

RESOURCE

rcre.com

2710 BETHEL AVENUE
INDIANAPOLIS, IN 46203

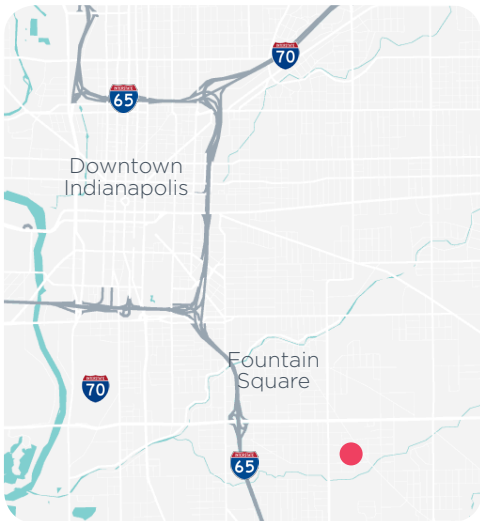
SALE OR LEASE

OFFICE



CLICK FOR DRONE VIDEO

▶ 46,710 SF TWO STORY OFFICE BUILDING ON 2.02 ACRES



AVAILABLE SPACE

46,710 SF

AVAILABLE ACRES

2.02 AC

The property is a two story brick office building built in 1953. Building still has classrooms, furniture, gymnasium and cafeteria intact. Former IPS School #64. Building is in "move-in" condition.

- + ±60 surface parking spaces
- + Zoned: SU-2
- + Written approval for sidewalk leading to gazebo in public park to the east
- + *Motivated owner*
- + *Reduced Sale Price: \$1,495,000*
- + *Reduced Lease Rate: \$8.95/RSF + utilities + janitorial + Free rent through 12-31-17*

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

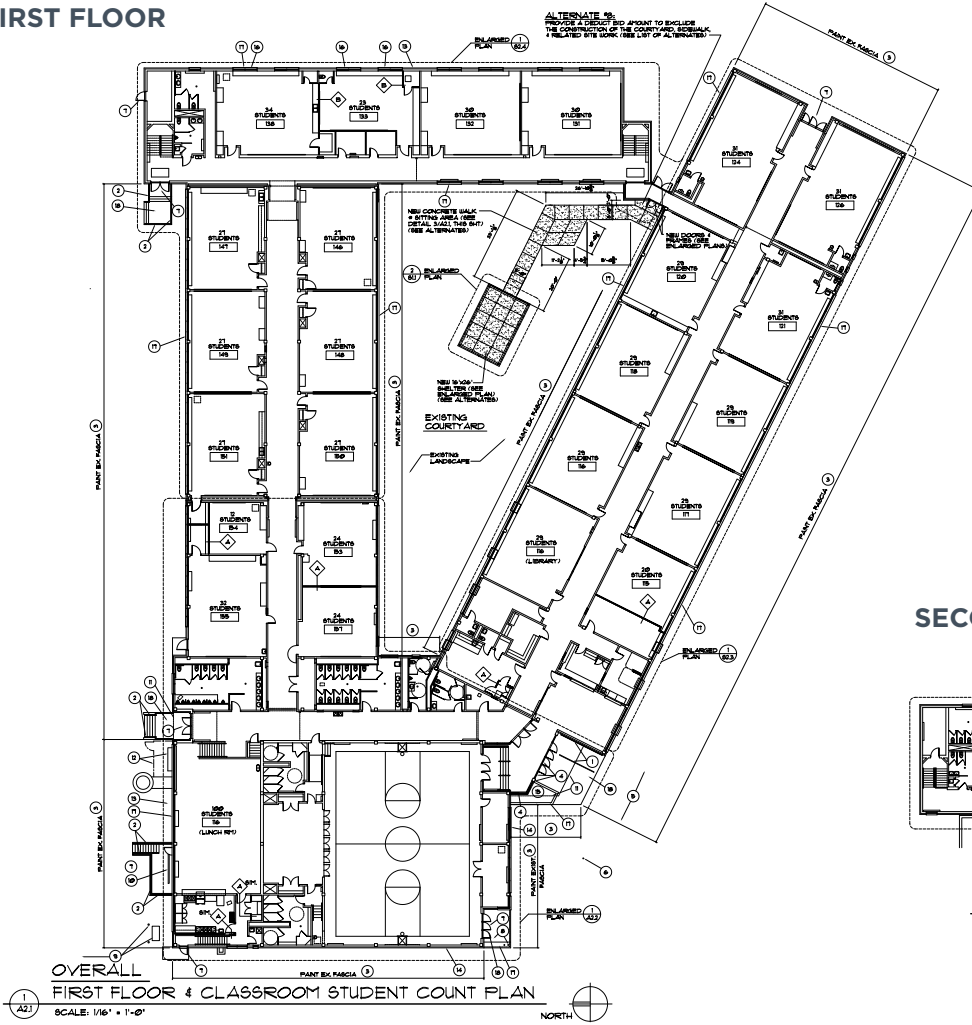
SAMUEL F. SMITH II
CCIM, SIOR, SLCR, MCR.W
Principal & Chairman
O 317.663.6565
C 317.345.5616
sam.smith@rcre.com

