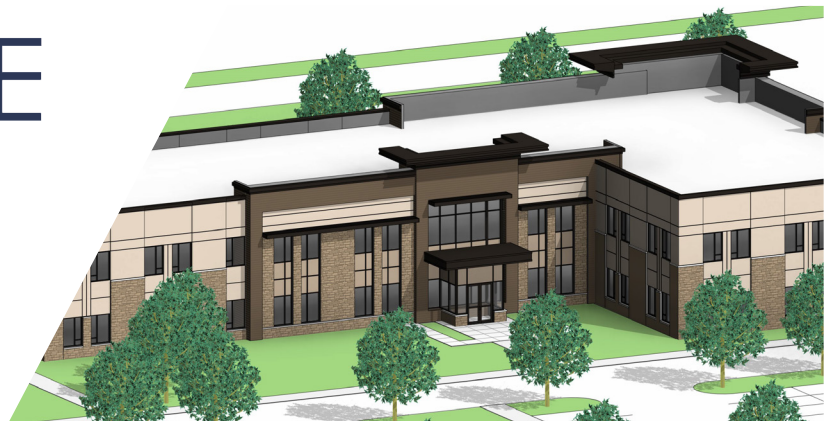


FOR PRE-LEASE: 31,800 SF  
AND 3,167 SF BUILDING



# PROMENADE OF NOBLESVILLE

SR 32 & HAZEL DELL PKWY.,  
NOBLESVILLE IN

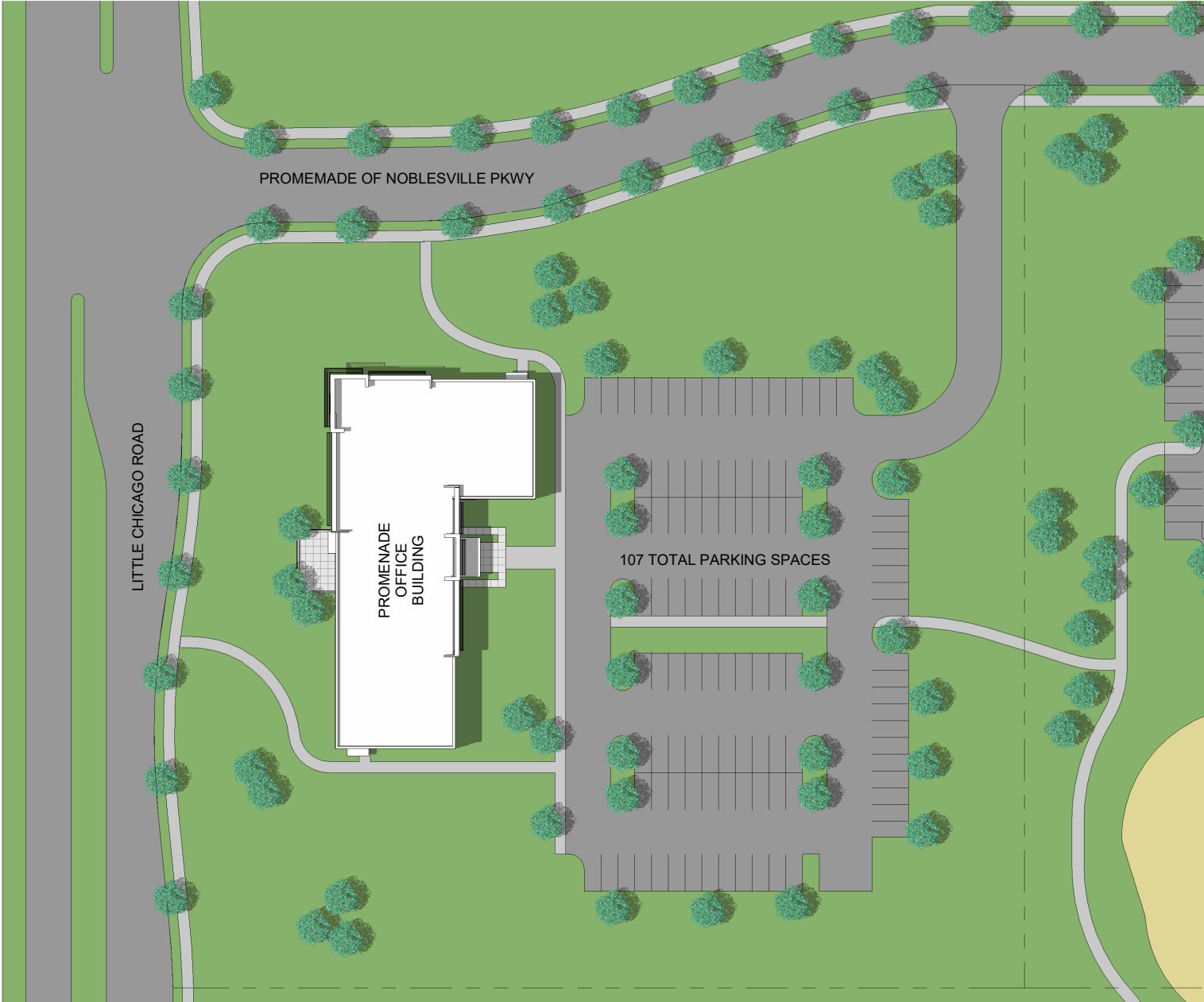


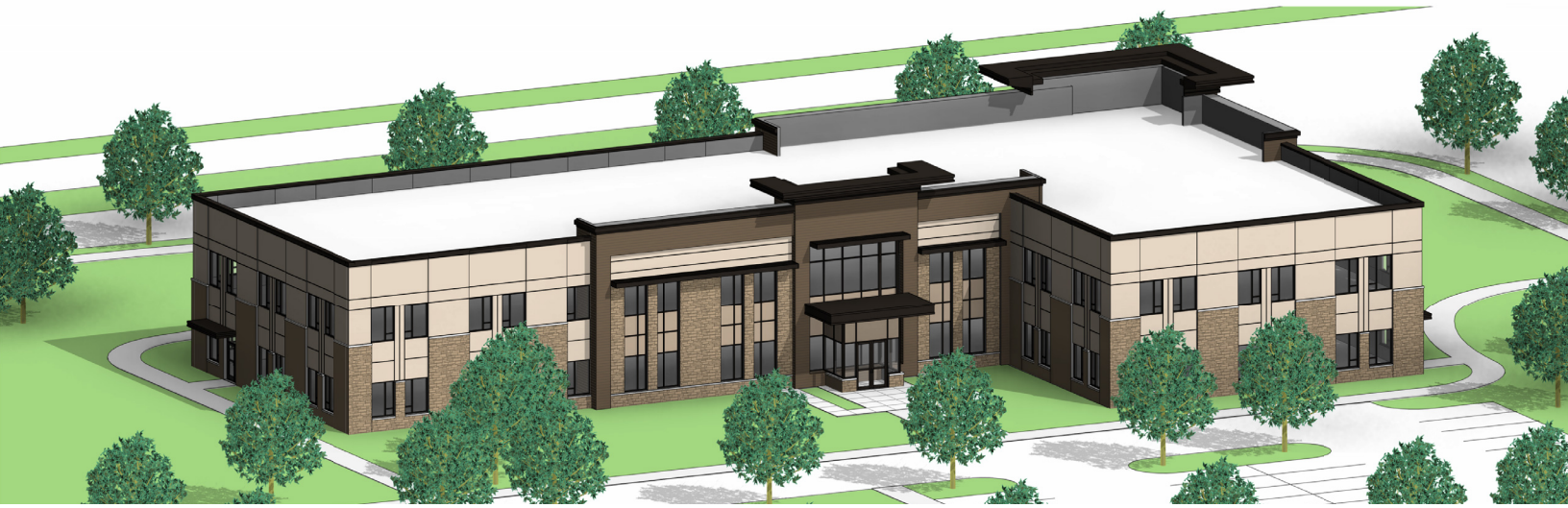
# PROPERTY HIGHLIGHTS

- Located in the Promenade of Noblesville, a 120-acre mixed-use PUD
- Diverse mix includes residential, commercial, office and medical spaces
- Anchored by Meijer Grocery for high visibility and strong pedestrian flow
- Close to daycare facilities, enhancing convenience
- Near SR 32 with over 31,000 VPD for excellent visibility
- Surrounded by upscale residential: single-family homes, Class A apartments and 55+ community
- High-income demographic area, ideal for business growth



# OFFICE SITE PLAN





# Promenade OFFICE BUILDING



## Acres

Spanning 4.6 acres, this plot offers a size large enough to house a significant development while providing ample space for parking, green areas, and potentially other amenities such as an outdoor area for employees, landscaped gardens, and even spaces for outdoor meetings or casual gatherings.



