

OFFICE SPACE TO THE “NEXT LEVEL”

FOR LEASE

Colliers



■ ONE CONCOURSE

9998 CROSSPOINT BLVD

Indianapolis (Fishers), IN

■ PROPERTY HIGHLIGHTS

- › Major renovations complete
- › ± 109,000 SF Class A office building
- › Suite 120: ± 1,872 RSF for lease
- › Unrivaled amenity package including conference/training facilities, fitness center with showers/lockers, and upscale tenant lounge with high end vending/coffee, wine lockers, games, and communal Wi-Fi
- › Ample parking
- › Numerous dining, retail & hotel amenities in close proximity
- › Great natural light
- › Convenient access to 96th Street & I-69 + I-465 interchanges
- › Highly accessible & highly visible
- › Direct connect to the new Fishers Nickel Plate Trail, the 4.5-mi greenway providing connectivity to nature, arts & entertainment, dining & retail + more



RENOVATED COMMON AREAS

PROPERTY INFORMATION

Total Area ± 109,000 SF

of Floors 4

Year Built 2010

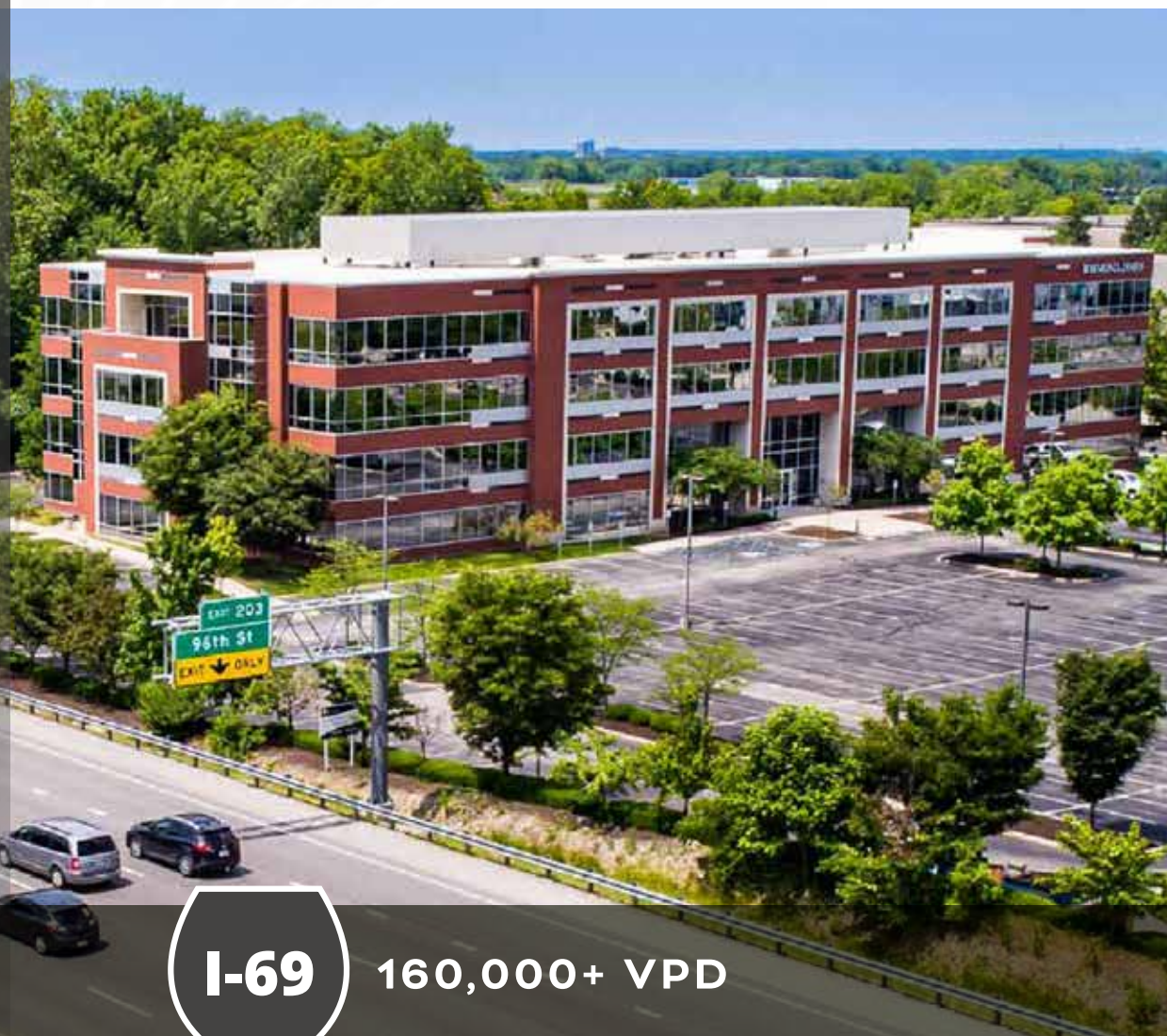
Modernized 2023

DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	4,657	60,970	167,081
Households	2,014	27,277	68,987
Avg Household Size	2.31	2.21	2.40
Median Age	37	39	39.2
Avg Household Income	\$146,385	\$136,959	\$157,660

PREMIER SIGNAGE

OPPORTUNITIES AVAILABLE



I-69

160,000+ VPD

■ THE NEXT LEVEL

MAJOR RENOVATIONS & AMENITIES DELIVERED

- › **NEW** fitness center with showers + lockers
- › **NEW** tenant lounge, game room + high-end vending
- › **NEW** common area upgrades throughout
- › **NEW** “move-in ready” spec suites

■ AMENITIES



On-site Fitness
Showers/Lockers



High End Vending &
Coffee Program



Tenant
Wine Lockers



Tenant Conference &
Training Room



Contactless Food Delivery
Pick Up Pods



Tenant
Game Lounge



Communal
Wifi



Hospitality
Influenced Office

