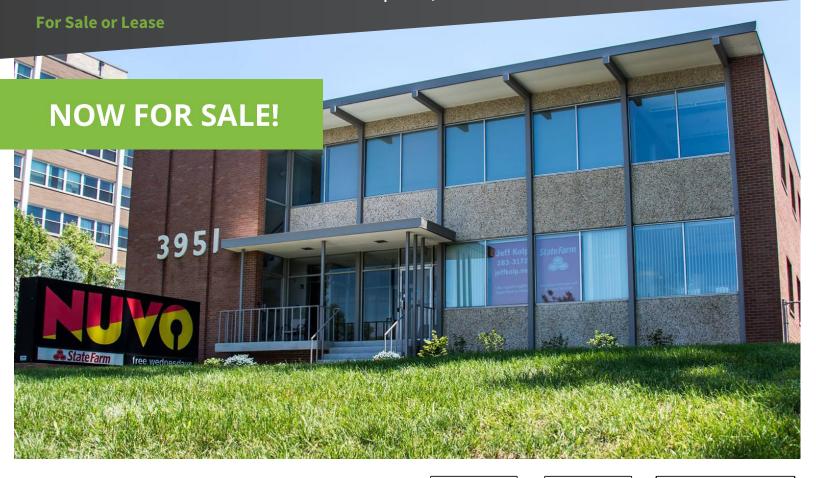
NUVO Building

3951 North Meridian Street Indianapolis, IN



For Sale or Lease

+/- 15,000 SF office building.

Newly remodeled interior, bathrooms, roof, parking lot, and addition of eco-friendly fixtures.

High visibility on Meridian Street with signage.

Close proximity to downtown and Interstate 65.

Located in an opportunity zone.

Across the street from Tarkington Park redevelopment.

Virtual Tour

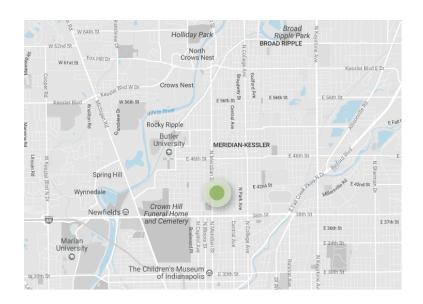
Sale Price

Lease Rate \$1,700,000

\$17.75 / SF (Full Service)

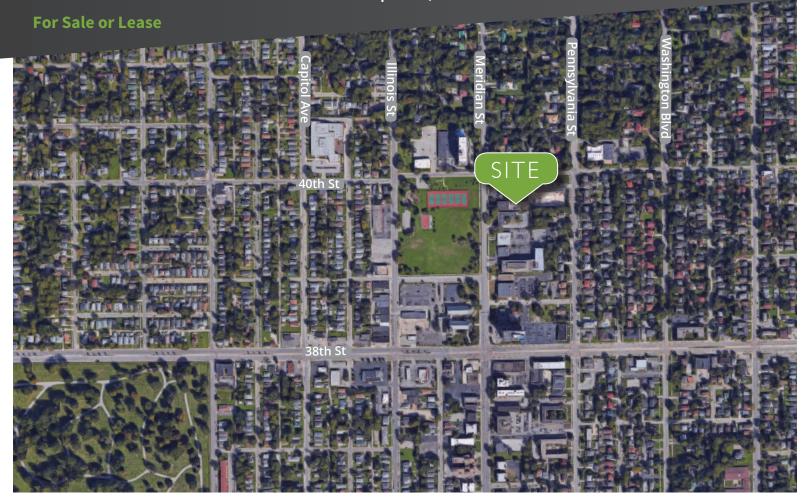
Available for Lease

5,000 SF



NUVO Building

3951 North Meridian Street Indianapolis, IN



Property Information

Property Type:	General Office
Total Building Area:	+/- 15,000 SF
Number of Floors:	3
Typical Floor Size:	+/- 5,000 SF
Free Parking:	63 Spaces
Security:	Keycard access/cameras
Renovated:	2016
Zoning:	C1

Net Zero Building

The total amount of energy used by the building on an annual basis is roughly equal to the amount of renewable energy created on site.

Water - toilets and sinks are low flow or automated.

Lights - all lights are LED and motion operated, where appropriate

Trash - recycle

Electric - Ecobee smart thermostats to control heating and cooling. Solar panels also recently installed.

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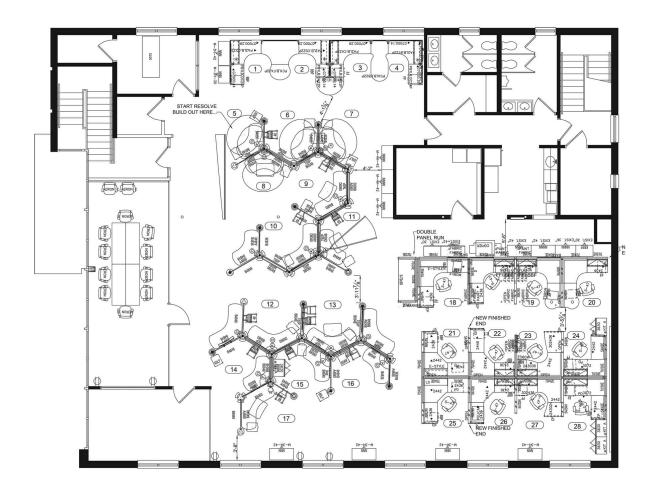
ALO Property Group 10401 N Meridian St. Suite 160 Indianapolis, IN 46290 www.ALOPG.com



NUVO Building

3951 North Meridian Street Indianapolis, IN

For Sale or Lease



Space Highlights

5,000 SF available immediately for lease

Collaborative open space with 30 workstations, furniture negotiable.

Conference room, kitchen, and private bathroom on floor.

Creative interior finishes with natural lighting and high ceilings.

AT&T fiber internet and phone available.