JOSHUA ABRAMS
Associate
O 317.663.6541
C 317.496.0202
joshua.abrams@rcre.com

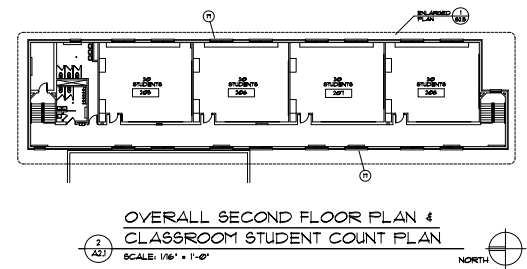
CHASE HASKIN
Associate
O 317.663.6542
C 317.696.1655
chase.haskin@rcre.com

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



SAMUEL F. SMITH II
CCIM, SIOR, SLCR, MCR.W
Principal & Chairman
O 317.663.6565
C 317.345.5616
sam.smith@rcre.com

JOSHUA ABRAMS
Associate
O 317.663.6541
C 317.496.0202
joshua.abrams@rcre.com

CHASE HASKIN
Associate
O 317.663.6542
C 317.696.1655
chase.haskin@rcre.com





Opened in 2005, the Bethel Park Family Center is one of Indy Parks' finest facilities with a full line of programs to fit the needs of youth, adults and seniors. Amenities include gymnasium, game room, computer room, community room, fitness center, horseshoe pits, baseball diamond, playground, football field and seasonal swimming pool.

