

Commercial Suites for Lease

FLEXWARE INNOVATION BUILDING
12 MUNICIPAL DR. | FISHERS, IN 46038

Excellent access to I-69, providing convenient connections to downtown Indianapolis, Noblesville & Carmel.

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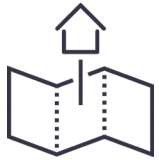
Property Gross SF:
30,000 SF



Available:
Suite 330 - 2,297 SF
Suite 340 - 2,787 SF



Land:
0.36 AC



Zoning:
Commercial



Built:
2019



Parking:
96 Parking Spaces



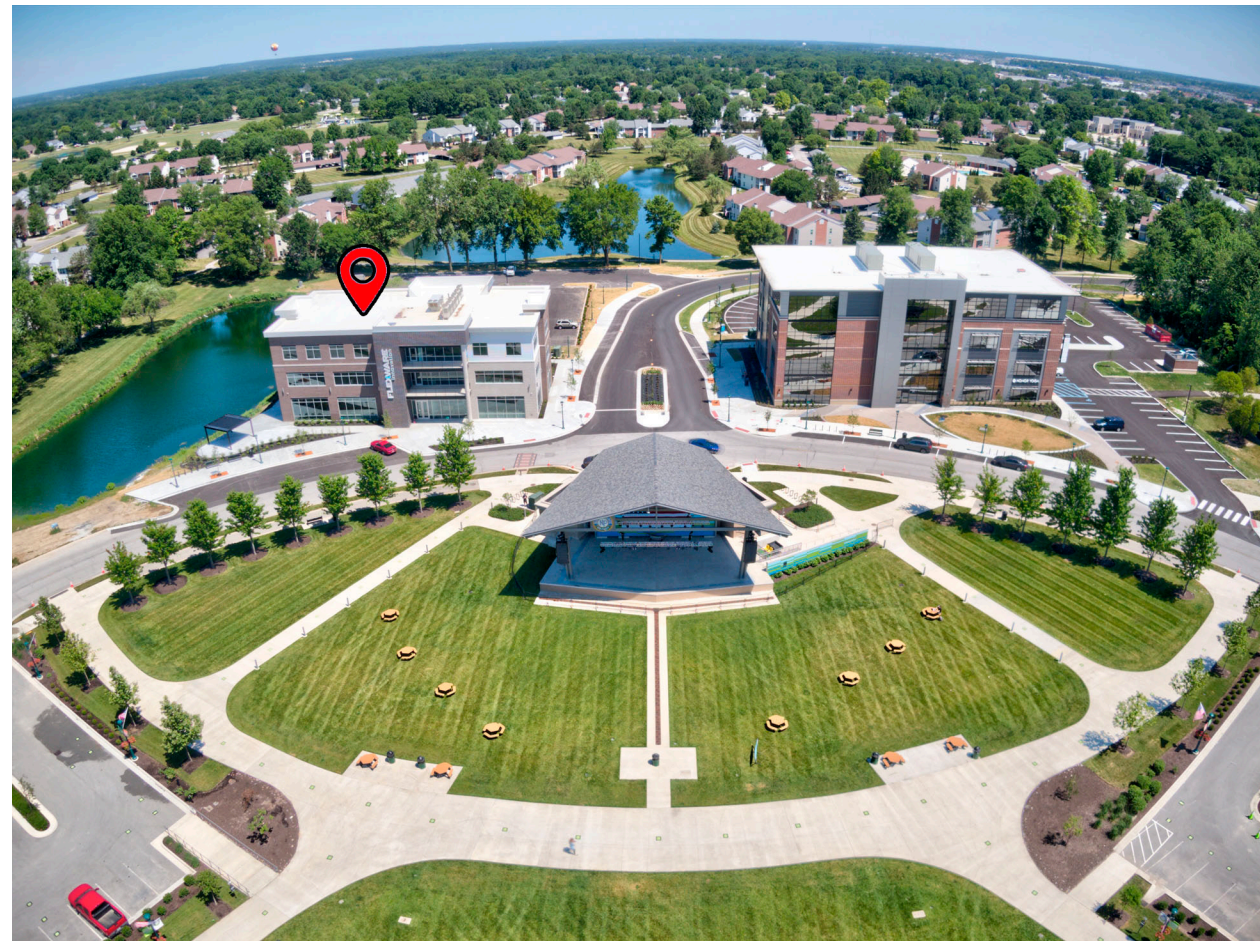
Lease Rate:
Contact Broker for Pricing

Property Overview

The property is ideally located in the heart of the Downtown Fishers/Nickel Plate District, the vibrant urban core of Fishers, Indiana. This dynamic mixed-use district is a premier destination for business, dining, entertainment, recreation, and civic activity, offering convenient walkable access to a variety of restaurants, retail shops, and entertainment venues, along with the added benefit of convenient on-site parking.