NEW TENANT LOUNGE & GAME ROOM





Strong Natural Light • **LARGE WINDOWS** • *Exterior Signage Opportunities* • **MONUMENT SIGNAGE OPPORTUNITIES** • Updated Common Areas • **INTERSTATE VISIBILITY** • *New Lounge & Gaming Area* • **TENANT WINE LOCKERS** • Upgraded Vending & Coffee Program • **INTERSTATE VISIBILITY** • *Outdoor Patio Opportunities* • **PROFESSIONAL MANAGEMENT** • Conference and Training Center • **FITNESS CENTER / SHOWERS / LOCKERS** • *Contactless Food Delivery Pick Up Pods* • **COMMON AREA MUSIC PROGRAM** • Interstate Access • **CLOSE PROXIMITY AMENITY BASE** • Strong Natural Light • **LARGE WINDOWS** • *Exterior Signage Opportunities* • **MONUMENT SIGNAGE OPPORTUNITIES** • Updated Common Areas • **INTERSTATE VISIBILITY** • *New Lounge & Gaming Area* • **TENANT WINE LOCKERS**



RESTAURANTS

- Angelo's Italian Market
- Cafe Patachou Nickel Pl
- Cooper & Cow Steakhouse and Bourbon Lounge
- Crave Cookies
- Derailed at Hotel Nickel Plate
- Four Day Ray Brewing
- Greek's Pizzeria
- Handel's Homemade Ice Cream
- Kanoon Smoked Meat & Steakhouse
- Max & Tilly's Tea Room
- Parks Place Pub Sports Pub
- Peterson's Steak & Seafood
- Puccini's Pizza & Pasta
- Pure Green Juice Bar
- Sahm's Restaurant
- The Well Coffeehouse
- Tiburon Coastal Cuisine
- Tiger Lily 2 Asian Fusion
- Verde Flavors of Mexico
- Wild Ginger

THE YARD @ FISHERS DISTRICT

- 101 Craft Kitchen
- 1933 Lounge
- Athletic Annex
- BIBIBOP Asian Grill
- Chicken Salad Chick
- HC Tavern + Kitchen
- JINYA Ramen Bar – Fishers
- Kincaid's Meat Market
- Nicey Frozen Treats
- Peace Water Winery
- Potbelly Sandwich Works
- RIZE
- Rise'n Roll Bakery – Fishers
- Sangiovese Ristorante
- Sangrita Grill + Cantina
- Shake Shack
- Slapfish
- Sun King Tap Room & Small-Batch Brewery
- Sweetgreen