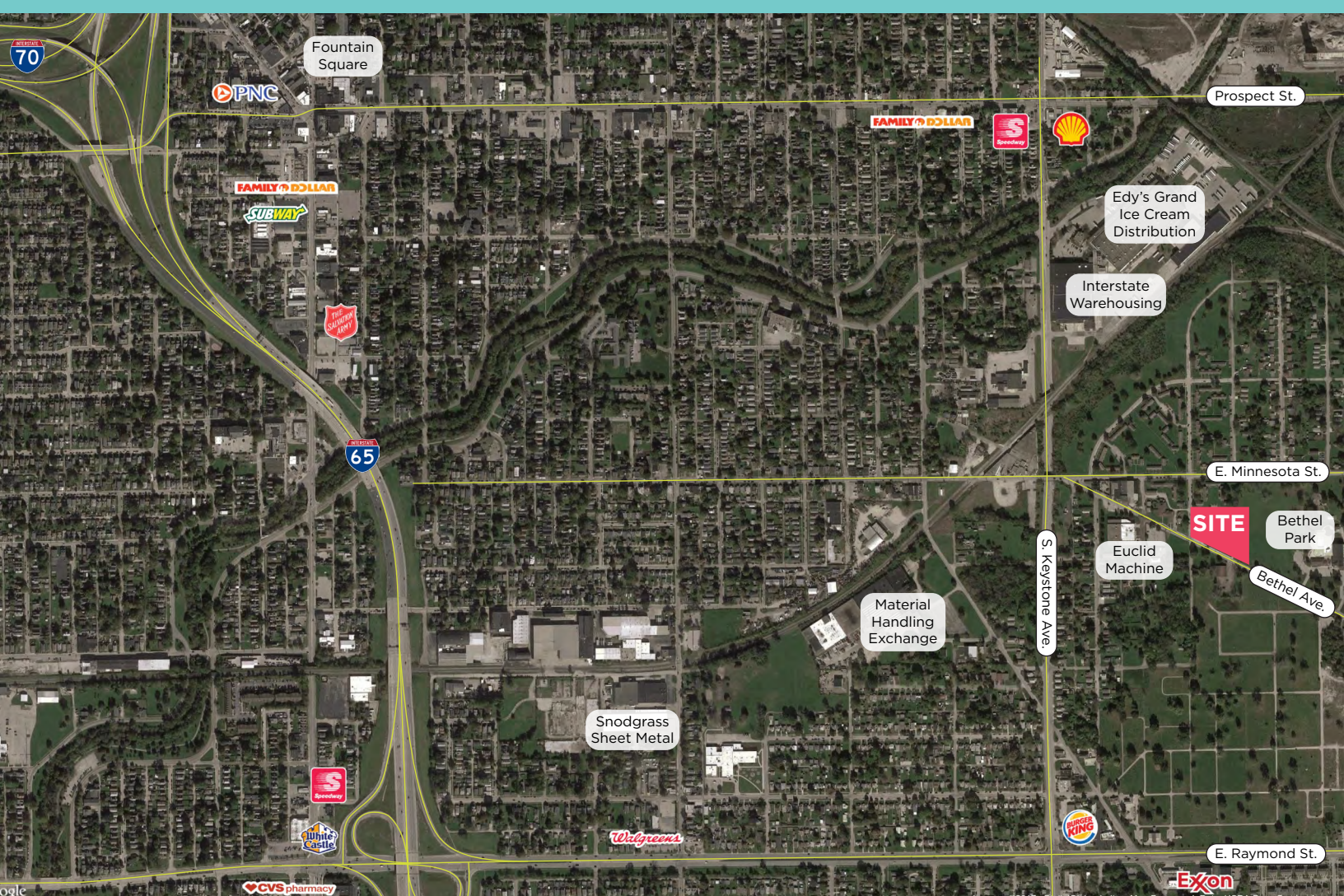


SAMUEL F. SMITH II
 CCIM, SIOR, SLCR, MCR.W
 Principal & Chairman
 O 317.663.6565
 C 317.345.5616
 sam.smith@rcre.com

JOSHUA ABRAMS
 Associate
 O 317.663.6541
 C 317.496.0202
 joshua.abrams@rcre.com

CHASE HASKIN
 Associate
 O 317.663.6542
 C 317.696.1655
 chase.haskin@rcre.com





DEMOGRAPHICS*

| | 5 MILES |
|-------------------|----------|
| Population | 230,279 |
| Households | 95,370 |
| Average HH Income | \$48,223 |
| Median Age | 33.7 |

*SitesUSA 2017 Estimated

| | |
|-----------|------------------------------------|
| 1 block | Nearest bus stop |
| 1 mile | Fountain Square |
| 1.5 miles | I-65 |
| 4 miles | I-465/I-74 |
| 4 miles | Monument Circle |
| 13 miles | Indianapolis International Airport |

SAMUEL F. SMITH II
 CCIM, SIOR, SLCR, MCR.VI
 Principal & Chairman
 O 317.663.6565
 C 317.345.5616
 sam.smith@rcre.com

JOSHUA ABRAMS
 Associate
 O 317.663.6541
 C 317.496.0202
 joshua.abrams@rcre.com

CHASE HASKIN
 Associate
 O 317.663.6542
 C 317.696.1655
 chase.haskin@rcre.com



in #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

9339 Priority Way West Drive
 Suite 120
 Indianapolis, IN 46240
 317.663.6000