



FOR LEASE

1021 E. Michigan Street
Indianapolis, IN 46202



Property Highlights

- ±9,653 sf available
- Office: ±2,000 sf
- Ample parking
- T-5 lighting
- Clear Height: ±12' - ±14'
- Zoned CS
- Close proximity to Downtown
- Power: 400A, 120/240V, 3-phase
- One 10' x 10' drive-in door
- One 8' x 8' loading door
- Lease Rate: \$3.95/sf modified gross (Rate includes insurance and taxes. CAM billed separately. CAM estimated to be \$0.25 - \$0.30/sf.)
- Building has shared utilities. Utilities are not separately metered. An additional \$300 per month is charged to tenant for gas and electric. If tenant uses above average power, then that difference will be billed back to tenant.



Ryan E. Baker, CCIM

Director

Certified Supply Chain Professional

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CUSHMAN & WAKEFIELD

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Floor Plan



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