

SALE/LEASE

CONDOMINIUM



GATEWAY TO MERIDIAN-KESSLER



SALE PRICE

\$550,000

LEASE RATE

\$14.00/SF

BUILDING SF

± 4,632 SF

Located just east of Tarkington Park, this ± 4,632 ground level office condominium is in the heart of a rejuvenated area of Indianapolis. With easy accessibility via Meridian Street and 40th Street, this location is within walking distance to Tarkington Park and a short drive to the Indianapolis Children's Museum, Indianapolis Motor Speedway, Newfields, The International School of Indiana, downtown Indianapolis, and much more!

in #growIndiana

JOSHUA D. ABRAMS

Vice President

☎ 317.663.6541

✉ 317.496.0202

jdabrams@bradleyco.com

MITCH DONER

Vice President & Co-Director of Asset Resolutions

☎ 317.663.6545

✉ 317.517.4555

mdoner@bradleyco.com

CENTRALLY-LOCATED OFFICE CONDOMINIUM

3965 NORTH MERIDIAN STREET, INDIANAPOLIS, IN 46208



PROPERTY DESCRIPTION

On the southern edge of Historic Meridian, this office condominium is a premier opportunity for the close-to-home office. Located on the first level of a seven-story high-rise condominium development, this space consists of high ceilings and an abundance of natural light.

PROPERTY HIGHLIGHTS

- Within walking distance to IndyGo's Red Line and Tarkington Park
- Over 120 feet of window line
- Additional storage units available
- Common lobby and conference room
- 35 common surface parking spaces

OFFERING SUMMARY

Condominium Size	± 4,632 SF
Sale Price	\$550,000
Lease Price	\$14/SF MG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,183	41,313	101,229
Total Population	18,090	97,144	244,325
Average HH Income	\$54,501	\$58,410	\$56,958

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RESOURCE has become part of **BRADLEY**,
 Indiana's largest locally-owned and independent CRE firm.

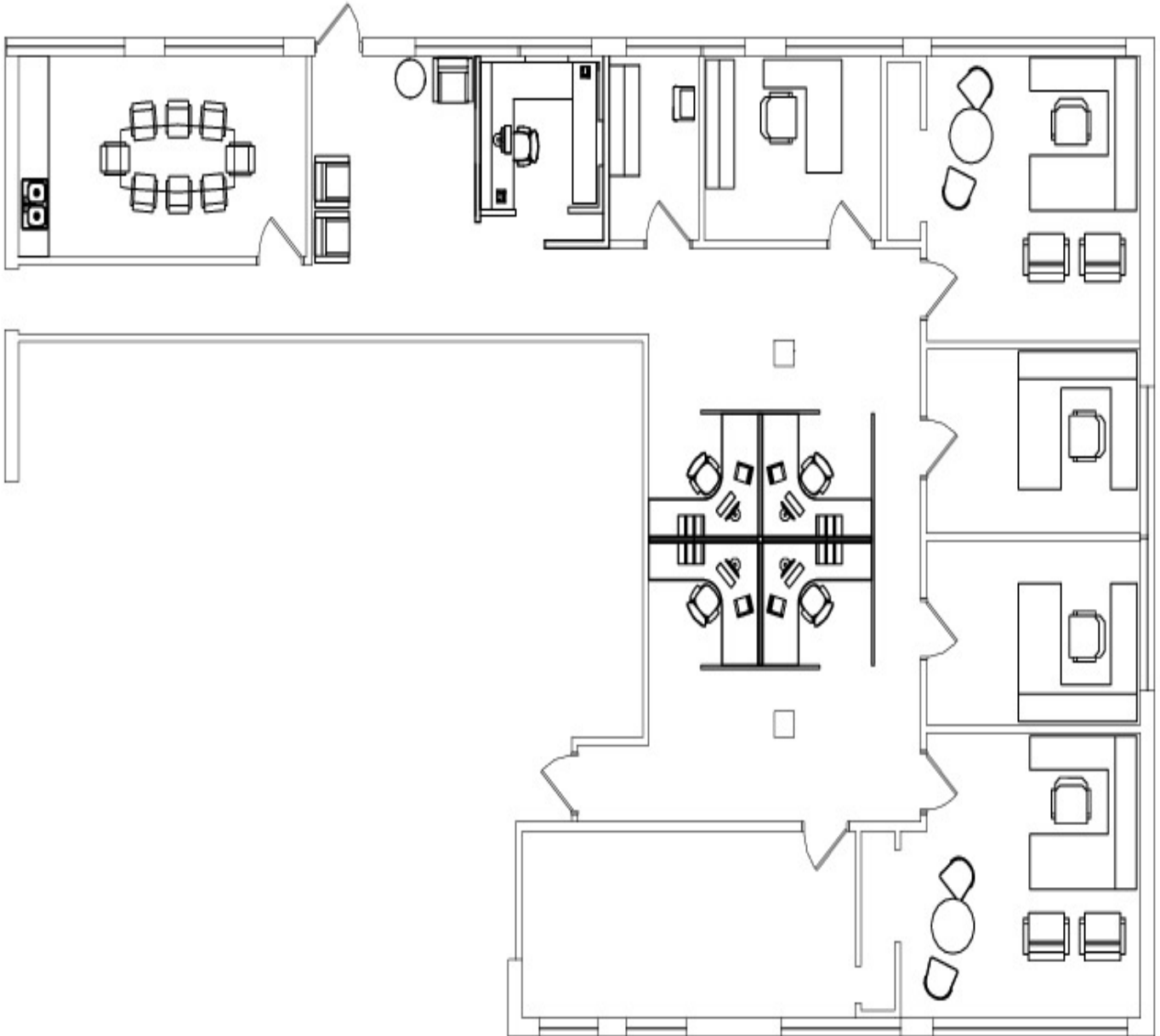
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WE HAVE MOVED

