



# 2313 E WASHINGTON FLEX SPACE

2313 E WASHINGTON ST  
INDIANAPOLIS, IN 46201

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**Barbara Dunn-Stear**  
Senior Advisor  
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# Property Summary



## OFFERING SUMMARY

Available SF:	0 - 3,000 SF
Lease Rate:	\$1,500 per month [MG]
Lot Size:	4,000 SF
Building Size:	3,000 SF
Renovated:	1991
Zoning:	C 3
Market:	Indianapolis

## PROPERTY OVERVIEW

36-60 month preferred lease. Tenant pays own utilities. Landlord pays taxes and structural insurance and does structural maintenance. Interior maintenance and janitorial by tenant.

## LOCATION OVERVIEW

High Traffic retail and mixed use corridor.  
Access to the building's lot is from N. Keystone side and through the car lot.

## PROPERTY HIGHLIGHTS

- Drive through bay with car lift; 2200 sf warehouse includes bay; 800 sf office, 3 private offices, conference room, reception, file room, restroom and coffee station



# Property Details

**LEASE RATE** **\$1,500 PER MONTH**

## LOCATION INFORMATION

Building Name	2313 E Washington Flex Space
Street Address	2313 E Washington St
City, State, Zip	Indianapolis, IN 46201
County/Township	Marion
Market	Indianapolis
Cross Streets	Washington and N. Keystone

## BUILDING INFORMATION

Building Size	3,000 SF
Price / SF	-
Last Renovated	1991
Building Class	C
Occupancy %	0%
Number Of Floors	1
Load Factor	Yes

## PROPERTY DETAILS

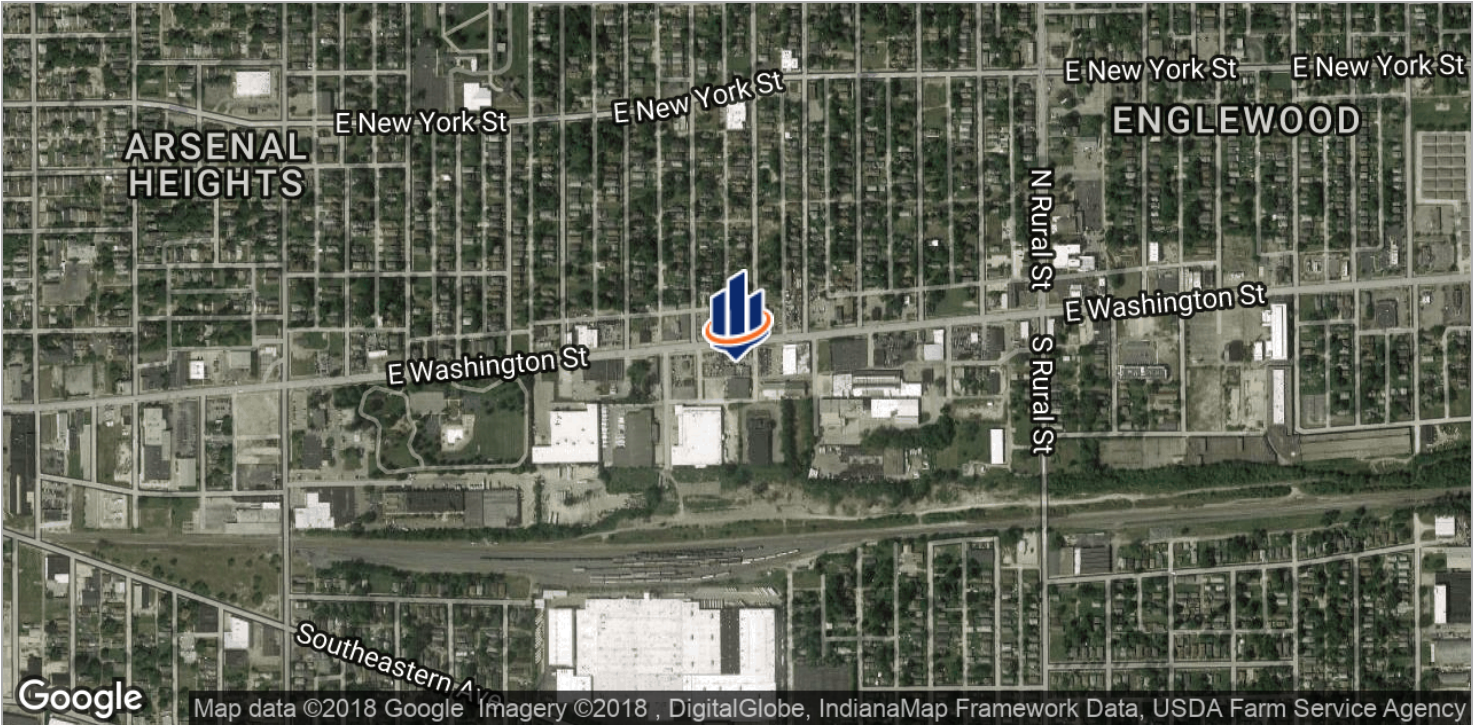
Property Type	Industrial
Property Subtype	Flex Space
Zoning	C 3
Lot Size	4,000 SF

# Additional Photos





# Location Maps



# Advisor Bio & Contact 1

## BARBARA DUNN-STEAR

Senior Advisor



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## PROFESSIONAL BACKGROUND

Barbara Dunn-Stear provides a wealth of experience in land acquisitions and commercial sales and leasing. She brought a well-rounded background and more than 25 years of commercial real estate experience to SVN. A former teacher, retail shop owner, mechanical contracting manager and brokerage owner, Barbara is knowledgeable in the day-to-day decisions business face regarding real estate disposition. Barbara has achieved national designations for commercial work and been awarded the Indianapolis Monthly 5 Star Professional Realtor status for 2010-2016. She enjoys board positions with the Greater Greenwood Arts Council & the Southside Art League.