

1145 E
22nd Street
Indianapolis, IN 46202

AS-IS SALE
LENDER OWNED PROPERTY

\$75/SF
\$1,780,125

EXCLUSIVE LEASING AGENT



1145 E 22ND STREET

As-Is Sale / Lender-owned Property, listed below market

- 23,735 SF, two-story building located along the Monon Trail and E. 22nd Street
- Four (4) parcels combine for 0.95 AC, and include the courtyard and west parking lot
- Ideal user is an owner/occupant, 15,322 SF available RSF, common areas represent 35%
- Two (2) short-term lease are in place thru March 2025, representing 22% of the current occupancy
- The immediate area is zoned CS, and will require a City hearing for its intended use.
- Adjacent property south of the premises, 2130 Yandes St, is not included in the sale
- Playground and parking lot east of the parcel are not a part of the property
- Sale Price: \$75/SF - \$1,780,125
- OPEX: \$7.60 PSF

This charming 2-story, brick building, was a former Charter School and office for local NFPs. The property features bright, open-air offices, with a courtyard, kitchenette, elevator, and key-fob security entry. Surrounded by new residential projects, with close proximity to Downtown, the area has new sidewalks and bike lanes. Join the neighborhood redevelopment along E. 22nd Street: King Park, Kennedy King and now Martindale Brightwood!

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FIRST FLOORPLAN



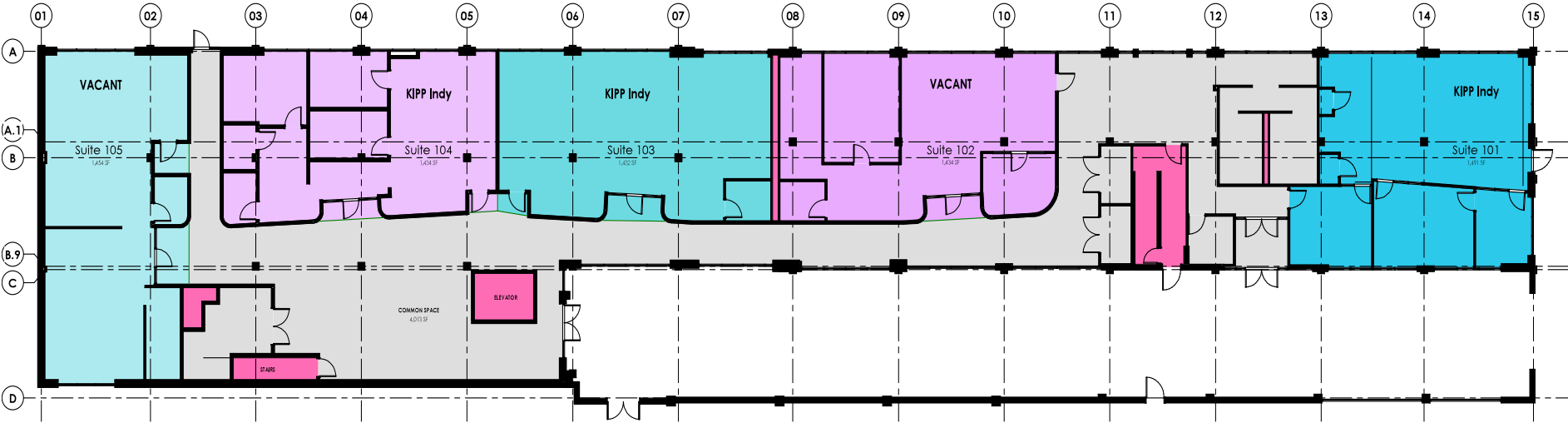
LEGEND

CIRCULATION/ SHARED: 4,398 SF
 TENANT: 7,250 SF
COMBINED: 11,648 SF

385 SF VERTICAL CIRCULATION
 4,013 SF COMMON SPACE

SUITE 105 VACANT
 SUITE 103 KIPP INDY

SUITE 101 KIPP INDY
 SUITE 102 KIPP INDY



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SECOND FLOORPLAN

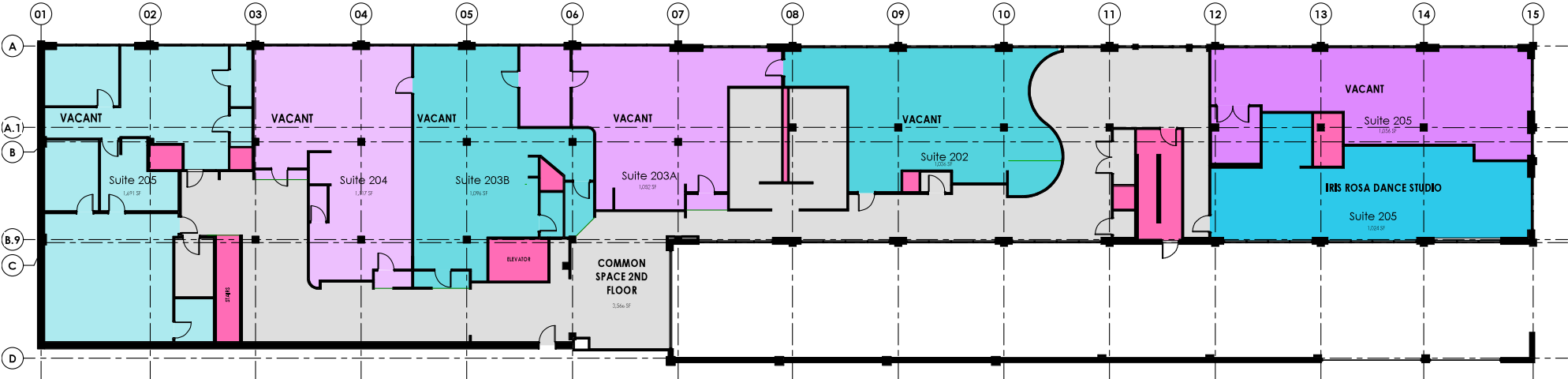


LEGEND

CIRCULATION/ SHARED: 4,014 SF
 TENANT: 8,072 SF
COMBINED: 12,086 SF

448 SF VERTICAL CIRCULATION
 3,566 SF COMMON SPACE

SUITE 205 VACANT 1,117 SF VACANT
 SUITE 203B VACANT SUITE 203 A VACANT
 SUITE 202 VACANT SUITE 205 VACANT
 SUITE 205 IRIS ROSA DANCE STUDIO 12,610 SF GROSS



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For more information, please contact:

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