9000 Keystone Crossing, Suite 850
 Indianapolis, IN 46240
 317.663.6000

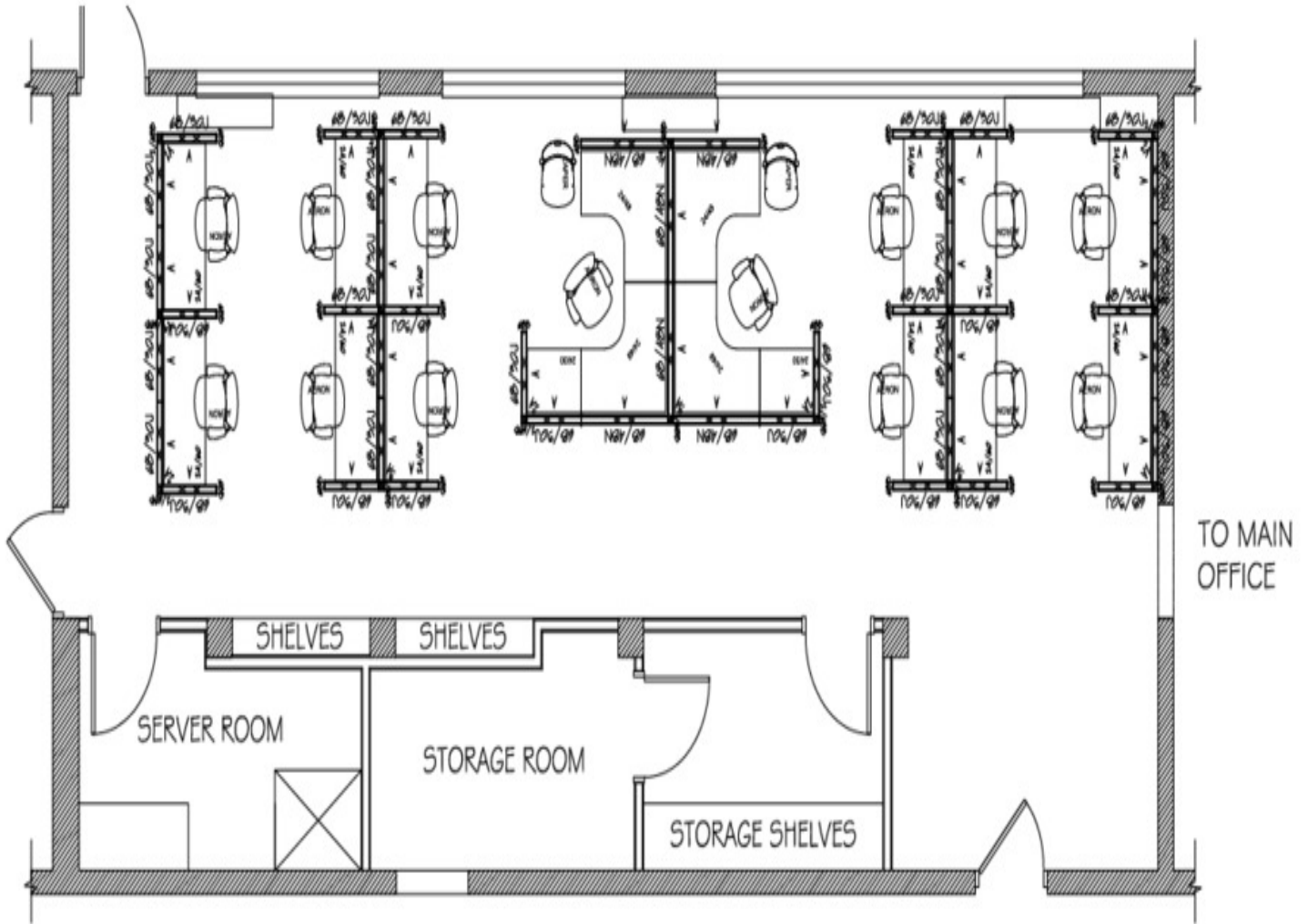
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Zoning	D9 (Suburban High Rise Apartments) with a Variance of Use by Marion County Planning Commission to Legally Establish an Office Use and Provide Limited C-2 & C-3 Use in the Ground Floor, per Case Number 200 6UV303 2
Tax Parcel Number(s)	49-06-13-150-130.047-801 (80 63420) & 49-0 6-13-150-130.048-80 1 (8063421)
Condominium Size(s)	4,632 ± SF GBA
Building Size	71,406 ± SF GBA
Building Style(s)	Seven-Story High-Rise Apartments with Office Use(s) on the First Floor
Construction Type(s)	Exterior Walls - Masonry-Style Concrete Block (Painted) with Masonry-Style Brick Façade; Interior Walls - Mix of Drywall (Painted), Masonry-Style Concrete Block (Painted), and Aluminum Frame Window Units; Flooring - Mix of Carpet, Vinyl Tile, and Ceramic Tile; Ceilings - In-Laid Ceiling Tiles
Frontage	283 Feet on 40th Street & 176 Feet on Meridian Street
HVAC Type(s)	Central Hot and Chilled Water Circulating System to Individual Coil Radiant Units in Each Unit, with Individually Controlled Fan Units
Ceiling Height(s)	9'+ throughout
Utilities	All Public Utilities
Year(s) Built	19 65; Renovated in 200 2 and 2006
Township	Center
Assessed Value	\$5 43,800 (2019)
Annual Taxes	\$15,732.44 (2018 Payable 2019)

