

FOR SALE OR LEASE

2831 Waterfront Parkway E. Dr.

Indianapolis, IN 46214

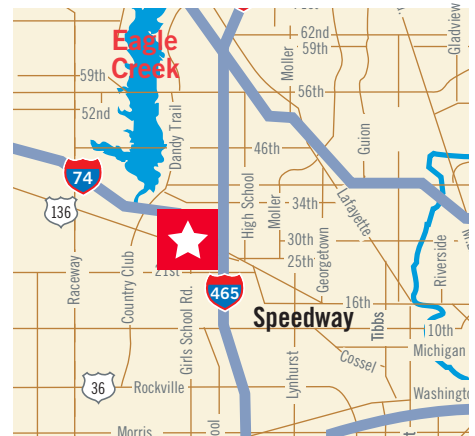


FURTHER REDUCED ASKING PRICE



Waterfront V: Excellent Owner Occupant/Investor Opportunity

- **FURTHER REDUCED** asking price: \$2,250,000 (~~\$42.46/SF~~)
\$1,950,000 (\$36.80/SF)
- For Lease: \$15.00/SF full service
- Total building: 52,993 SF
- 4,195 - 25,876 SF available
- Building signage with interstate exposure
- Common conference room
- Updated energy-efficient mechanical systems
- Close to restaurants and shopping
- Easy access to I-465 and I-74
- Minutes from Indianapolis International Airport
- Income in place: credit tenant



For more information, contact:

Bennett M. Williams
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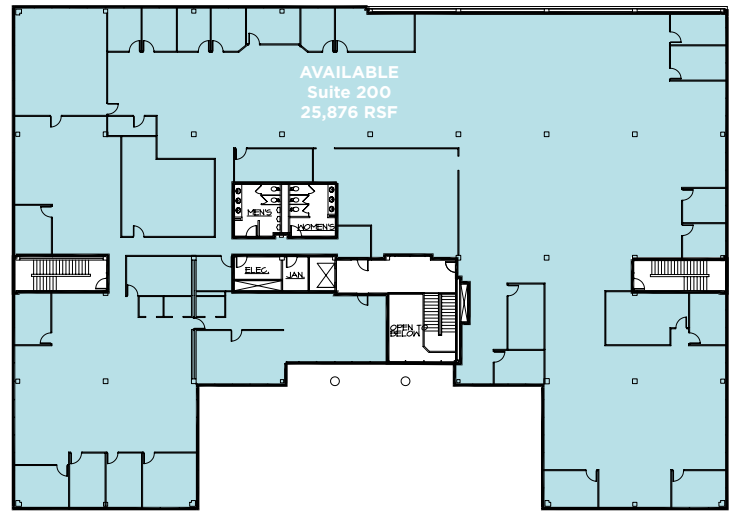
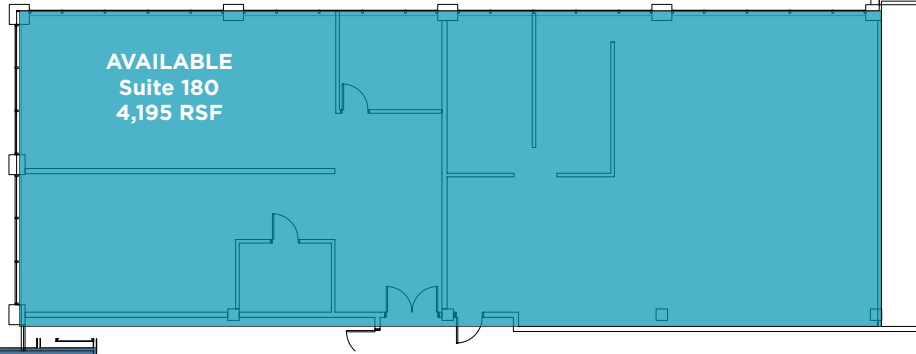
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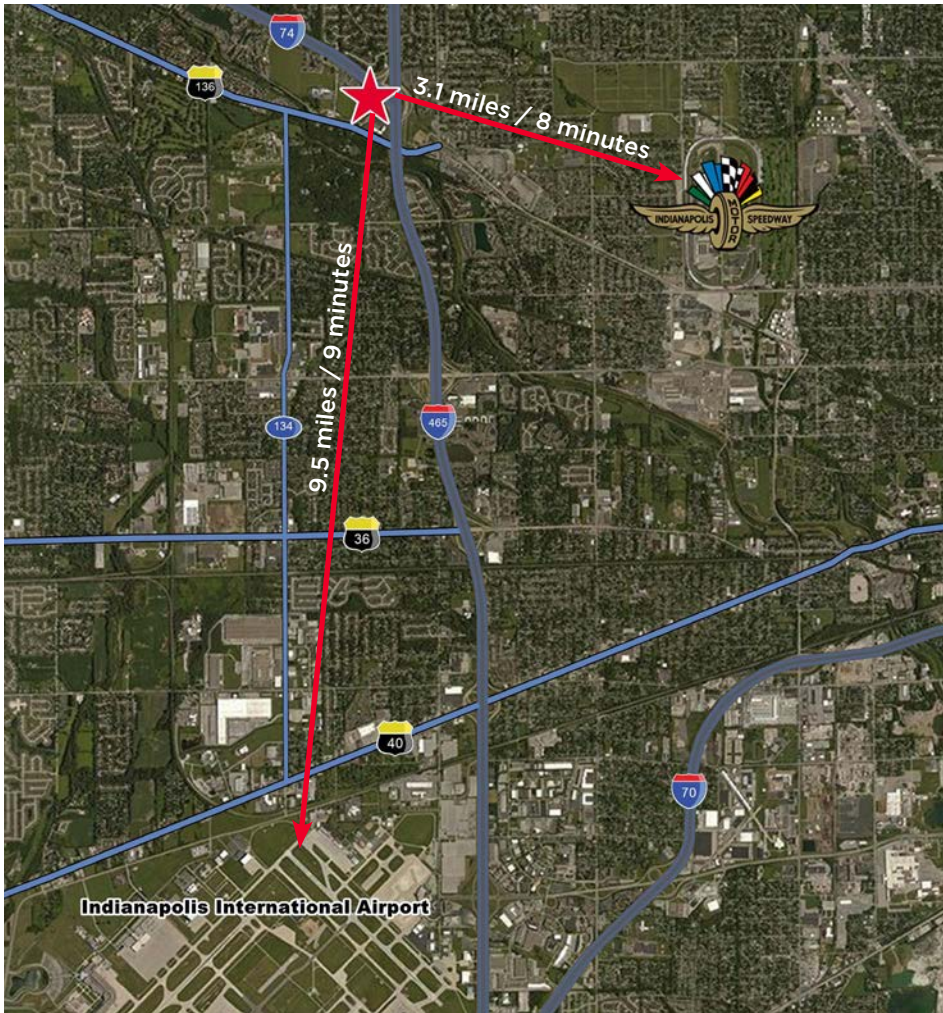
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New improvements to I-74/I-465 interchange complete!

Demographics: 2015 Estimates and 2020 Projections

	3 Miles	5 Miles
Population	99,022	207,470
Projected Population	100,964	213,389
Households	42,046	84,095
Projected Households	42,803	86,464
Average Household Income	\$51,092	\$53,545
Projected Average Household Income	\$54,135	\$56,685
Median Household Income	\$41,933	\$44,466
Projected Median Household Income	\$43,547	\$46,187
Median Age	33.2	33.2

Traffic Counts: 2014 AADT

I-465	132,111
I-74	35,498
U.S. 136	21,122

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