



150,000 SF FOR LEASE

10555 LIDS
WAY

Zionsville, IN 46077





ABOUT THE BUILDING

The Lids Headquarters property is a unique opportunity to own or lease one of the newest office buildings in the metro Indianapolis area. The four story, 150,000 square foot office building has a progressive design and is situated on a beautiful 13.6 acre site with modern features and an amenity package that is unparalleled in the office market.

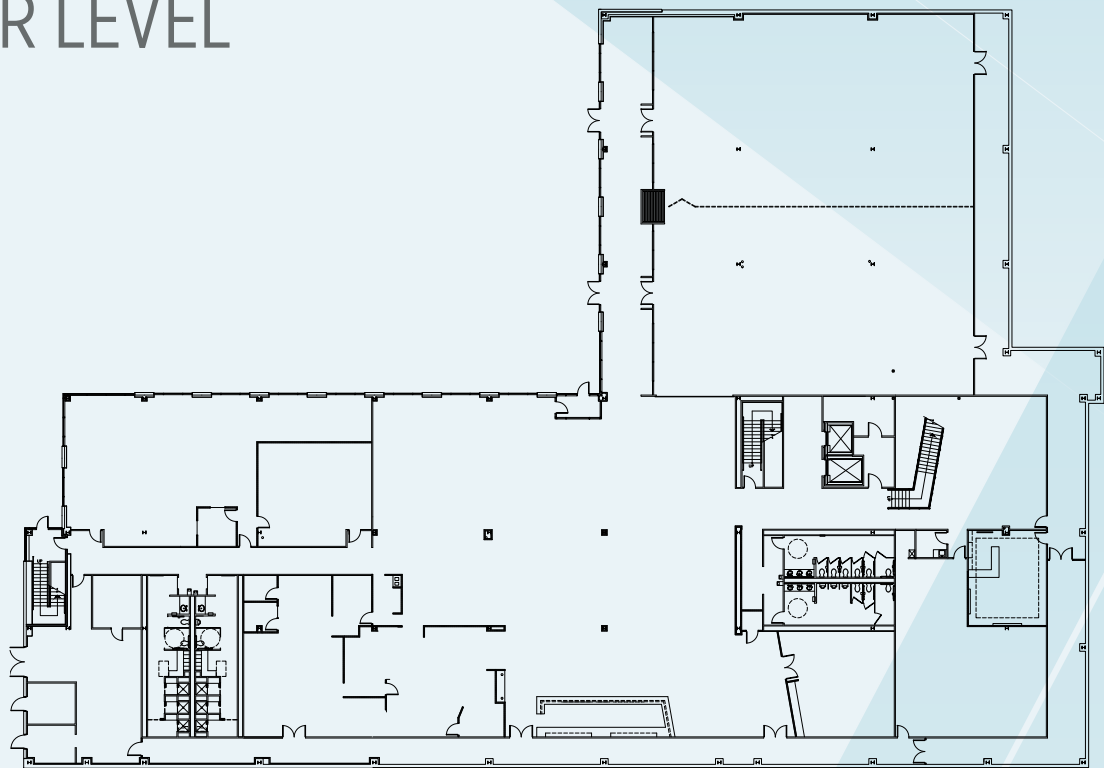
Located in the Northwest suburb of Zionsville, one of the Indianapolis region's most desirable residential communities, the Lids Headquarters property represents an unprecedented opportunity for a buyer or user to make a bold statement and provide a progressive work environment for their most important assets...their people.