HOTELS

- Best Western Fishers
- Comfort Inn & Suites
- Hilton Garden Inn
- Home2 Suites by Hilton
- Hotel Nickel Plate Fishers
- Holiday Inn Express
- Residence Inn by Marriott
- Spark by Hilton
- SpringHill Suites by Marriott
- Staybridge Suites

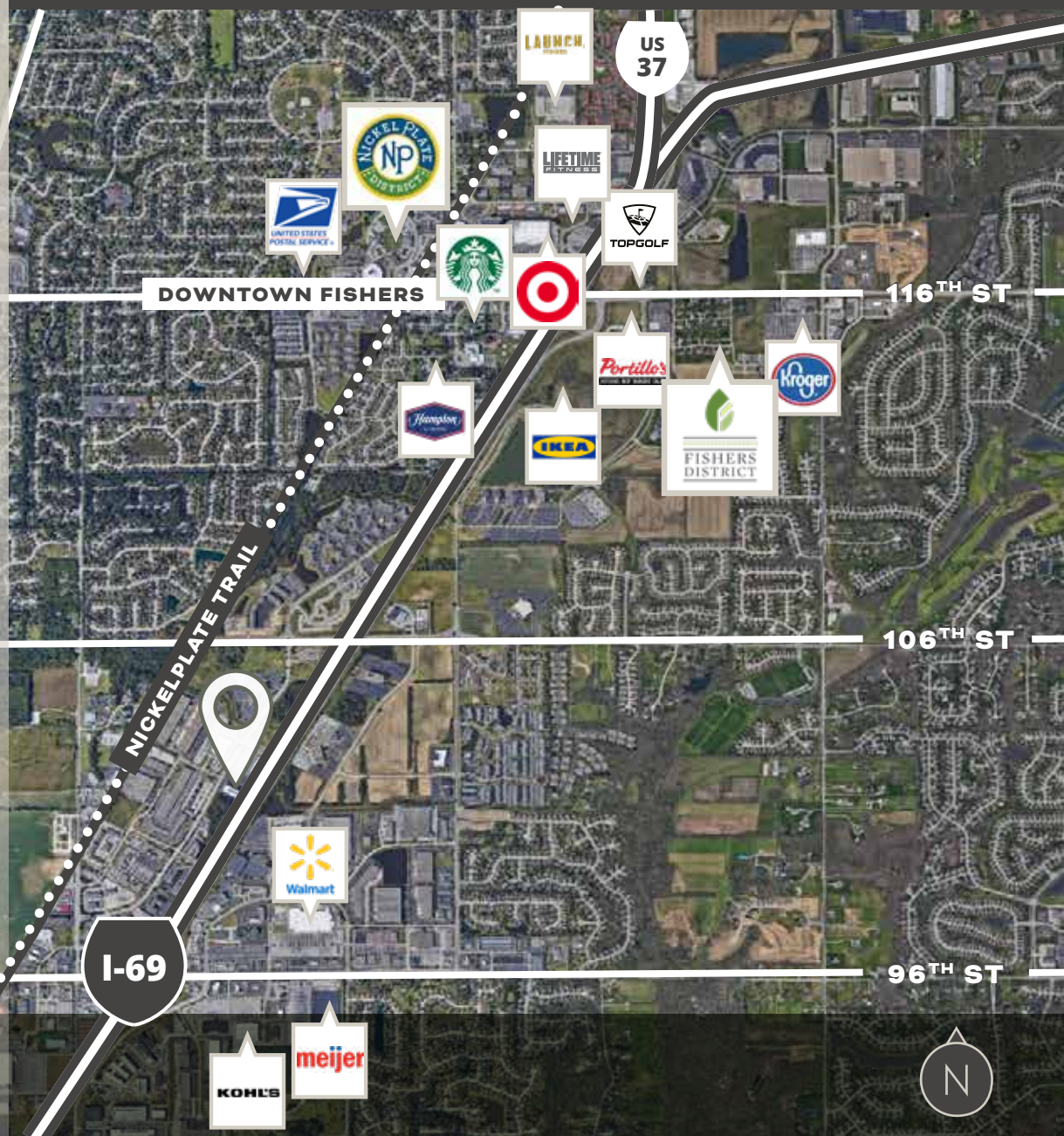


INDIANAPOLIS
METROPOLITAN
AIRPORT



IDEAL LOCATION

WALKABLE TO DOWNTOWN FISHERS





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