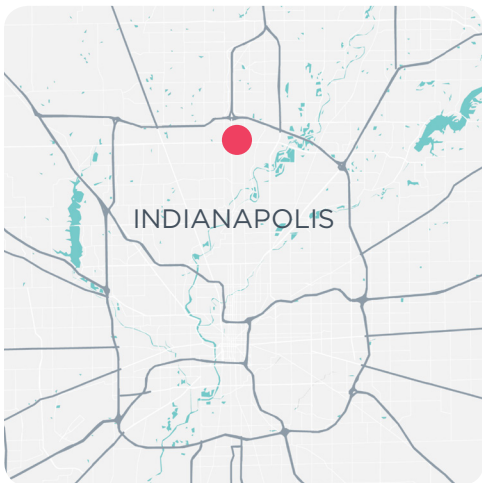


SALE OR LEASE

OFFICE



WATERPLACE PARK // GREAT LOCATION & VALUE // FOR SALE OR LEASE



AVAILABLE SPACE

5,000-13,492 RSF

LEASE RATE

\$17.00/RSF
Full Service

SALE PRICE

\$2,300,000
(\$91.00/RSF)

- + 25,345 SF building
- + Good owner-user opportunity
- + Entire 13,492 RSF second floor available
- + General office or medical
- + Good floor plan configuration
- + Building and Meridian St. pylon signage for largest tenants
- + Located in Meridian St. corridor
- + Easy access to I-465, downtown Indy, and Hamilton County
- + Park-like setting. Patio overlooking pond
- + Numerous restaurants and shopping nearby

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PROPERTY DETAILS

| | |
|---------------------------------|--|
| Building Size: | 25,345 RSF |
| Floors: | 2 |
| Parking Spaces: | 57 |
| Parking Ratio: | 2.25 Spaces / 1,000 RSF Cross easement parking Park 4.5 spaces / 1,000 RSF |
| Occupancy: | 97% (until 2/1/19) |
| Largest Available Space: | 13,492 (entire 2nd floor) |
| Date Built: | 1980 |

| | |
|----------------------------|--------------------------------|
| Zoning: | C-1 |
| Common Area Factor: | 15% |
| Elevators: | 1 |
| Sprinklers: | No |
| Communications: | Comcast, Sprint, Expedient |
| Utilities: | Citizens Energy Group, IP&L |

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in #growIndiana

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