

rcrc.com

bradleyco.com

MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018

LEASE

OFFICE



LEASE RATE

\$17.50/SF (MG, + ELEC.)

AVAILABLE SF

± 2,112 - ± 4,290

Centrally located in Indianapolis' Union Station/Wholesale District on the southern end of the downtown CBD, this opportunity to lease newly-renovated third floor modern office space is one that will not last long. This offering showcases tough-to-beat exposure and is well-located near an extensive list of amenities, including many restaurants, shopping destinations, and entertainment venues.

in #growIndiana

MITCH DONER

Vice President & Co-Director of Asset Resolutions

📞 317.663.6545

📠 317.517.4555

✉️ mdoner@bradleyco.com



MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (MG + Elec.)
Lot Size:	± 0.101 Acres
Building Size:	± 17,160 SF
Year Built:	1920
Renovated:	2019
Zoning:	CBD-2
Market:	CBD
Submarket:	Union Station Wholesale District
Traffic Count:	± 13,210

PROPERTY OVERVIEW

Centrally located in Indianapolis' Union Station/Wholesale District on the southern end of the downtown CBD, this opportunity to lease newly-renovated third floor modern office space is one that will not last long. This offering showcases tough-to-beat exposure and is well-located near an extensive list of amenities, including many restaurants, shopping destinations, and entertainment venues.

PROPERTY HIGHLIGHTS

- ± 2,112 SF to ± 4,290 SF Available on 3rd Floor
- Newly-Renovated Modern Office Space
- Generally Open Office Layout with (4) Private Offices, (4) Booths, Conference Room, Kitchen, (2) Restrooms, and Storage Room
- Elevator and Stairwell Access
- 9' to 13' Ceiling Heights
- Available Exterior Building Signage

MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018



MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018



MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018



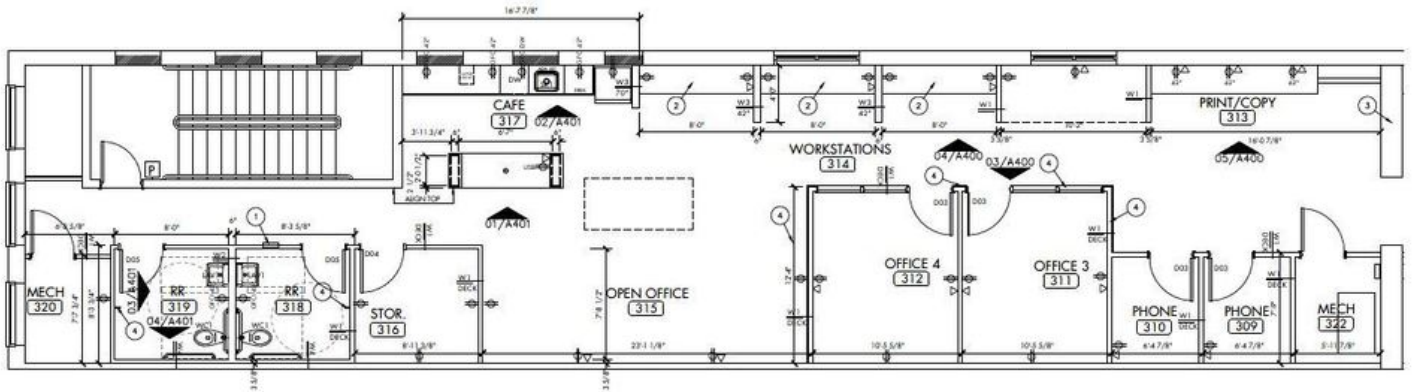
MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018

