

Large Office Space Available

6550 E 30th Street Indianapolis, IN 46219

Office/ Flex Lease



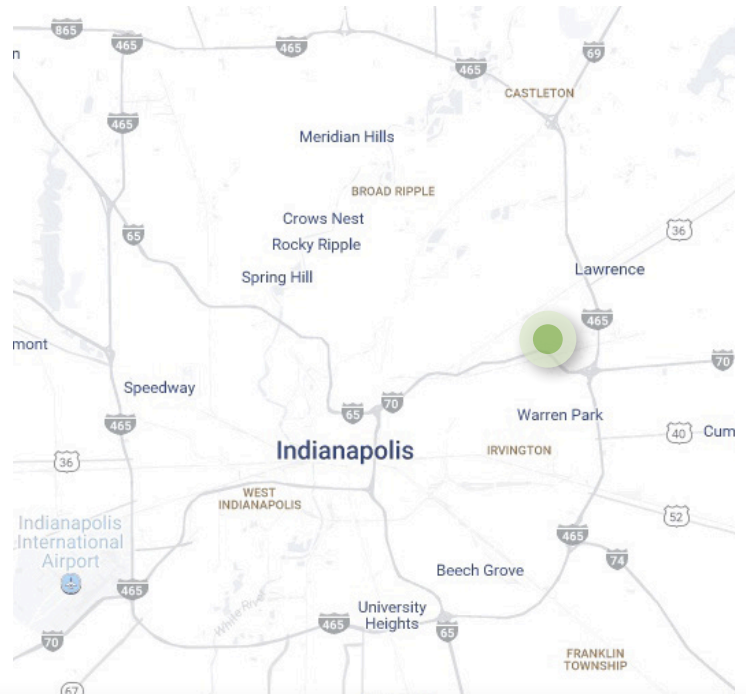
Turn-Key Call Center or Back Office Use

4,000 - 47,000 SF

Heavy Parking Available

\$13.00 psf Full Service (Net Janitorial)

- Improvements Underway** - Lobby upgrades, outdoor patio, resurfaced parking lot, & a workout facility.
- Immediate Availability** - Property has available space to accommodate immediate call centers, back office space and all other uses!
- Easy Commuting** - The property is immediately accessible from I-70 and I-465 allowing access to a larger potential workforce.
- Abundant Parking** - With three parking lots, the property is designed to handle any number of employees.



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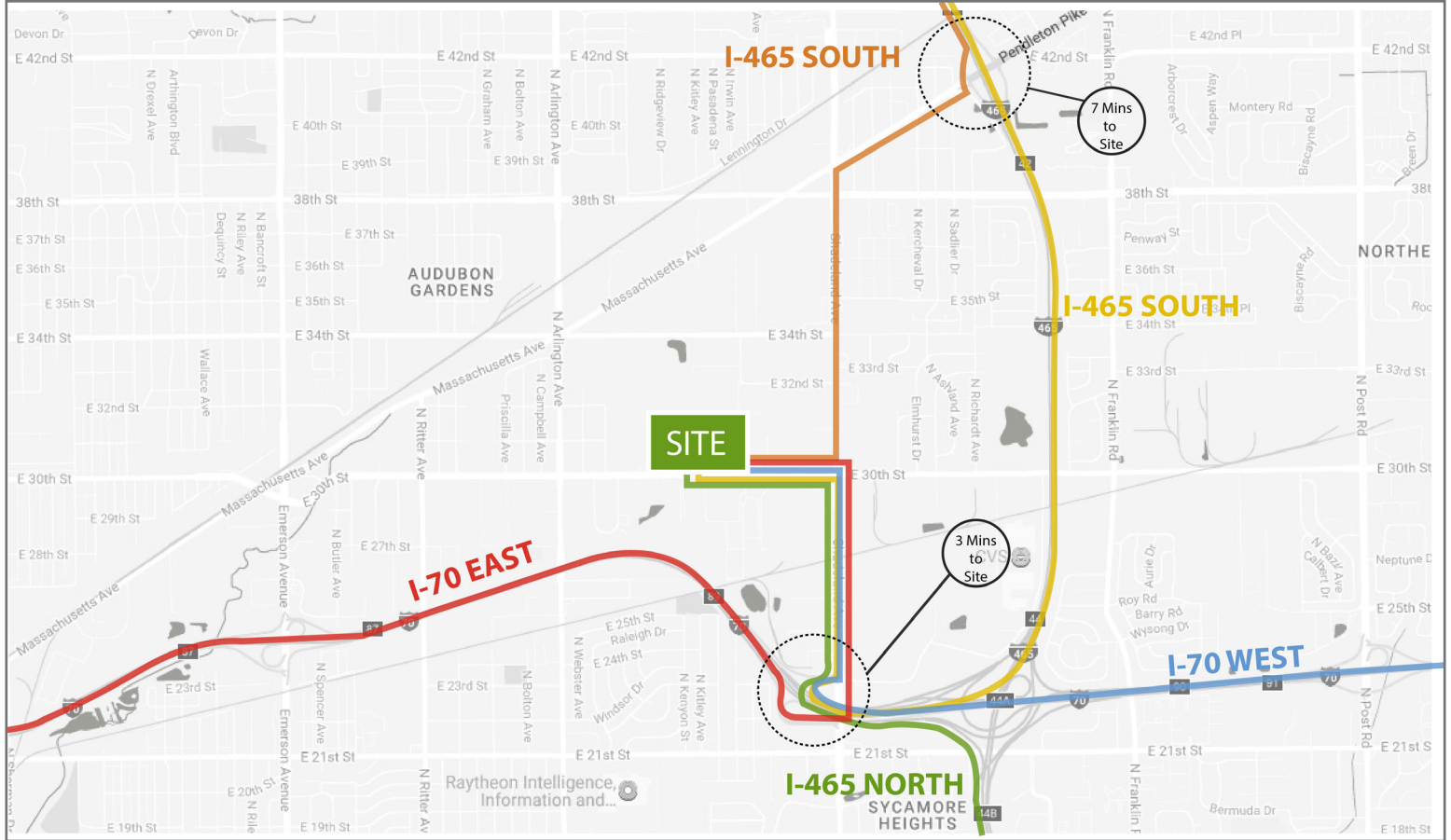


