAILABLE SF:	6407 - 1,280 SF
	6321 - 1,600 SF
	6323 - 1,800 SF
	6345 - 1,883 SF
	6411B - 2,050 SF
	6325** - 2,835 SF
	6333** - 2,675 SF
	6319A - 3,250 SF
	6335** - 5,101 SF
LEASE RATE:	\$12-\$16/SF

PROPERTY OVERVIEW

Banta Trails Office Park is just minutes south of Interstate 465 on busy US 31 South, with daily traffic counts of 30,000 vehicles per day. Opportunity for tenant signage on building for select suites. Plenty of parking. Professional office spaces available ranging from 1,140 SF to 10,548 SF. Tenant improvement allowance available on some spaces.

PROPERTY HIGHLIGHTS

- Suite 6407 - large open area, two private offices, two entrances
- Suite 6321 -
- Suite 6323 -
- Suite 6345 - Reception and waiting area, 6 offices and kitchenette/breakroom
- Suite 6411B - Reception area, 6 offices, kitchen, training room
- Suite 6325** - Currently built-out as medical office with a large waiting room, nurses' station, 4 exam rooms, 2 offices (one with private restroom), procedure room, kitchen and employee breakroom.
- Suite 6333** - Large reception area, 5 private offices (2 are over-sized), conference room and 2 restrooms.
- Suite 6319A - Ready for renovation -- Tenant can choose finishes for this space. 9 offices, 2 conference rooms, large open area for cubes or open office concept, breakroom and kitchen
- Suite 6335** - Waiting room, 10 offices, lab, kitchenette, 2 large restrooms, large open area

KW COMMERCIAL
1644 Fry Road, Suite A
Greenwood, IN 46142

TERESA HARWOOD
Agent
0: 317.883.7010
tharwood@kw.com

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