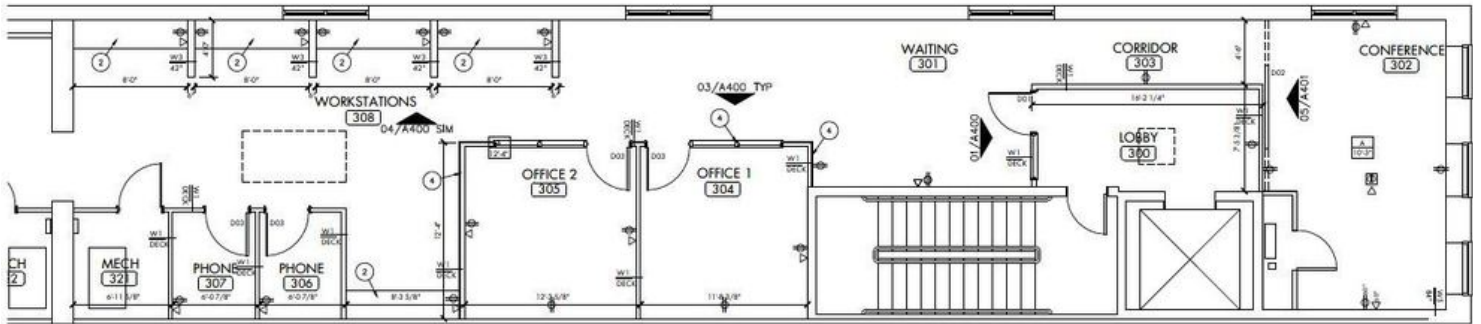
± 2,112 SF TO ± 4,290 SF OF MODERN OFFICE SPACE	
Address	235 South Meridian Street, Indianapolis, IN 46225-1018
Zoning	CBD-2 (Central Business District, Two)
Tax Parcel Number(s)	49-11-12-238-012.000-101 (1019651)
Building Size(s)	± 17,160 SF GBA (Generally 22' Wide x 195' Deep)
Lot Size(s)	± 0.1007117 Acres (± 4,387 SF)
Building Style(s)	(1) Three-Story Multi-Tenant Walk-Up Mixed-Use Building
Construction Type(s) (3rd Floor Only)	Exterior Walls - Masonry-Style Brick; Interior Walls - Stick-Built with Masonry-Style Brick (Painted), Drywall (Painted), Wood Plank Wall Surface Tile, and Full-Gloss Wall Tile; Framing - Masonry-Style Brick Construction with Metal Roof Truss System; Flooring - Mix of Luxury Vinyl Tile, Commercial-Grade Carpet, and Unpolished Porcelain Tile (in Restrooms); Ceilings - Mix of Drywall (Painted) and Acoustical Drop Ceiling Tile (in Restrooms)
Foundation	Full Basement
Site Characteristics	Rectangular in Shape, Generally Level
Frontage	Approximately 22 Feet on South Meridian Street
Roof Type(s)	Slightly-Pitched Rubber Membrane Roof
HVAC Type(s)	Electric-Forced Heat and Central Air Conditioning
Ceiling Height(s) (3rd Floor Only)	Clear Heights (East Portion) - 8' 11" to 12' 7"; Clear Heights (West Portion) - 12' to 12' 4"; Restrooms - 7' 11"
Utilities	All Public Utilities
Year(s) Built	1920
Township	Center
Assessed Value	\$1,086,900.00 (2020)
Annual Taxes	\$22,336.70 (2019 Payable 2020)

MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018



2 THIRD FLOOR PLAN EAST
1/4"=1'-0"



1 THIRD FLOOR PLAN WEST
1/4"=1'-0"

MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018

[PHOTOGRAPHS - INTERIOR](#)

[PHOTOGRAPHS - EXTERIOR](#)

[PROPERTY DETAIL SUMMARY](#)

[PROPERTY CARDS & REPORTS](#)

[TAX INFORMATION](#)

[AERIALS](#)

[PARCEL INFORMATION & MAPS](#)

[ZONING INFORMATION & MAPS](#)