[VIEW LISTING ONLINE](#)



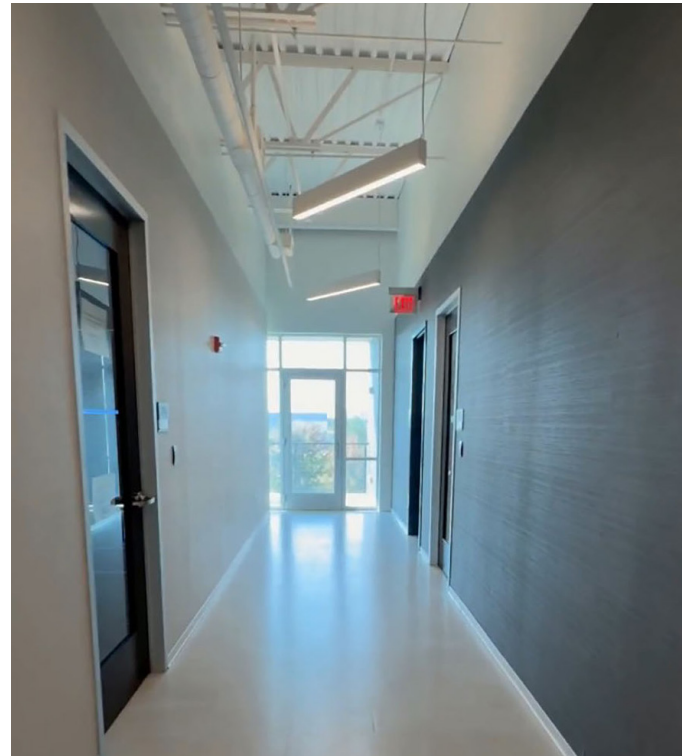
Exterior Photos



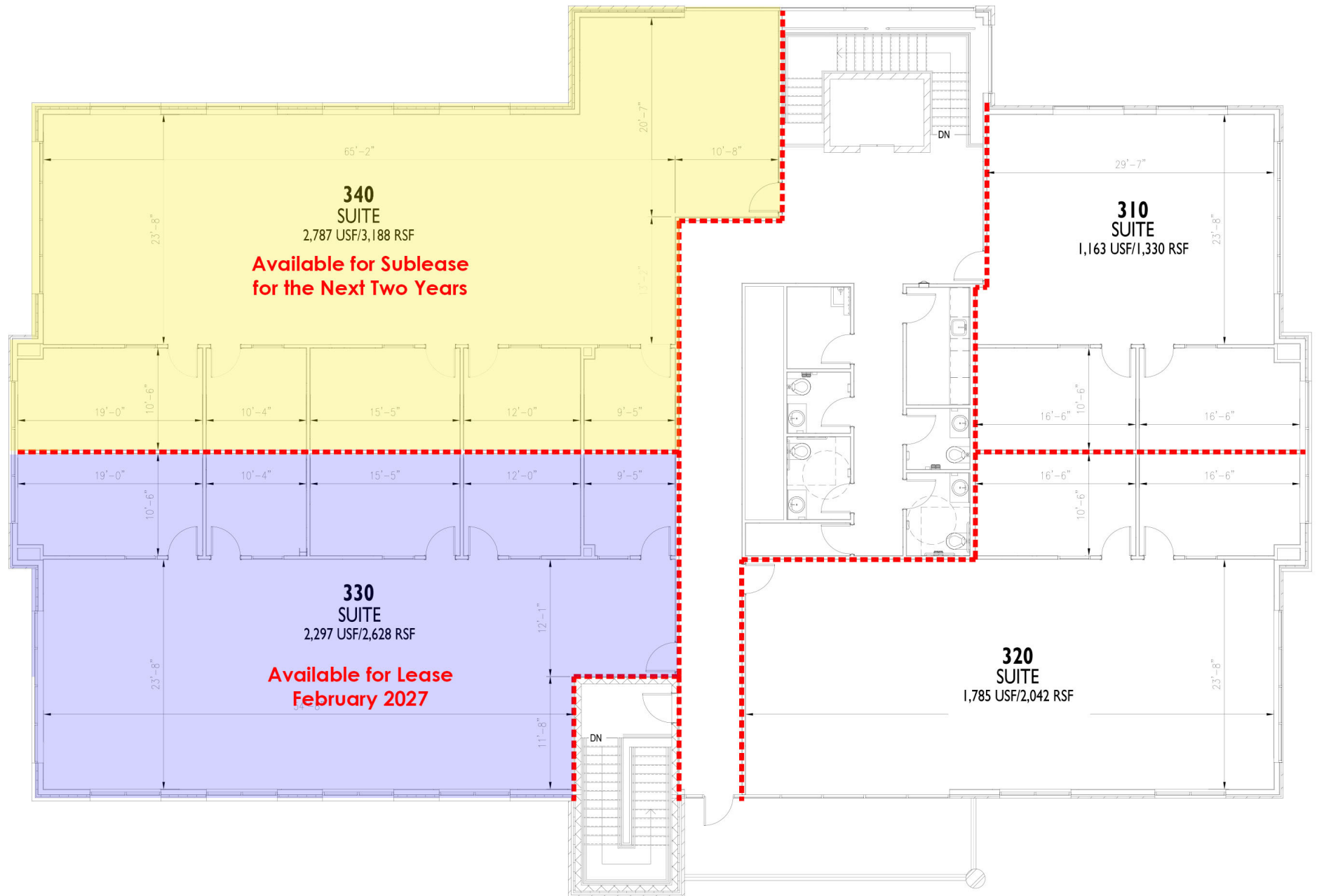
Exterior Photos



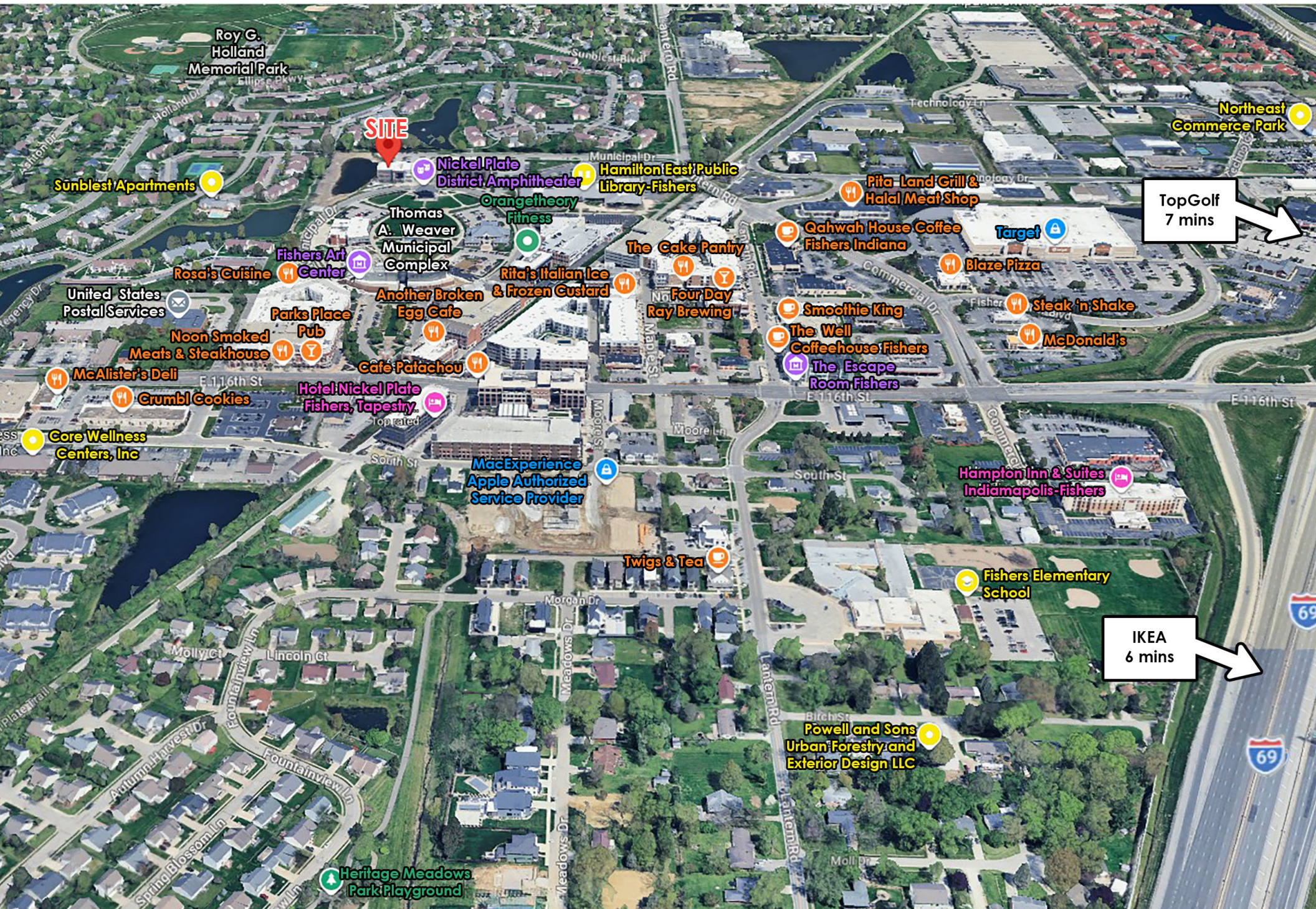
Interior Photos



Floor Plan

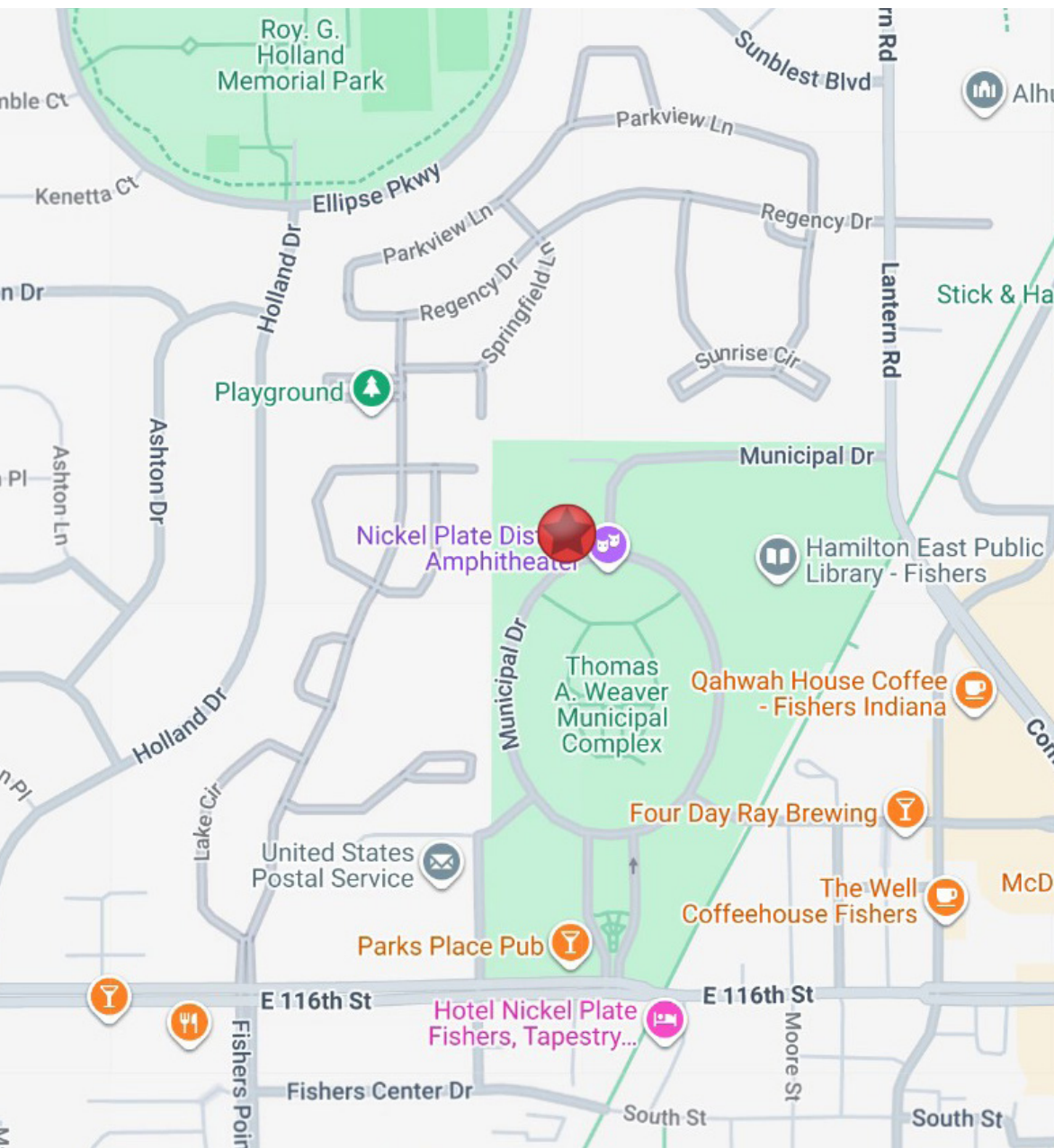


Aerial Map

