

FOR LEASE
Office/Flex

8445 to
8459

Castlewood Drive

Indianapolis, IN 46256

**Multi-Tenant
Office/Flex**

Castlewood Drive is a multi-tenant office/flex property totaling +/- 45,800 square feet. Situated on a fully improved 4.43 acres site, the property is conveniently located close to Castleton area amenities and offers easy access to I-465, I-70, I-74, and I-65 via I-69. The property is well maintained and offers the ideal space for a wide variety of users looking for quality office/flex space.



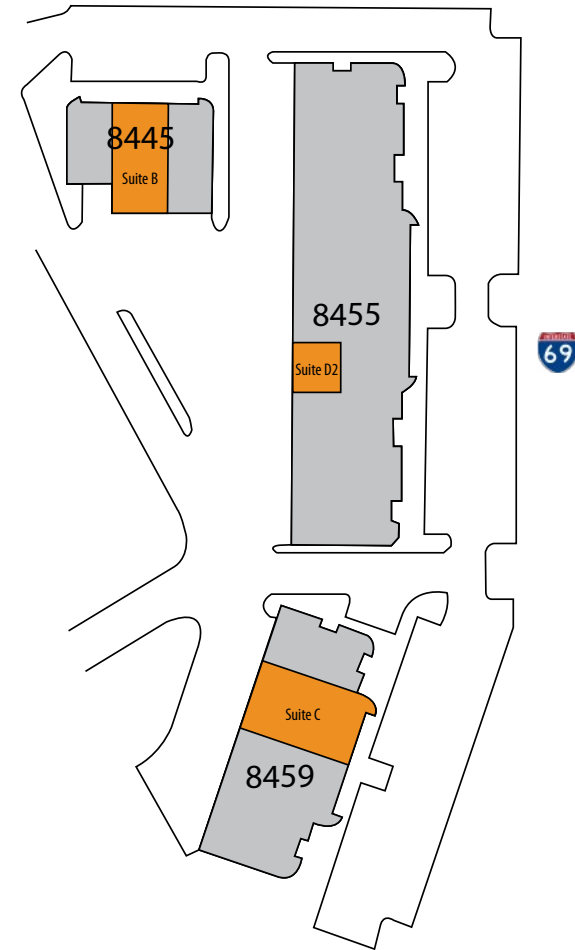
Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

