



For Lease

## Professional + Technology Office Building

### Visionary I

12115 Visionary Way, Fishers, IN

± 2,000 RSF to ± 32,000 RSF available

#### Property Highlights

- 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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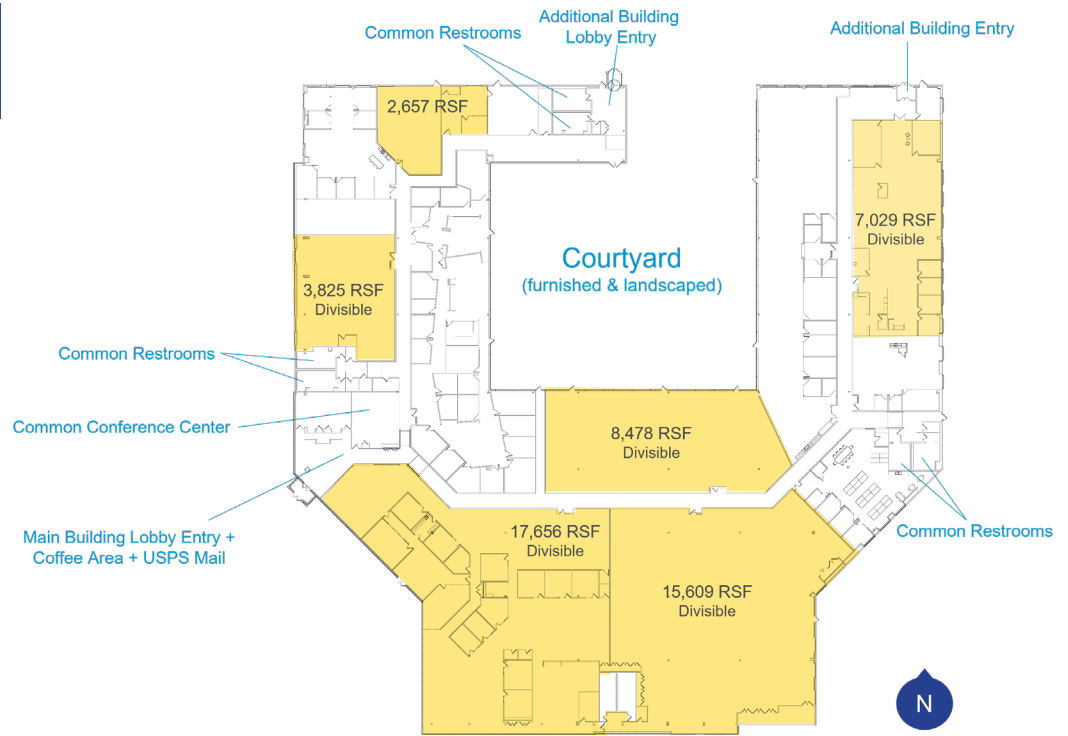
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For more information, please visit [OfficeIndy.com](https://www.OfficeIndy.com). Colliers Indianapolis [colliers.com](https://www.colliers.com)