FEATURES

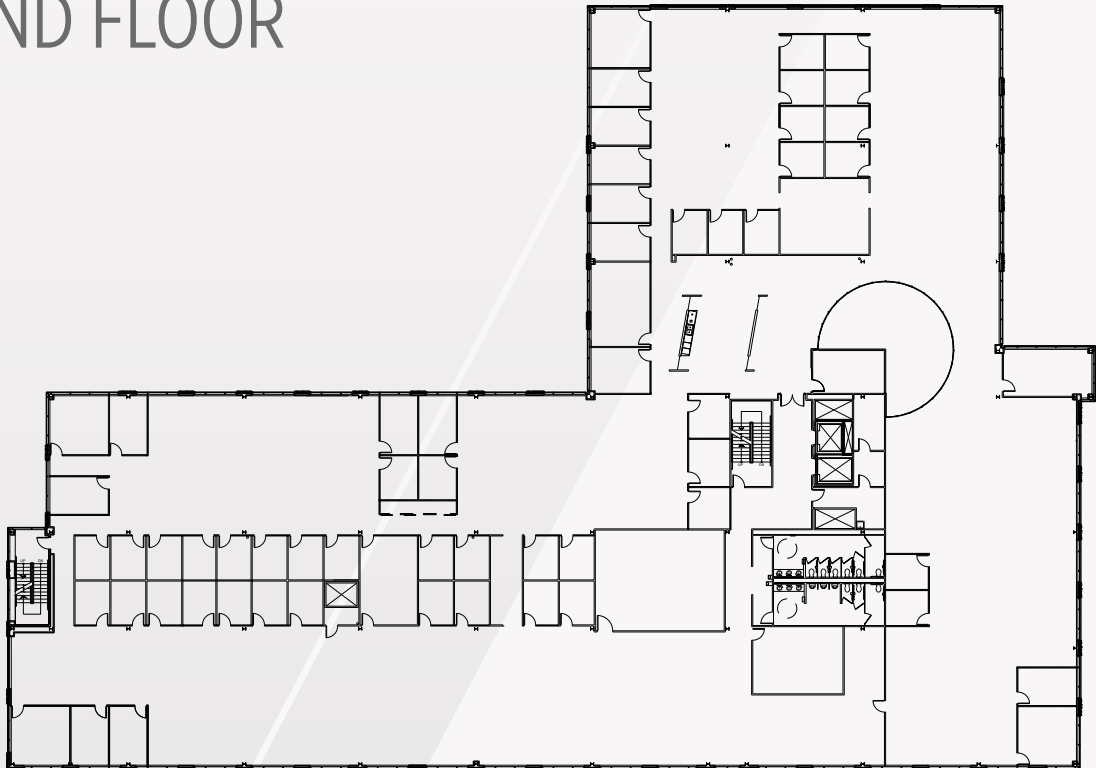
- Full cafeteria
- State-of-the-art fitness center
- 2 ballrooms for large gatherings, events and training
- Basketball court in parking lot*
- Patio with outdoor seating
- Walking trail
- Game room and lounge with bar
- Executive 3rd floor terrace