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Area Access



Interior Samples

Furnished Office



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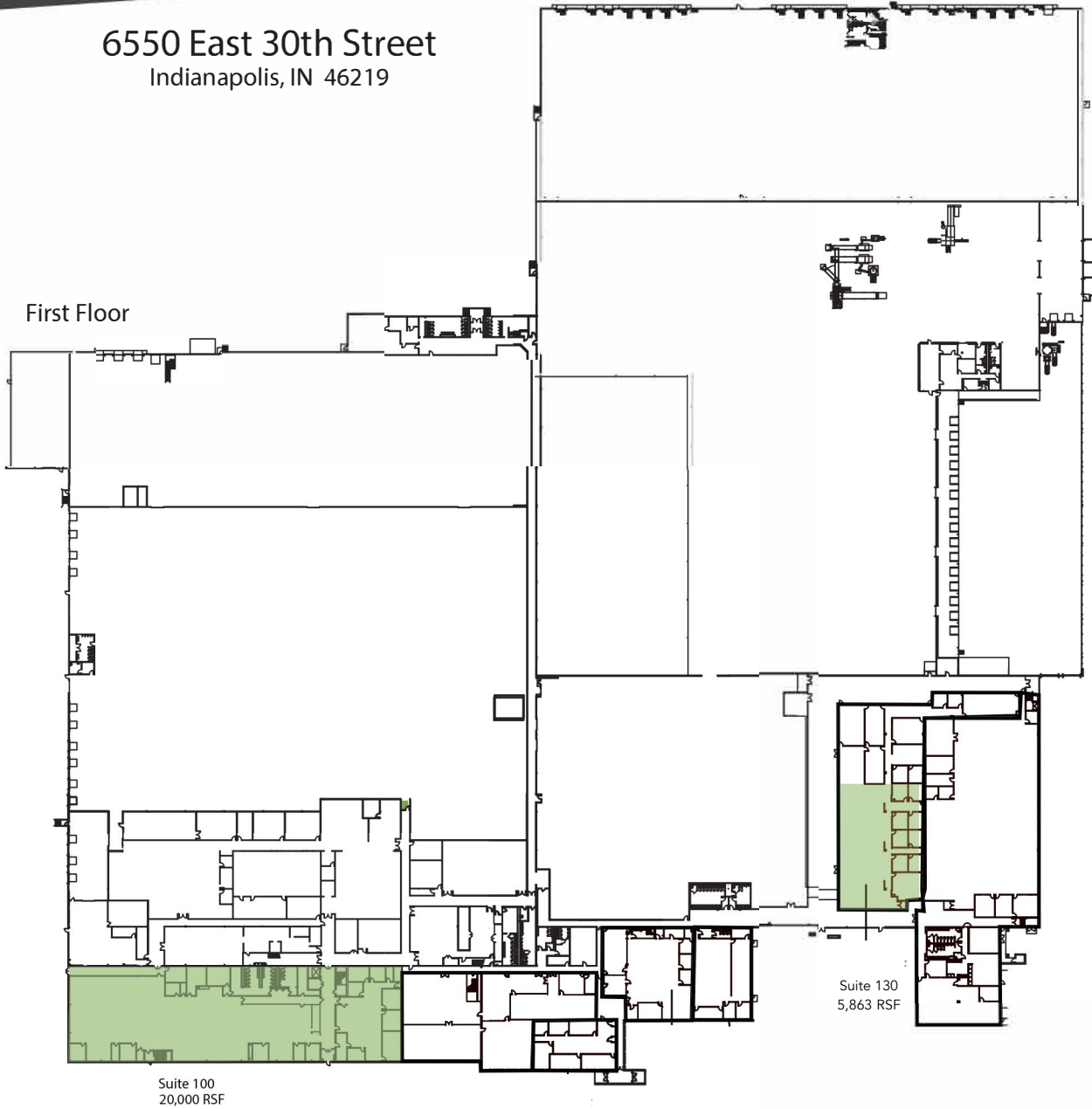