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# Block Plan



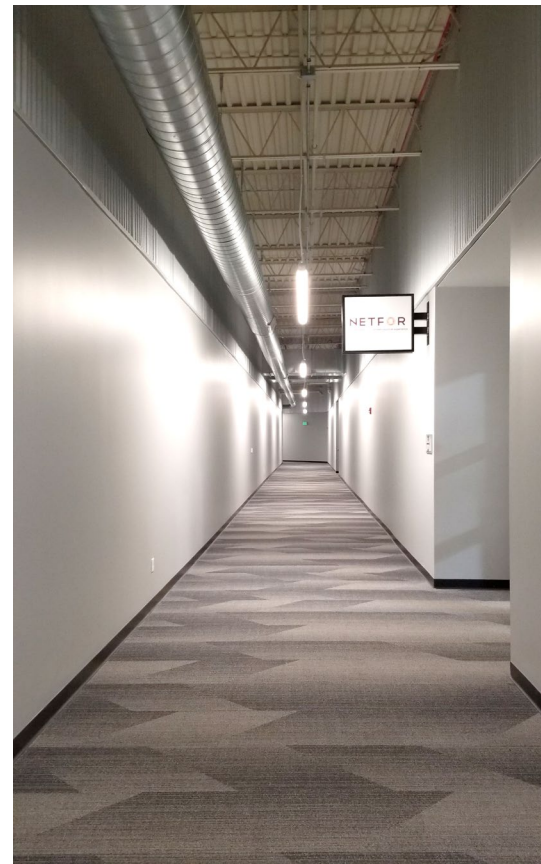
# Demographics

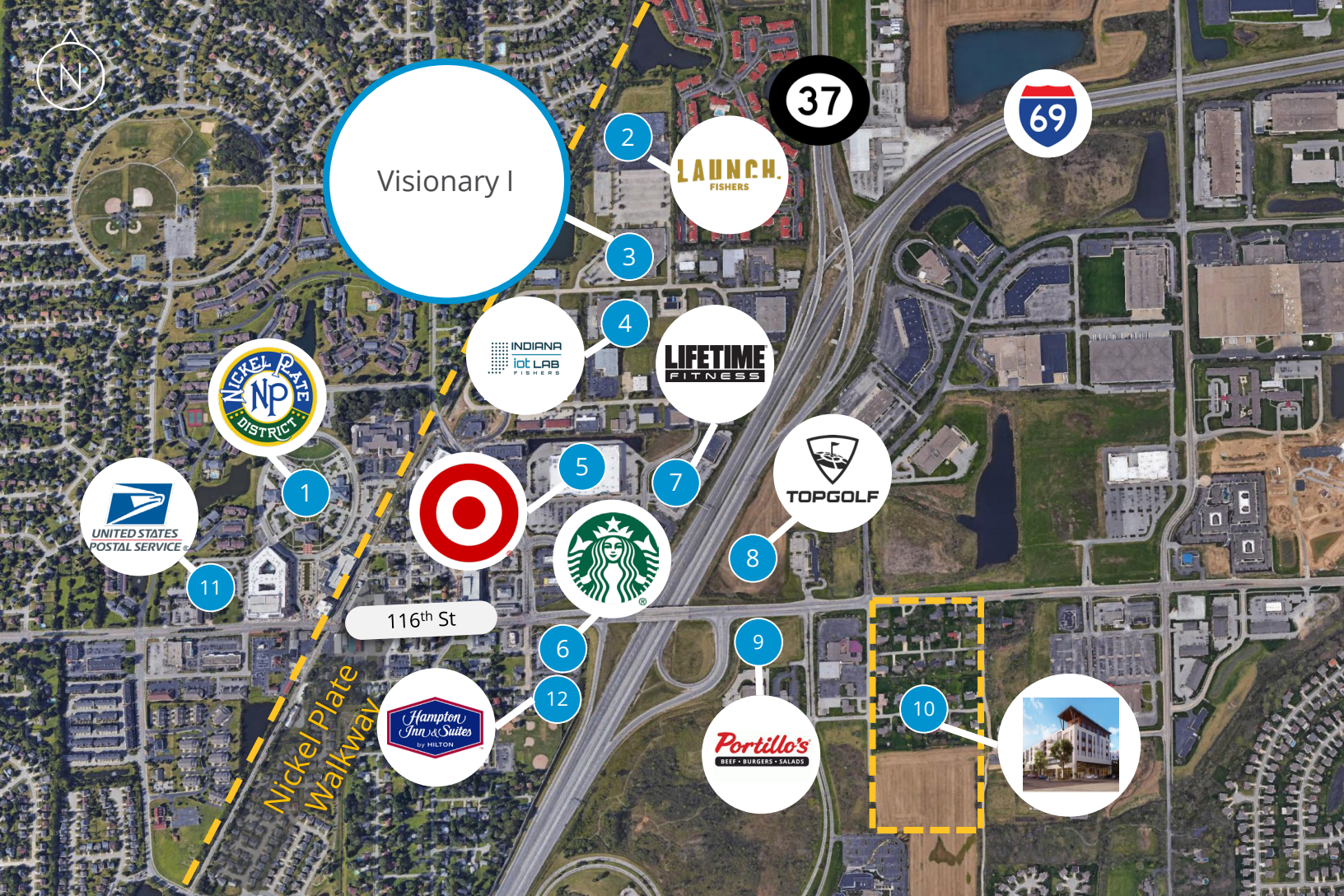
	1 Mile	3 Miles	5 Miles
Population	8,584	68,565	169,880
Total Households	3,475	25,265	62,580
Average Household Size	2.47	2.71	2.71
Median Age	35.1	35.6	35.9
Average Household Income	\$95,491	\$115,239	\$118,089
Annual Average Daily Traffic:			
I-69	54,670 vehicles		
US-37	46,389 vehicles		

# Awards + Recognitions

## City of Fishers

- #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*
- 11<sup>th</sup> Best Place to Move  
*Forbes*
- #1 Top 10 Cities for Families in U.S.  
*BusinessWeek.com*
- One of the 10 Best Towns for Families  
*Family Circle*





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

**Area Restaurants**

- Another Broken Egg Café
- Blaze 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**

- 101 Beer Kitchen
- 1933 Lounge
- Bibibop Asian Grill
- Blue Peppermint
- Chicken Salad Chick
- Cyclebar Fishers
- Fishers Test Kitchen
- Havana Cigar & Whiskey Lounge
- Kincaid's Meat Market
- Peace Water Winery
- PetPeople
- Pier 48 Fish House & Oyster Bar
- RIZE
- Sangiovese Ristorante
- Sangrita Grill + Cantina
- Shake Shack
- Sun King Fishers
- Tavern + Kitchen
- The Hot Room Yoga
- Tropical Smoothie Café
- Verizon
- And more!

**Other**

- Forum Conference & Event Center

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