

OFFICE FOR LEASE



6845 E US Highway 36
AVON, INDIANA 46123

PRICE: \$17.73/SF - NNN

High Visibility Professional Office Space

Suite 400 at 6845 E US Highway 36 offers approximately 880 square feet of well-maintained office space available for sublease. Priced competitively at \$17.73 per square foot, with a CAM fee of \$72.95 per month, this suite is ideal for small to mid-sized businesses seeking a professional environment.

The space is located within a professional building that provides ample parking and easy access to US Highway 36, ensuring excellent visibility and convenience for both clients and employees. With flexible lease terms, this sublease presents an excellent opportunity to establish or expand your business in the growing Avon market.

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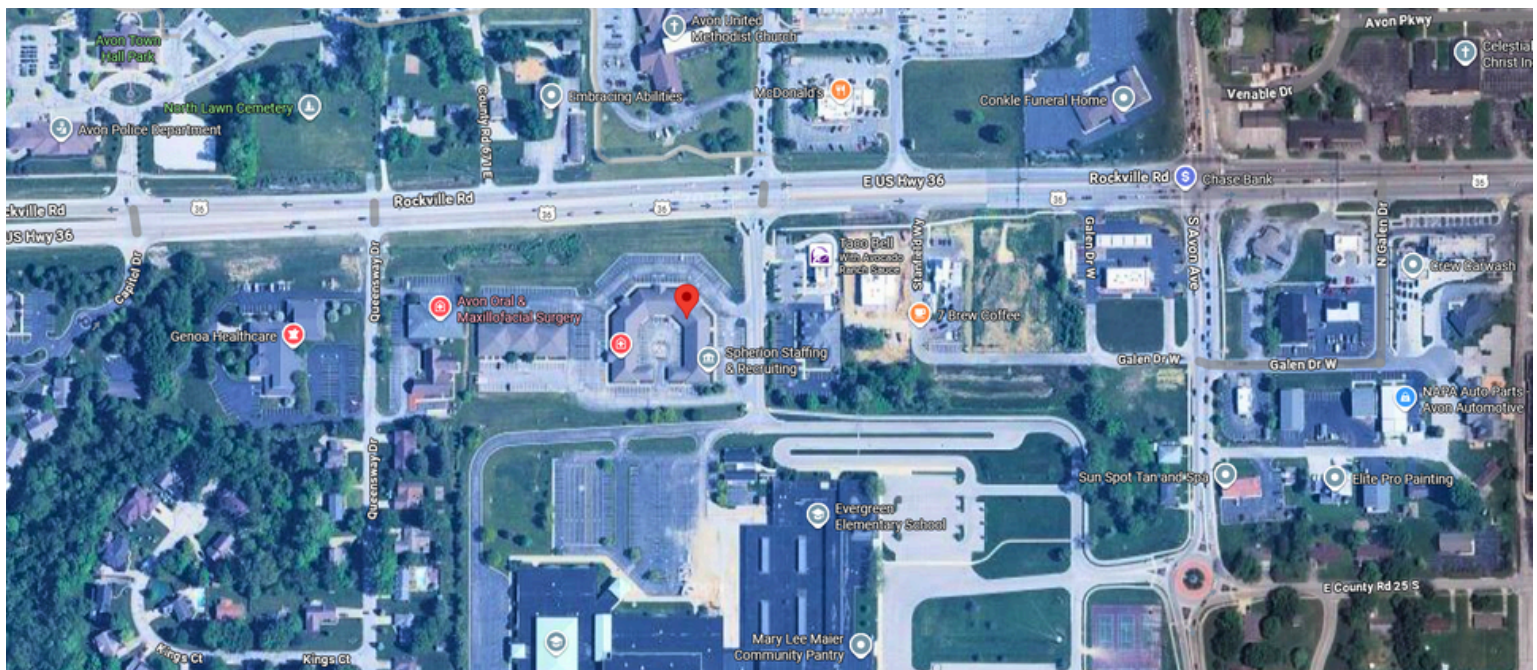
PROPERTY HIGHLIGHTS

- Sublease opportunity: Suite 400 – approx. 880 SF
- Competitive lease rate: \$17.73 per SF
- CAM fees: \$72.95/month
- Well-maintained space ideal for office or professional use
- Located in a professional building with ample parking
- High visibility and easy access from US Highway 36
- Flexible lease terms available



LOCATION OVERVIEW

Situated at 6845 E US Highway 36 in Avon, IN, this sublease benefits from excellent exposure on a busy commercial corridor. The location offers convenient access to major highways and nearby shopping, dining, and residential areas, providing a strong customer and employee base. Ideal for businesses seeking a professional office environment in a growing community.



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