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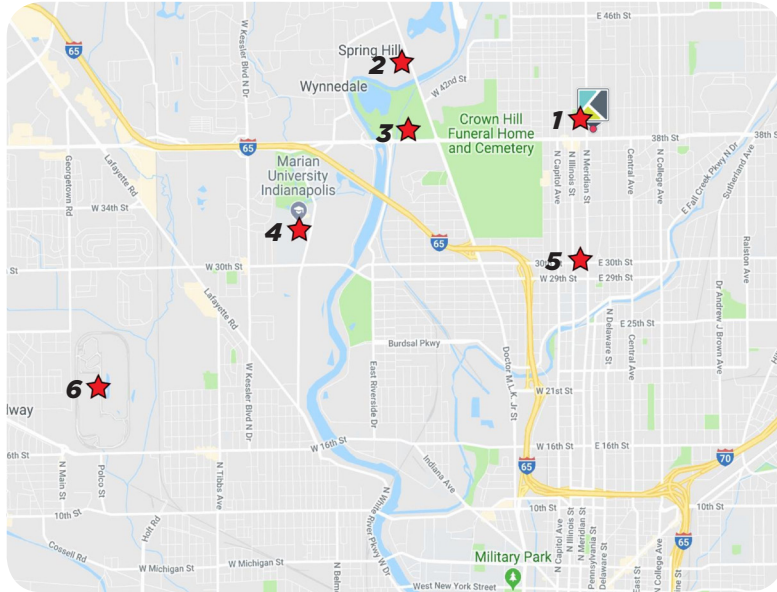
Additional Information
Surface Asphalt-Paved Parking Lot with (17) Striped Spaces
(4) Entrances/Exits to the Building ((1) on the West Side, (1) on the South Side, and (2) on the North Side)
Lighting Throughout with a Mixture of Recessed Fluorescent and Canned Lighting
Exterior Building Signage
Integrated Security Alarm System and Security Camera System
Wired for Telecommunications
In-Laid Drop Ceiling Throughout Office Spaces, Conference Room, Kitchen, Open Area, Storage Space and Restrooms
Mixture of Wood (Stained) and Metal Trim Throughout Office Spaces, Conference Room, Kitchen, Open Area, Storage Space, and Restrooms
Additional Sinks in Open Space (West Parcel), Conference Room, and Copy Room

Room Measurements (West Parcel)
Open Area: 50' 4" Wide x 15' 1" Deep
Open Area With Sink: 7' 8" Wide x 11' 0" Deep
Storage Closet: 24' 5" Wide x 7' 2" Deep
Server Room: 5' 0" Wide x 5' 0" Deep
Window Line (Total): ± 33' 7" Wide x 4' 10" High

Room Measurements (East Parcel)
Private (Executive) Office #1: 12' 10" Wide x 10' 4" Deep
Private (Executive) Office #2: 15' Wide x 15' 8" Deep
Private (Executive) Office #3: 15' 4" Wide x 10' 5" Deep
Private (Executive) Office #4: 15' 4" Wide x 9' 8" Deep
Private (Executive) Office #5: 16' 10" Wide x 15' 18" Deep
Reception/Lobby: 20' 7" Wide x 11' 10" Deep
Conference Room: 11' 3" Wide x 20' 8" Deep
Kitchen: 19' 2" Wide x 18' Deep
Open Area: 31' 3" Wide x 19' 7" Deep
Copy Room: 7' 1" Wide x 10' 3" Deep
Break Room: 24' 9" Wide x 10' 10" Deep
Window Line (Total): ± 86' 5" Wide x 4' 10" Deep

AREA AMENITIES

Consistently recognized nationally for its programs and services, Indianapolis is a dynamic edge city featuring thriving businesses and family-oriented neighborhoods.



1. Tarkington Park



2. International School of Indiana



3. Newfields



4. Marian University



5. Children's Museum



6. Indianapolis Motor Speedway

LOCATED IN INDIANAPOLIS

- + **Tarkington Park**
A large park in midtown Indianapolis, with Phase 1 consisting of colorful play elements and an adventure park & playground for all ages.
- + **International School of Indiana**
Private, K-12 school that offers all 3 International Baccalaureate Programmes.
- + **Newfields**
Encyclopedic art museum located on 150 acres of gardens and grounds in Newfields. Home of Indiana's largest one-day arts festival "Penrod".
- + **Marian University**
Private, non-profit Roman Catholic university that offers undergraduate and graduate degrees in a wide range of fields.
- + **Indianapolis Children's Museum**
World's largest Children's Museum; also accredited by the American Alliance of Museums.
- + **Indianapolis Motor Speedway**
Home of the IndyCar Series, NASCAR Cup Series, and many more. Home of the world's largest one-day sporting event, the Indianapolis 500-mile race.

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IN #RB14048527