Keith Dedrick CCIM, SIOR
keith@ccgbrokers.com
317-502-3622

Emma Scheibert
emma@ccgbrokers.com
317-750-8226

Building Specifications

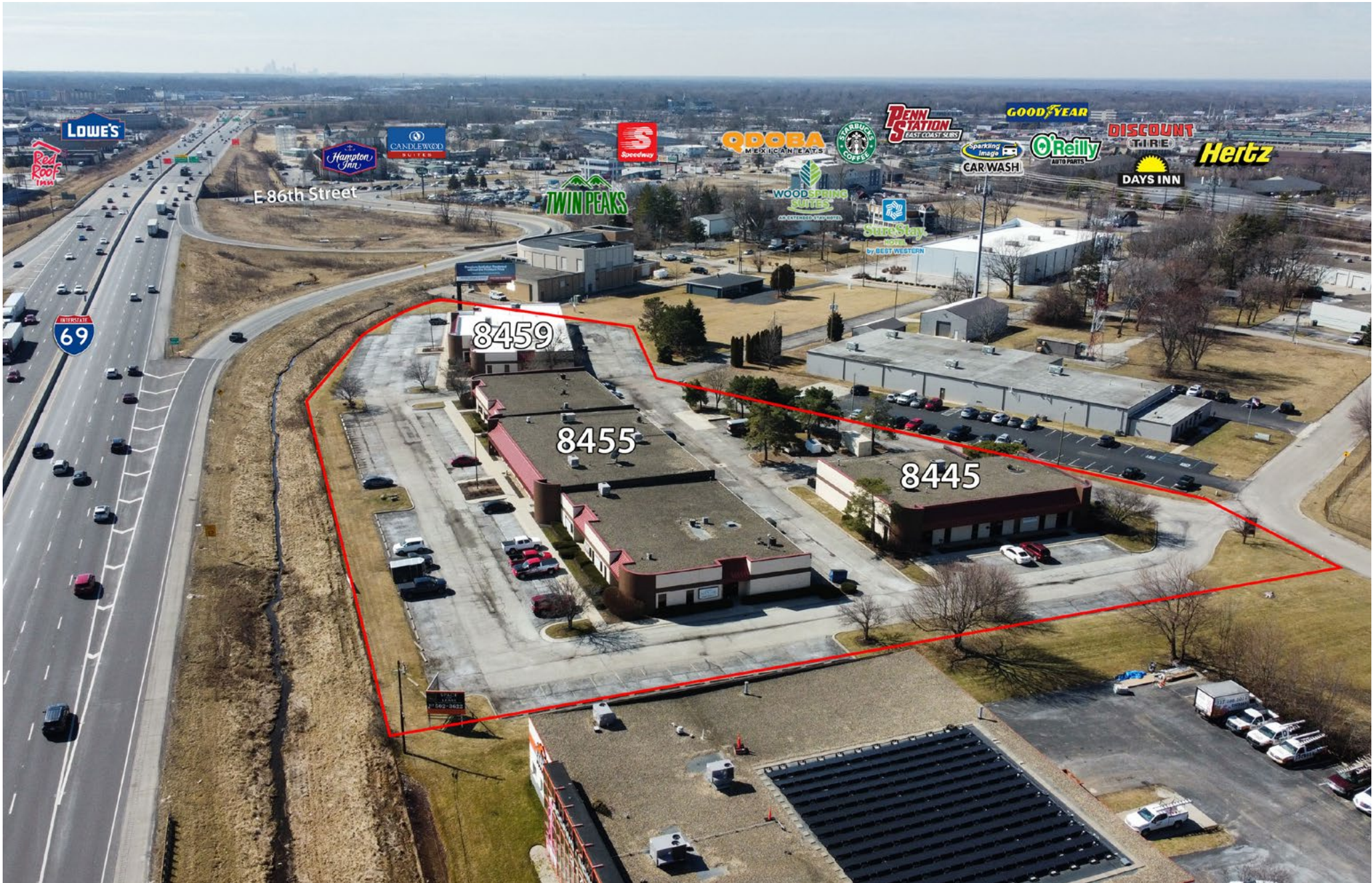
Lease Rate:	\$10.43/SF IG
Available Space:	+/- 1,150 SF to +/- 4,500 SF
Total Buildings Size:	+/- 45,800 SF
Land Size:	4.43 Acres
Zoned:	CS - Commercial Special
Parking:	146 Spaces
Space Type:	Office/Flex



