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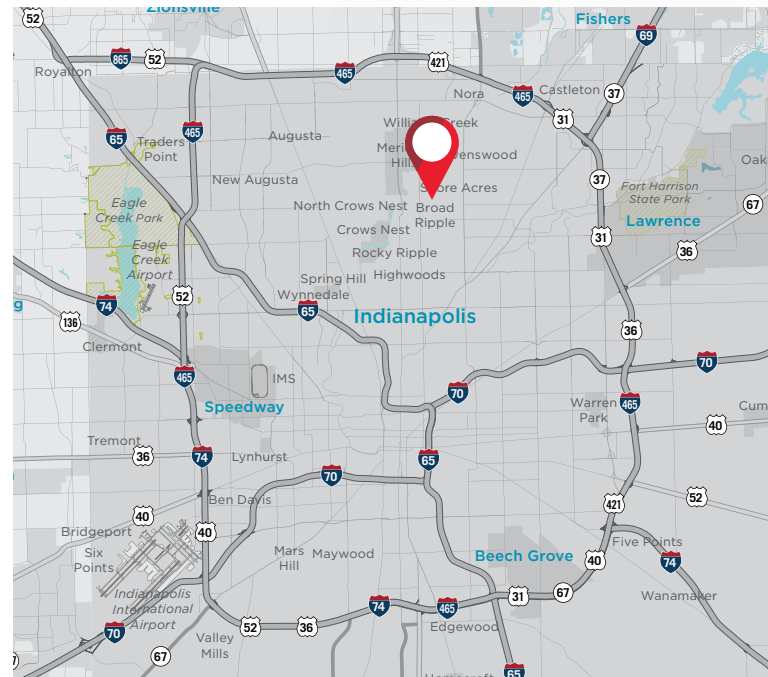
6219 Guilford Avenue  
Indianapolis, Indiana 46220



## 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

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Exterior Photos



Frontage along Guilford Avenue



16 Dedicated auto parking spaces



Outdoor Seating Area





Interior Photos



Open Areas

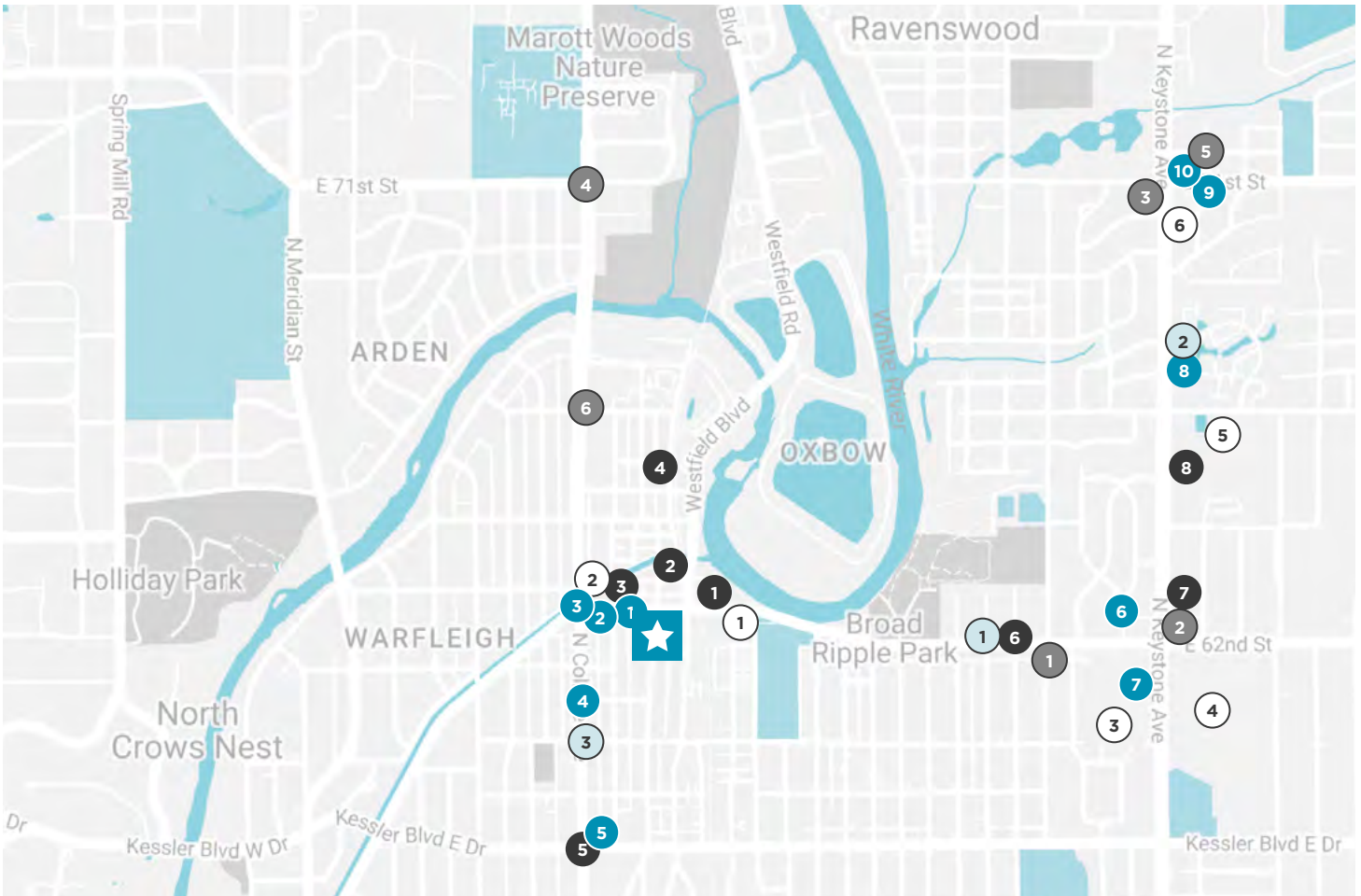


Abundant Natural Light



Offices





### Restaurants

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

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