

FOR LEASE > OFFICE SPACE



Visionary I

12115 VISIONARY WAY, FISHERS, IN



Property Highlights

- > ± 5,200 RSF to ± 15,000 RSF available
- > Expansive windows for natural light
- > “Warehouse look” with exposed structural steel framing and spiral ductwork
- > 18’ tall, exposed ceilings
- > One-half acre furnished and landscaped courtyard
- > Multiple collaboration areas and conference center
- > On-site bike share
- > Walk or bike to Downtown Fishers
- > Exterior tenant building signage available
- > Direct connect to the new Fishers Nickel Plate Trail, the 4.5-mile greenway providing connectivity to nature, arts & entertainment, dining & retail + more



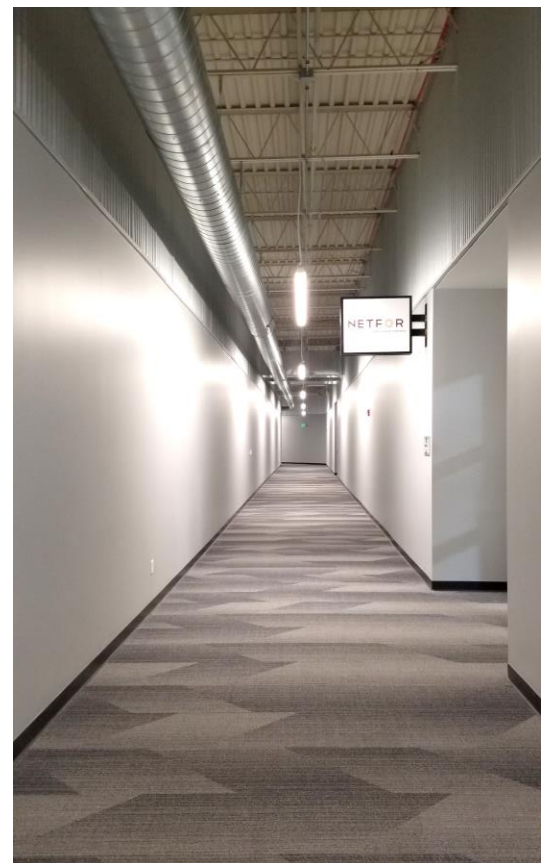
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Gallery

Abundant parking // Common area Wi-Fi
// Contiguous to new Nickel Plate Trail
// Common game room //



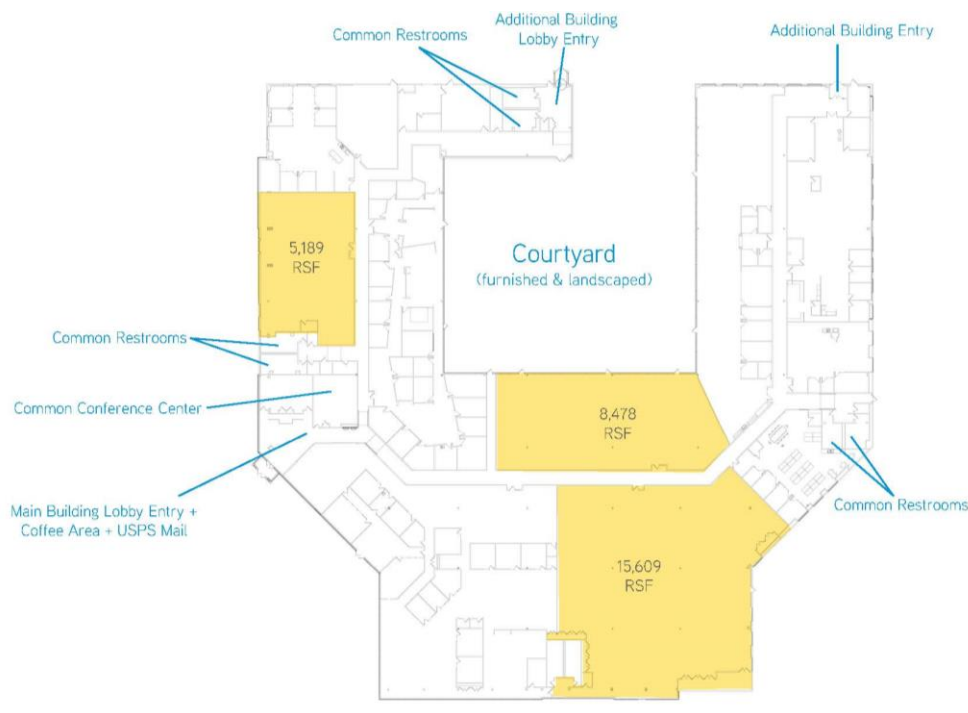
Information & Block Plan

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,584	68,565	169,880
Total Households	3,475	25,265	62,580
Average Household Size	2.47	2.71	2.71
Median Age	35.1	35.6	35.9
Average Household Income	\$95,491	\$115,239	\$118,089
Annual Average Daily Traffic:			
I-69	54,670 vehicles		
US-37	46,389 vehicles		

CITY OF FISHERS AWARDS & RECOGNITIONS

- > #1 Place to Live in America – *Money Magazine*
- > #3 Safest Places in Indiana – *Movoto Real Estate*
- > #1 Fastest Growing Communities – *Kelly School of Business*
- > Outstanding Plan of the Year for the Community Art Master Plan – *American Planning Association Indiana Chapter*
- > One of Top 10 Safest Cities in America – *Movoto Real Estate*
- > Named a “Playful City USA” Community – *KaBOOM!*
- > Top 25 Suburbs for Retirement – *Forbes.com*
- > 11th Best Place to Move – *Forbes*
- > #1 Top 10 Cities for Families in U.S. – *The Learning Channel (TLC)*
- > #1 Best Affordable Suburb in U.S. – *BusinessWeek.com*
- > One of the 10 Best Towns for Families – *Family Circle*





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|-------------------------|-------------------------|
| 1 Nickel Plate District | 8 Topgolf |
| 2 Launch Fishers | 9 Portillo's |
| 3 Visionary I | 10 The Yard |
| 4 Indiana IoT Lab | 11 U.S. Post Office |
| 5 Target | 12 First Internet Bank |
| 6 Starbucks | 13 Hampton Inn & Suites |
| 7 Lifetime Fitness | |

Area Restaurants

Another Broken Egg Café
 Blaze Pizza
 Brixx Wood Fired Pizza
 Chatham Tap
 Five Guys Burgers
 Four Day Ray Brewing
 Gigi's Cupcakes
 Greek's Pizzeria
 Handel's Homemade Ice Cream
 LouVino Restaurant & Wine Bar
 McAlister's Deli
 McDonald's
 O'Charley's
 Pure Eatery
 Qdoba Mexican Eats
 Original Pancake House
 Smoothie King
 Steak 'n Shake
 The Well Coffeehouse
 Verde Flavors of Mexico
 Wendy's

Hotels

Baymont by Wyndham
 Fairfield Inn & Suites
 Hampton Inn & Suites
 Hilton Garden Inn
 Holiday Inn Express
 SpringHill Suites
 Staybridge Suites

The Yard

1933 Lounge
 Bibibop Asian Grill
 Cyclebar Fishers
 Fishers Test Kitchen
 Havana Cigar & Whiskey Lounge
 Kincaid's Meat Market
 Pier 48 Fish House and Oyster Bar
 Sun King Fishers
 Tavern + Kitchen
 The Hot Room Yoga
 And more!

Other

Forum Conference & Event Center

Contact Us

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