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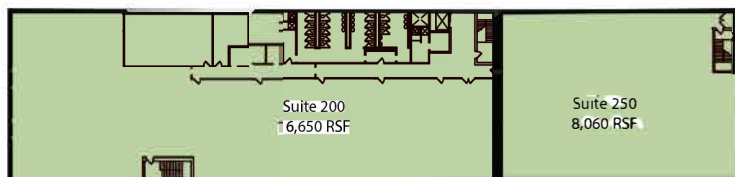
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Second Floor



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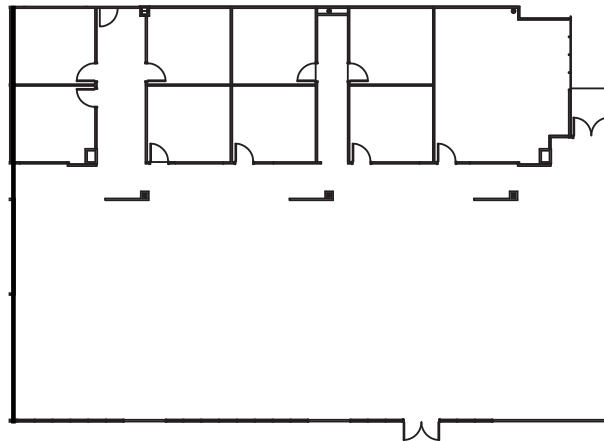


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Suite 130 - 5,863 SqFt



- **Prominent Entrance** - With abundant glass, the space is positioned for maximum exposure at the main entrance of the building.
- **Private & Open Office Mix** - Back private offices and conference rooms. Open area for cubes and administrative staff.
- **In Floor Power** - Floor power allows for unobstructed sight lines throughout the space and easy space configurations.

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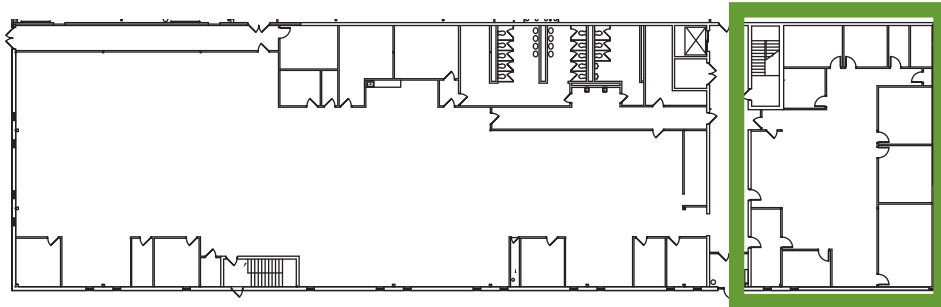


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Office/ Flex Lease

Suite 100 - 20,000 SqFt



- **Call Center Build Out** - Space is currently set up for a dense office configuration. Included are over 150 + cubicles.
- **Optimal Configuration** - Ideal mix of open and private office areas, three loading docks, and back office/ training space
- **Tech Ready** - Floor and column power, CAT-5e wiring, and ample power - the space is perfect for tech support or any office operation