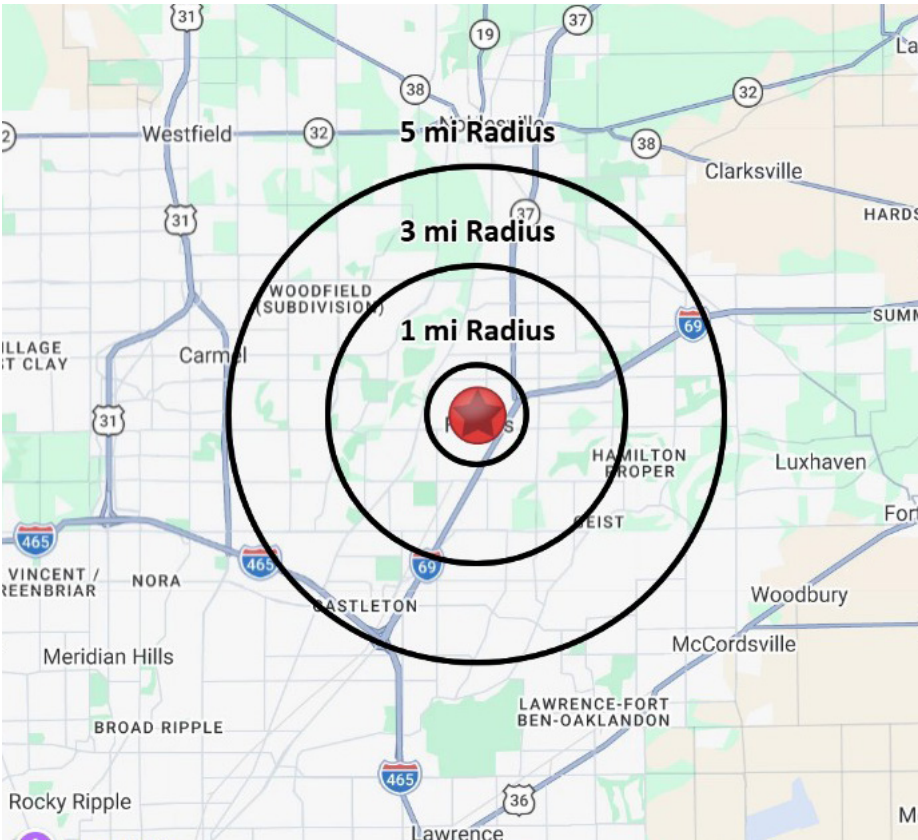


Location Overview

Located at 12 Municipal Drive in Fishers, Indiana, the property offers excellent access to I-69, providing convenient connectivity to downtown Indianapolis, Noblesville, and Carmel. Situated near the vibrant Nickel Plate District, the location also provides walkable access to a variety of dining, retail, and entertainment options, offering an ideal blend of accessibility, convenience, and amenities.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,521	66,071	167,390
HOUSEHOLDS	2,555	18,759	47,019
AVERAGE HOUSEHOLD INCOME	\$123,957	\$152,225	\$156,226
MEDIAN HOME VALUE	\$353,650	\$401,705	\$426,480



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CONTACT:

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Broker

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