LOWER LEVEL



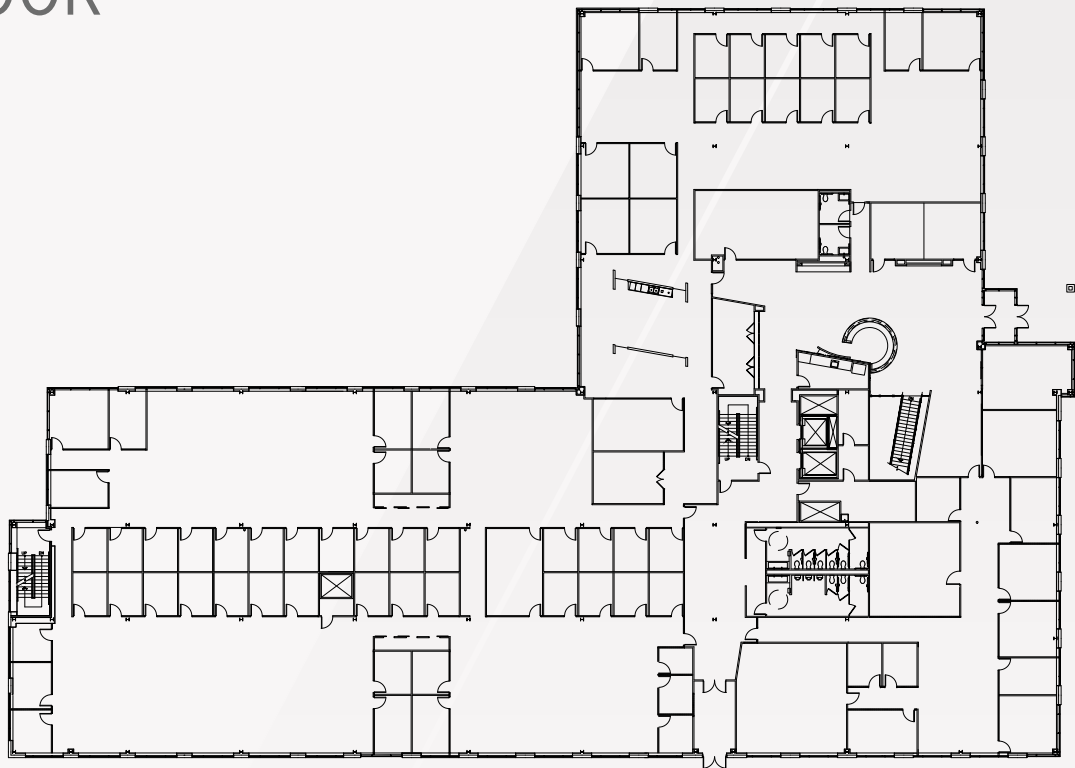
27,086 SF

2ND FLOOR



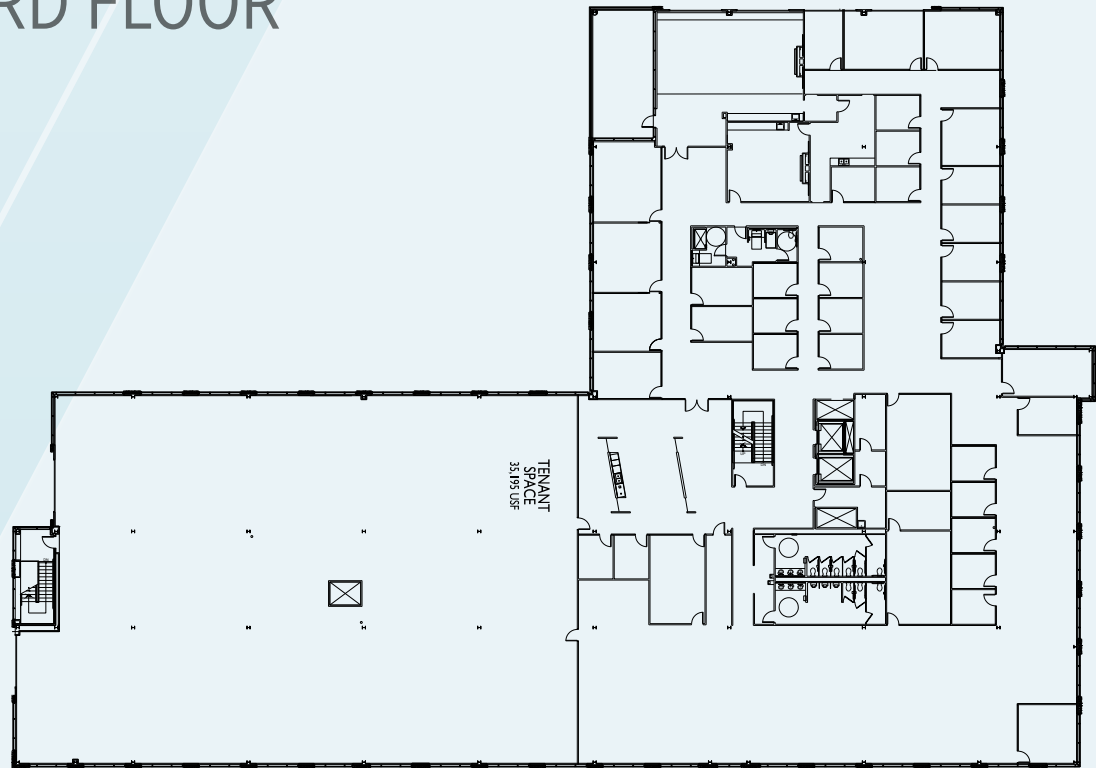
35,010 SF

1ST FLOOR



35,471 SF

3RD FLOOR



35,195 SF

THE CONVENIENCE OF ZIONSVILLE

Set directly northwest of Indianapolis, Zionsville's hometown atmosphere is a great place to live and work. This growing town offers seventeen parks with over 400 acres of parkland, a quaint downtown known for its brick streets lined with boutiques, specialty shops and restaurants, and an excellent school system that has been ranked Top 5 Indiana School Districts for the past 15 years. All these factors are why Zionsville consistently ranks as one of the best places to live and work not only in Indiana, but in the nation.

Only minutes to I-465, 65 and Indianapolis, Zionsville is the perfect location to live and work.