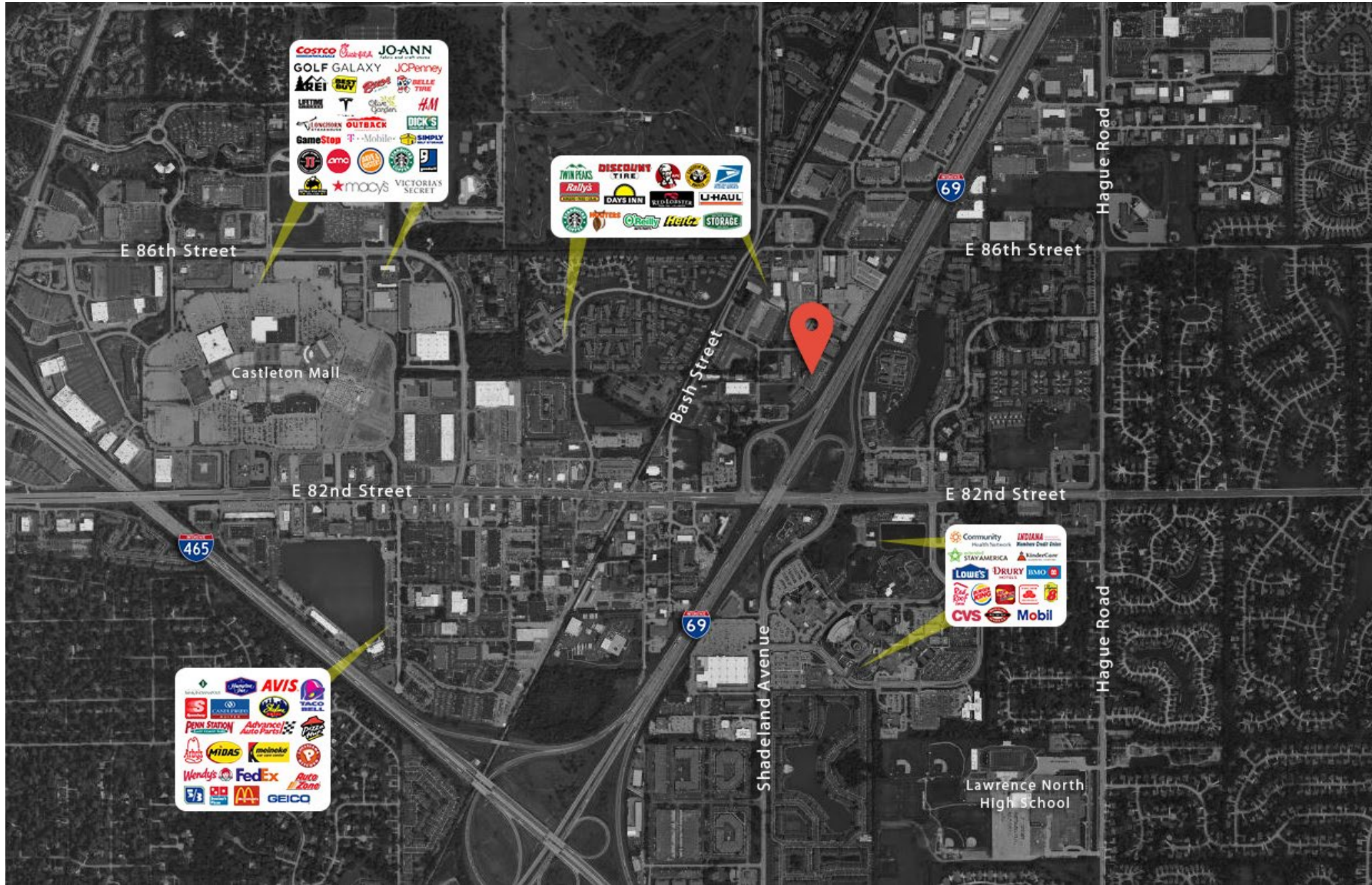
Suite	SF	Lease Rate	Space Type	Availability	Drive-In Doors	Details
8445 Suite B	+/- 3,200 SF	\$10.43/SF IG	Office/Flex	Now	One - 10' X 10'	Office, warehouse area, and restroom
8455 Suite D-2	+/- 1,150 SF	\$10.43/SF IG	Warehouse/Flex	Now	One - 10' X 10'	Warehouse area, and restroom
8459 Suite C	+/- 4,500 SF	\$10.43/SF IG	Office/Flex	Now	One - 10' X 10'	Office, warehouse area, and restroom



Location Overview



Location Overview



Demographic Overview

KEY FACTS

1 mile

6,676

Population



Average Household Size

33.7

Median Age

\$47,979

Median Household Income

EDUCATION

1 mile

3%

No High School Diploma



24%

High School Graduate



30%

Some College



42%

Bachelor's/Grad/Prof Degree

BUSINESS

1 mile



916

Total Businesses



31,159

Total Employees

EMPLOYMENT

1 mile



68%

White Collar



17%

Blue Collar



14%

Services

2.8%

Unemployment Rate

INCOME

1 mile



\$47,979

Median Household Income



\$34,588

Per Capita Income



\$14,156

Median Net Worth

Variables	1 mile	3 miles	5 miles
2022 Total Population	6,676	55,123	166,512
2022 Total Households	3,505	25,903	72,250
2022 Average Household Size	1.84	2.10	2.28
2022 Median Household Income	\$47,979	\$77,836	\$84,297
2022 Median Age	33.7	37.9	39.2

Photos - 8445 Suite B



Photos - 8445 Suite B



Photos - 8455 Suite D2

