



10412 Allisonville Road, Suite 117

Fishers, IN 46038

Highlights

- Exceptional office condo for sale
- Rare owner-user opportunity
- 3,622 SF office condo
- Prime Fishers location
- First floor suite directly off lobby
- Versatile floor plan
- Abundant natural light
- Potential for both lobby and direct exterior access
- Monument signage opportunity

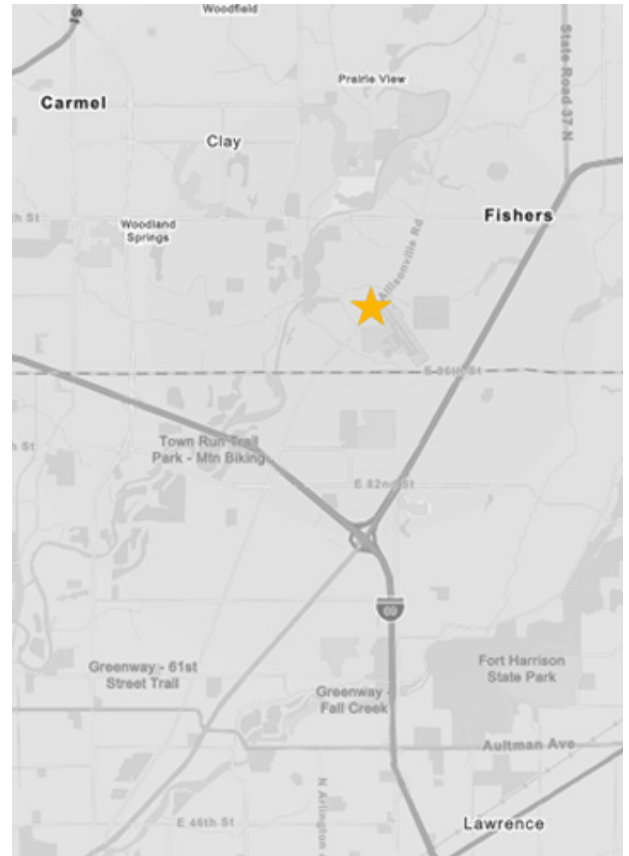
Overview

Size	3,622 SF
Zoning	C2
Parking	Shared surface parking
Asking Price	\$1,095,000

2025 Operating Expenses

Taxes	\$1.68/SF
Utilities	\$1.10/SF
Janitorial	\$0.75/SF
CAM	\$3.98/SF
Total	\$7.51/SF

*Mirrors and signage are not included in the sale



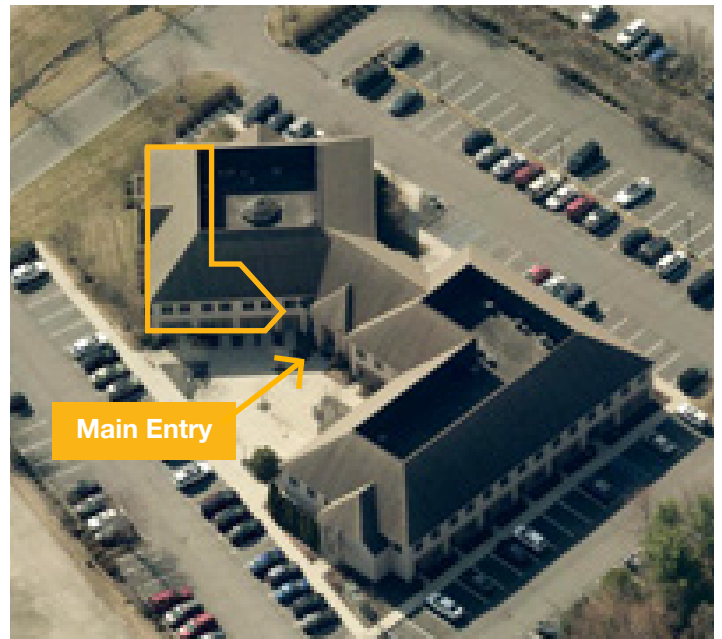
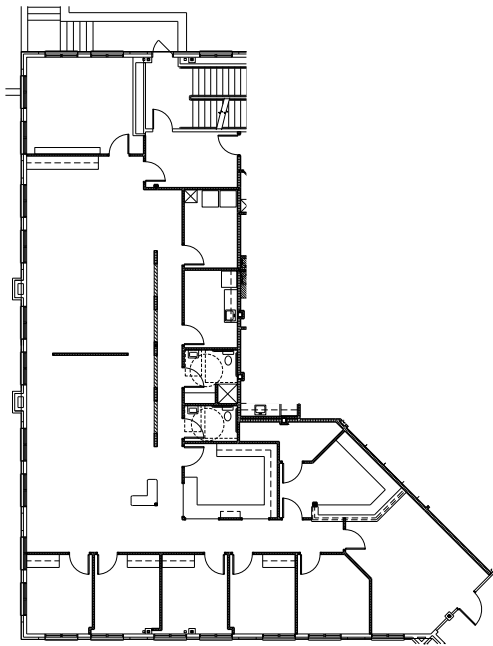
Contact

Tim O'Brien, SIOR, CCIM
317.590.1033
tobrien@cresa.com

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Location & Floor Plan



Tim O'Brien, SIOR, CCIM
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tobrien@cresa.com



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Photos - Lobby & Exterior



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Photos - Interior



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