#1 Safest City in Indiana, Alarms.org, 2018

#1 Indianapolis Airport best in the US, Conde Nast Traveler

#2 Top State for business and infrastructure, CNBC 2018

#3 Best Public Schools in Indiana, Niche.com 2019

#3 Best Places to Raise a Family in Indiana, Niche.com 2019

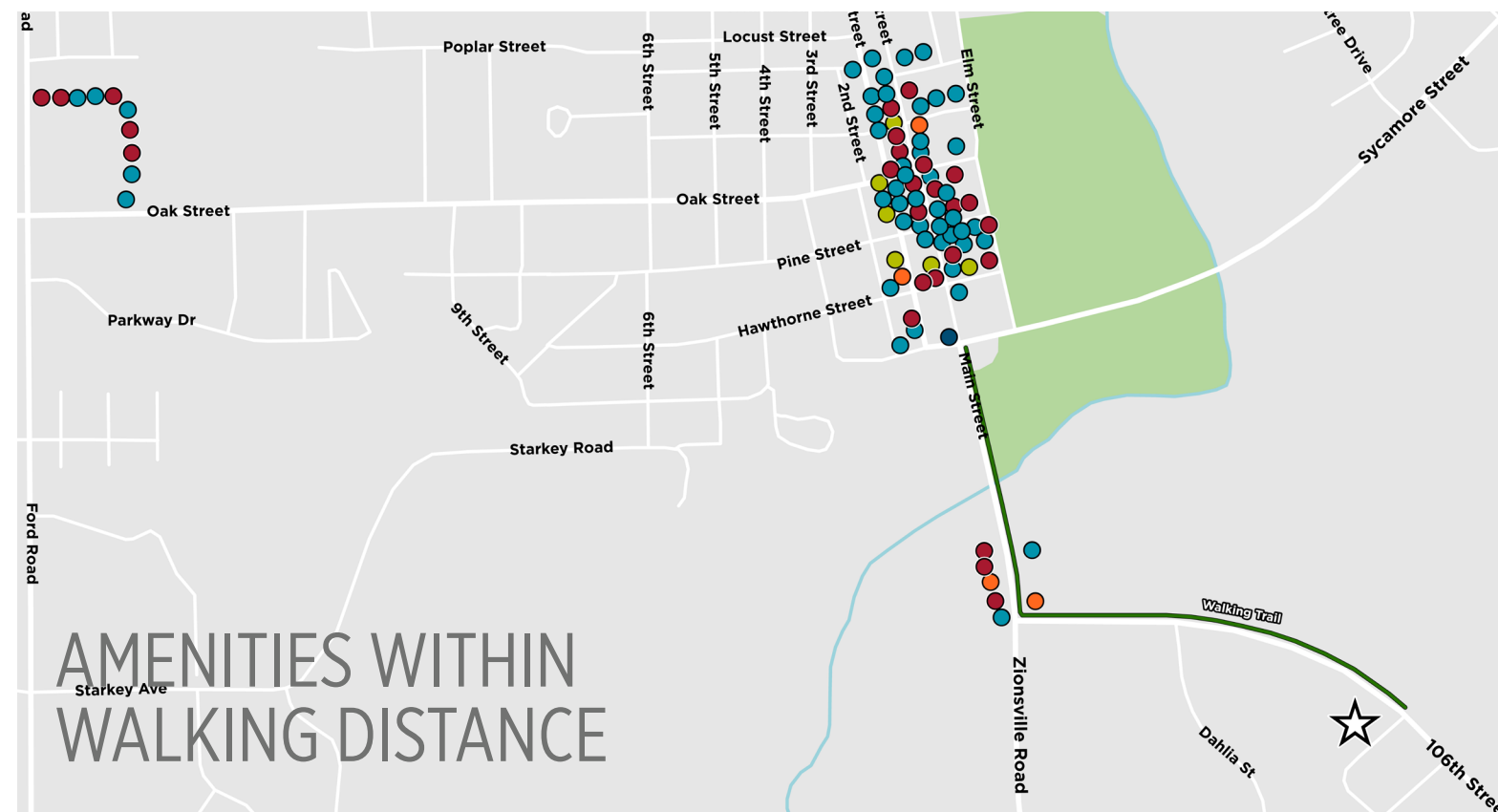


DEMOGRAPHICS

230,900
Population

\$69,287
Median Household Income

35
Median Age





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