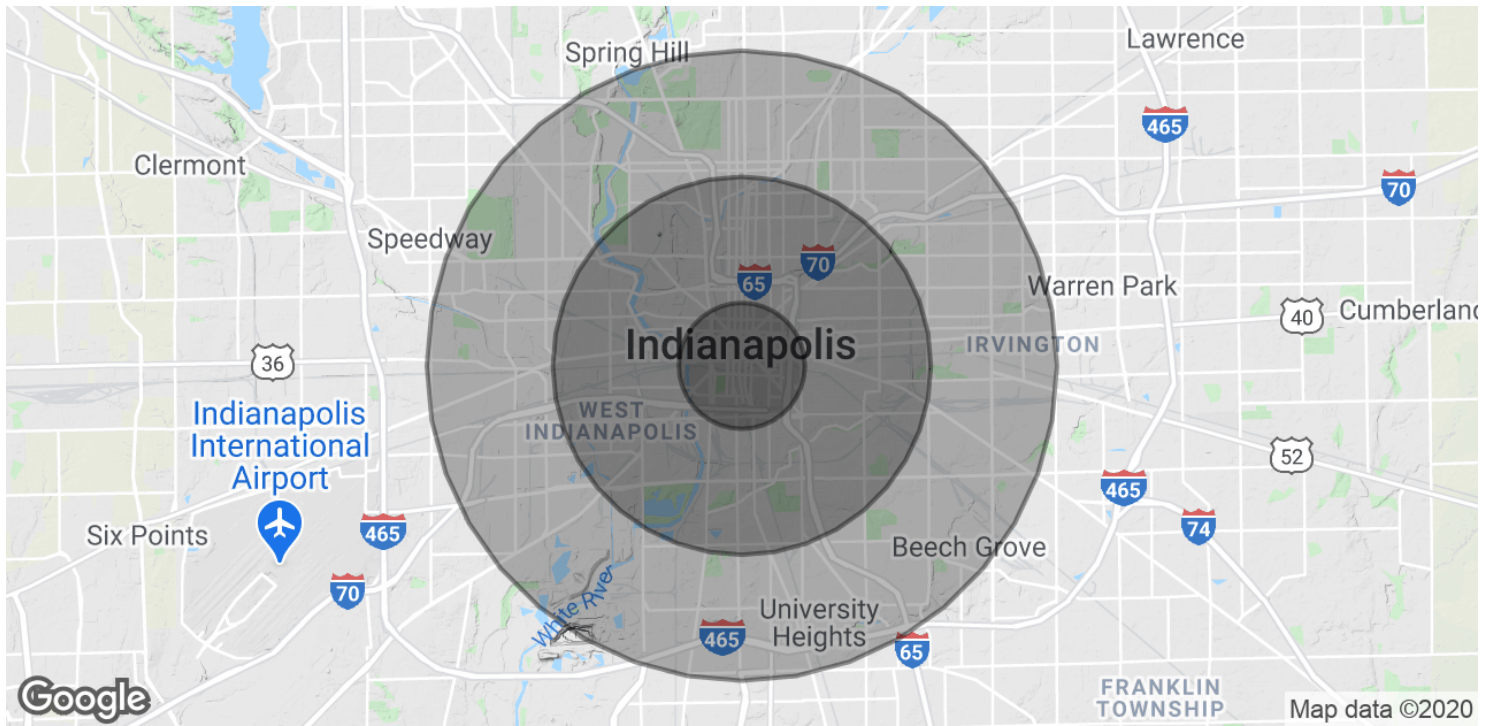
[ADDITIONAL MAPS](#)

[DEMOGRAPHICS & MARKET INFORMATION](#)

[DRAWINGS](#)

MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,147	91,330	245,567
Average age	33.8	33.0	33.2
Average age (Male)	34.4	33.0	32.0
Average age (Female)	33.4	33.1	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,099	37,295	96,936
# of persons per HH	2.5	2.4	2.5
Average HH income	\$63,765	\$44,522	\$41,617
Average house value	\$82,060	\$98,319	\$96,493

* Demographic data derived from 2010 US Census

MODERN DOWNTOWN OFFICE SPACE

235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN 46225-1018



MITCH DONER

Vice President & Co-Director of Asset Resolutions

mdoner@bradleyco.com

Cell: 317.517.4555

IN #RB14048527

PROFESSIONAL BACKGROUND

Mitch specializes in asset resolution services as well as representing buyers, sellers, tenants, and landlords within office, retail, industrial, and land brokerage. Prior to joining RESOURCE, Mitch was a commercial real estate broker at a regionally-focused asset disposition service provider for nearly five years. Mitch sold many types of commercial real estate for regionally- and nationally-associated secured creditors spanning eight states in the Midwest ranging from multi-tenant retail centers, industrial warehouse facilities, office buildings, multi-family developments, development ground, religious facilities, bowling alleys, car washes, filling stations, and drive-through liquor stores. Prior to that, he worked in residential escrow at a title company, managed an IT consulting company, as well as was a graphics design artist for a collector car auction company. Mitch attended university at Indiana-Purdue Fort Wayne and Indiana-Purdue Indianapolis. He possesses a Managing Broker's license in the State of Indiana and a Broker's license in the State of Illinois.

MEMBERSHIPS

NAR • IAR • ICBR • NAIOP • BOMA • ULI • IFMA • IREM • TMA Indiana • CCIM Candidate • YPCI • Indy REAL • CoStar Advisory Committee (Indianapolis)

Bradley / RESOURCE

9000 Keystone Crossing Suite 850
 Indianapolis, IN 46240
 317.663.6000
 rcre.com

in     #growIndiana

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

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.

WE HAVE MOVED

9000 Keystone Crossing, Suite 850
 Indianapolis, IN 46240
 317.663.6000