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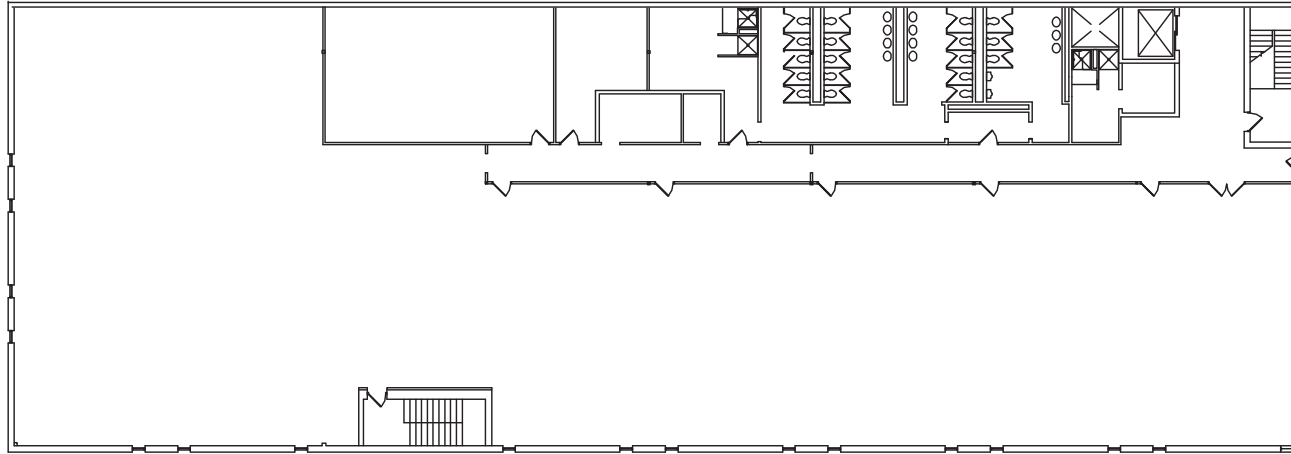


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Suite 200 - 16,650 SqFt



- **Small Call Center** - Space is ideal for a small call center or disaster recovery site. All open space with immediate access to restrooms and elevator.
- **Cubicles** - Space comes included with 185+ lightly used cubicles from previous operation.
- **Wired & Ready** - The space has proper CAT-5 wiring in-place and ready to begin operation for multiple uses.

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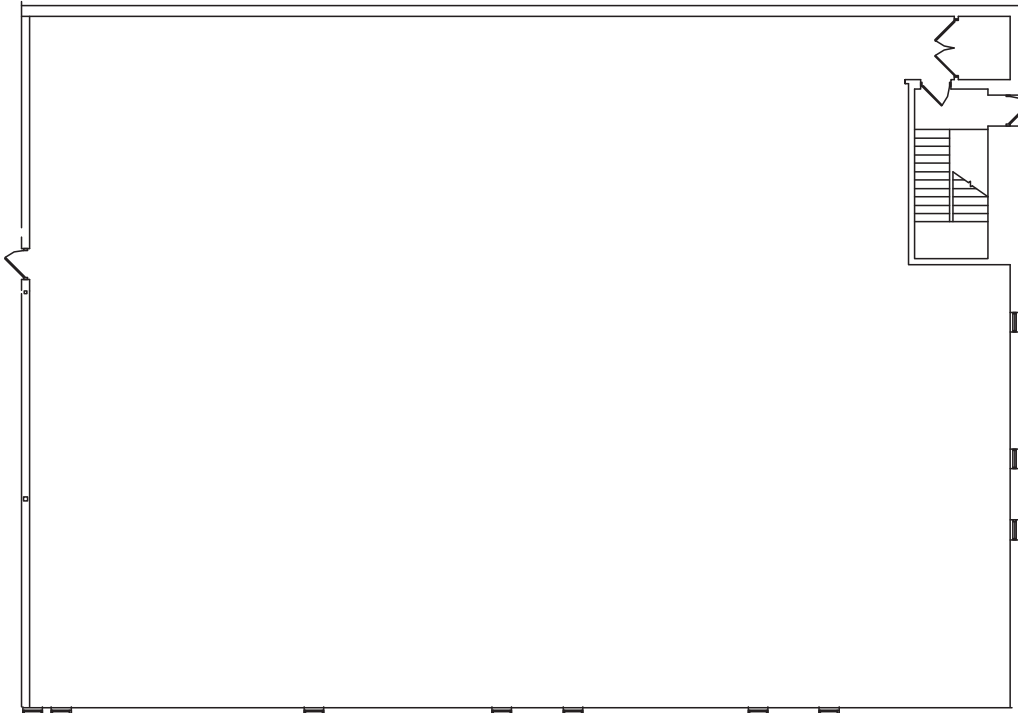


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Suite 250 - 8,060 SqFt



Common Gym



- **Shell Space**- Space is ready to be built-out for any office or support use.
- **Abundant Natural Light** - With abundant natural light coming from the window-line in the space, it is an ideal situation for an open office.
- **Private and Secluded**- The space is secluded and offers the privacy desired by tenants and many office users.

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