



TWO-STORY 8,000 SF OFFICE BUILDING

Property Highlights

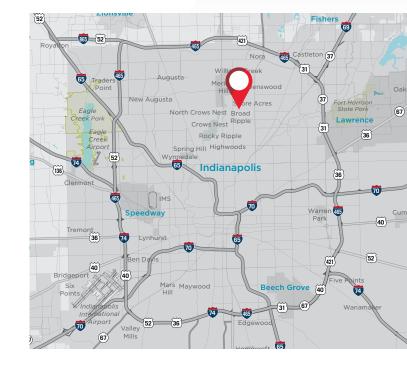
First Floor:

Suite 150: 697 USF (836 RSF) Suite 100: 981 USF (1,177 RSF)

Second Floor:

Conference Room: 181 USF (217 RSF) Suite 200: 981 USF (1,177 RSF) Suite 250: 1,500 USF (1,800 RSF)

- Fully air-conditioned
- Located in the heart of Broadripple
- Numerous area amenities
- ► MATTERPORT 1ST FLOOR
- ► MATTERPORT 2ND FLOOR



Contact

BENNETT M. WILLIAMS
Director
+1 317 639 0442
bennett.williams@cushwake.com

MATT BOYD Associate Broker +1 317 985 2693 matt.boyd@cushwake.com One American Square Suite 1800 Indianapolis, IN 46282 cushmanwakefield.com



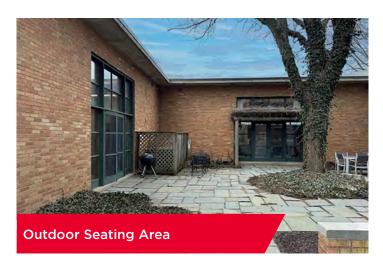
Exterior Photos















Interior Photos







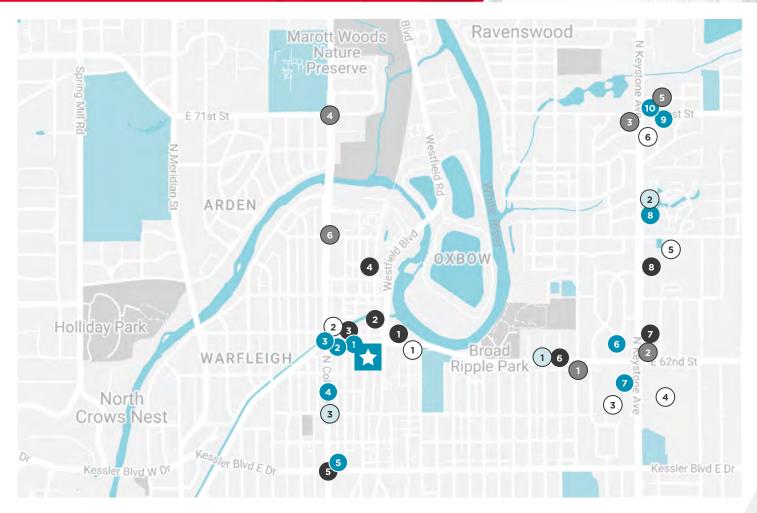






Area Amenities





Restaurants

- 1 McDonald's
- 2 Canal Bistro
- 3 Bazbeaux Pizza
- 4 Fire by the Monon
- 5 Binkley's Kltchen and Bar

Local and National Retailers

- 1 Broad Ripple Station
- (2) Fresh Thyme Market
- (3) Goodwill Store
- (4) Target
- (5) Kroger

Banks / ATMs

- 1 Triton ATM
- 2 Huntington Bank
- 3 BMO Bank N.A Branches
- 4 Old National Bank
- 5 First Merchants Bank

Transportation

- 1 Marathon Gas Station
- 2 Speedway Gas Station
- 3 Shell Gas Station
- 4 BP Gas Station
- 5 Speedway Gas Station

Contact

BENNETT M. WILLIAMS
Director
+1 317 639 0442
bennett.williams@cushwake.com

MATT BOYD Associate Broker +1 317 985 2693 matt.boyd@cushwake.com One American Square Suite 1800 Indianapolis, IN 46282 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.