## Design

The building design takes inspiration from the Justus Office Building while tailoring it to the project's specific dimensions and maintains a visual connection with the Justus Office Building, ensuring a cohesive architectural language while adapting it to suit the project's scale.

- **Entry** - Currently designed with a two-story glass entry, bringing a sense of light and openness.
- **Street Presence** - The building's façade is meticulously crafted to make a strong, positive statement visible from both Little Chicago Rd and Promenade Parkway, contributing to the area's visual appeal.
- **Natural Light** - The design incorporates large windows that seamlessly blend the outdoors with the indoors. This not only floods the interior with natural light but also enhances the overall workspace environment.
- **High-Quality Finishes** - The building features top-tier exterior finishes to ensure the building's durability, aesthetics, and long-term appeal.



## Building Type

The 2-story structure strikes a balance between stature and approachability. It will be tall enough to command presence in the area while remaining inviting and accessible. The two-story design also allows for optimal use of the space, providing ample square footage without the footprint of a larger single-story building.



## Proposed Building Size

With 31,800 square feet, the building is designed to be a substantial but manageable size. Currently, the building is configured at 16,000 sf on the 1st floor and 15,800 sf on the second floor. This scale is ideal for accommodating a diverse range of businesses, from startups to established corporations, offering various configurations from small offices to larger, open-plan spaces.



## Use

This building is purposefully designed for flexibility to cater to the unique requirements of either one primary tenant or multiple tenants. Our commitment to adaptability ensures that the space can be easily customized, whether a tenant needs an entire floor, a specific area, or a multi-level office setup.

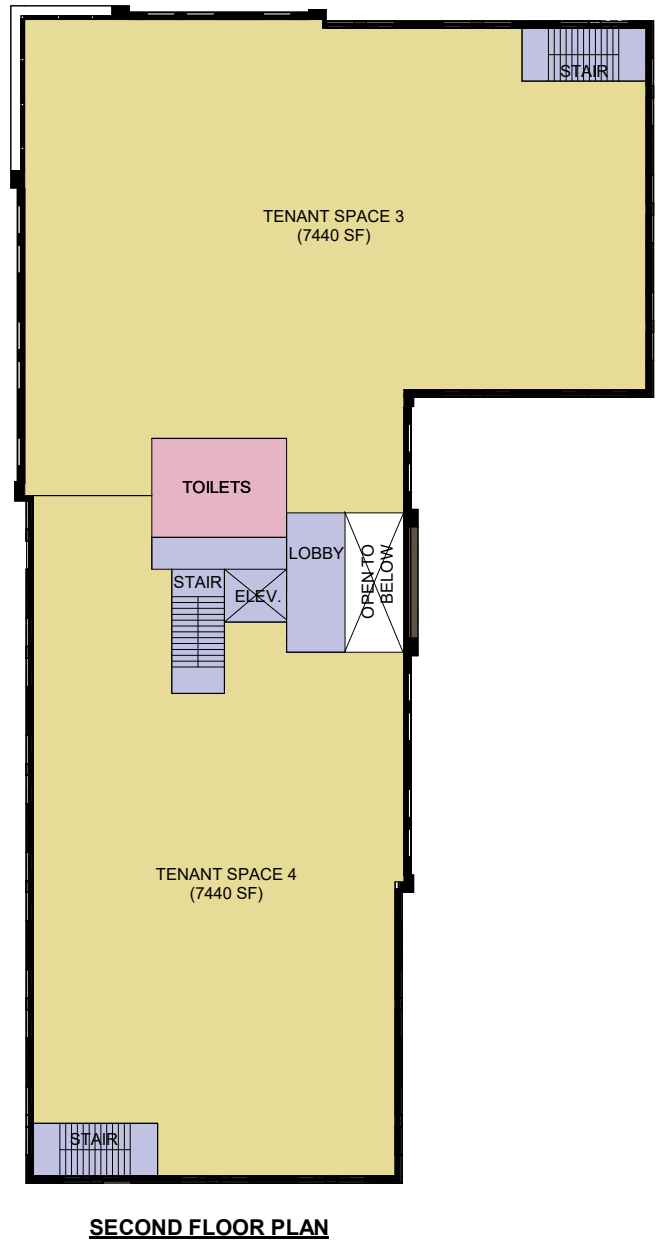
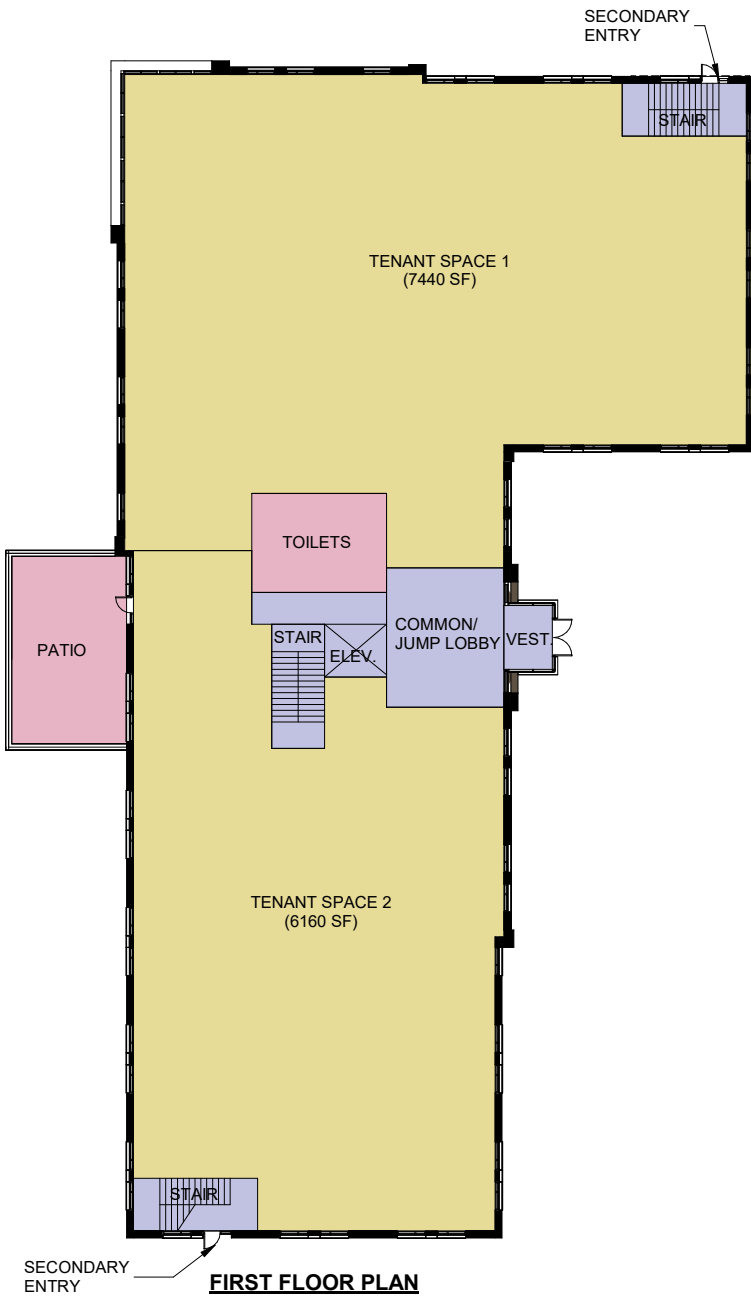


## Shared Amenities

The office space offers a beautiful two-story entry, lobby, men's and women's restrooms on both floors, an abundance a green space, connection to walking trails, walking path to Meijer and an outside patio.

# Promenade Office Building

## FLOOR PLANS



**1st Floor:** 16,000 SF

**2nd Floor:** 15,800 SF

**TOTAL SF:** 31,800 SF

# Justus Office Building Available Space

# FLOOR PLAN

*\*Illustrates potential layout. Space can be customized to the needs of the tenant.*



Space will be available in early 2025

**TOTAL SF: 3,167 SF**



PROMENADE  
OF NOBLESVILLE

FOR PRE-LEASE

## Promenade Office Park

SR 32 & HAZEL DELL PKWY., NOBLESVILLE IN



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