



# FOR SALE: UNIQUE OPPORTUNITY IN PHENOMENAL LOCATION

10 WEST 106TH STREET, INDIANAPOLIS IN 46290



## ACCESSIBILITY & EXPOSURE

Located at the intersection of U.S. 31/ Meridian Street & 106th Street offering high visibility & ease of access



## CONVENIENT & DESIRABLE

Dozens of retailers, medical facilities, and corporate headquarters in the area with ideal area demographics



## MOVE IN READY

Comprehensive Renovation 2018 and ideal for wide variety of space users



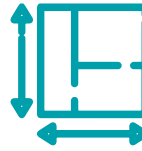
## BUILT TO SUIT OPPORTUNITY

Property can be redeveloped & expanded for alternate use



**54,198 SF±**

*Building Size*

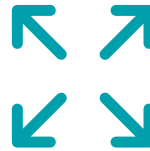


**10,198 SF±** (3rd floor)

**22,000 SF±** (2nd floor)

**22,000 SF±** (1st floor)

*Floor Size*



**10.20 Acres Total**

**±2.58 Acres Improved Site**

**±7.62 Acres Future Development**

*Site Size*



**208 Spaces Total**

**179 Spaces for Building**

**29 Spaces leased to neighbor**

*Parking Spaces*

<b>Address</b>	10 West 106th Street, Indianapolis, IN 46290
<b>Parcel Numbers</b>	16-13-02-00-00-022.000 & 17-13-02-00-00-024.000
<b>County</b>	Hamilton
<b>Zoning</b>	Meridian Corridor
<b>Year Built</b>	1970 (original 3 story) 1982 (2 story expansion to west)
<b>Year Renovated</b>	2018
<b>Parking Lot</b>	Asphalt surface parking
<b>Additional Parking</b>	29 spaces leased to adjacent property

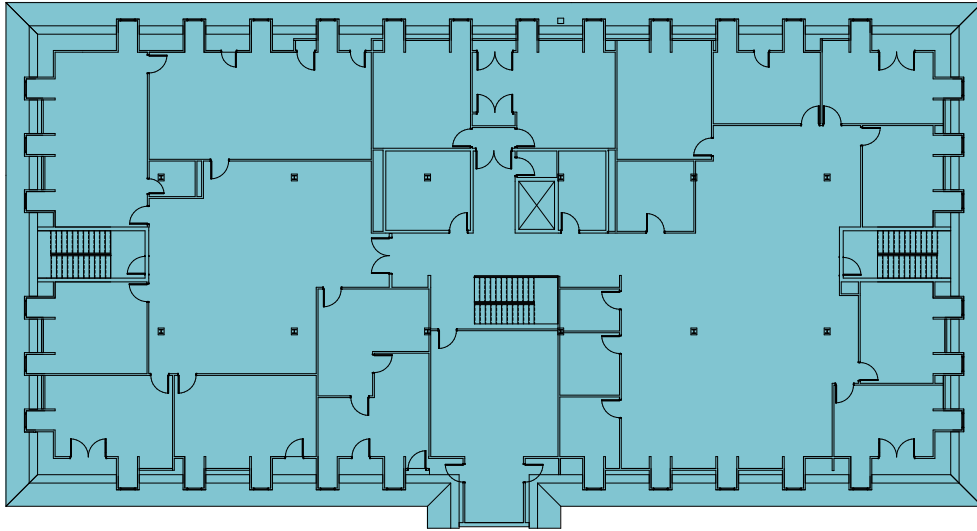
<b>HVAC</b>	Trane roof top units installed 2018
<b>Roof</b>	Replaced in 2018
<b>Generator</b>	Generac diesel electric generator installed in 2018
<b>Data Center</b>	Includes 3 Mitsubishi cooling units
<b>Access Controls &amp; Fire Alarm</b>	Johnson Controls
<b>Fire Protection</b>	Koorsen Fire Protection
<b>Electricity</b>	Duke Energy
<b>Water/Sewer</b>	Carmel Utilities
<b>Internet</b>	AT&T & Lumen high speed fiber optic for redundancy

# SITE PLAN



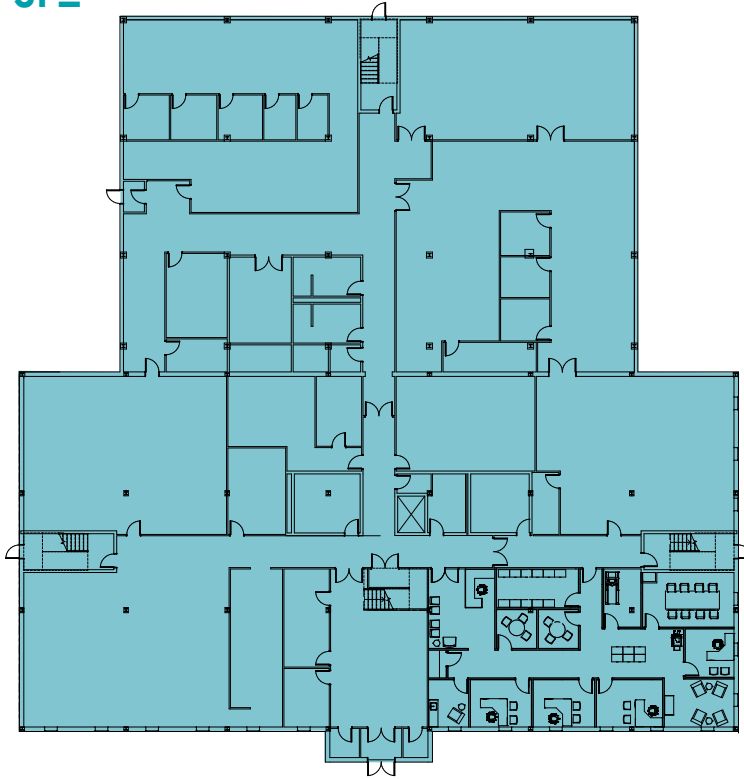
# FLOOR PLAN

LEVEL 3 10,198 SF SF±

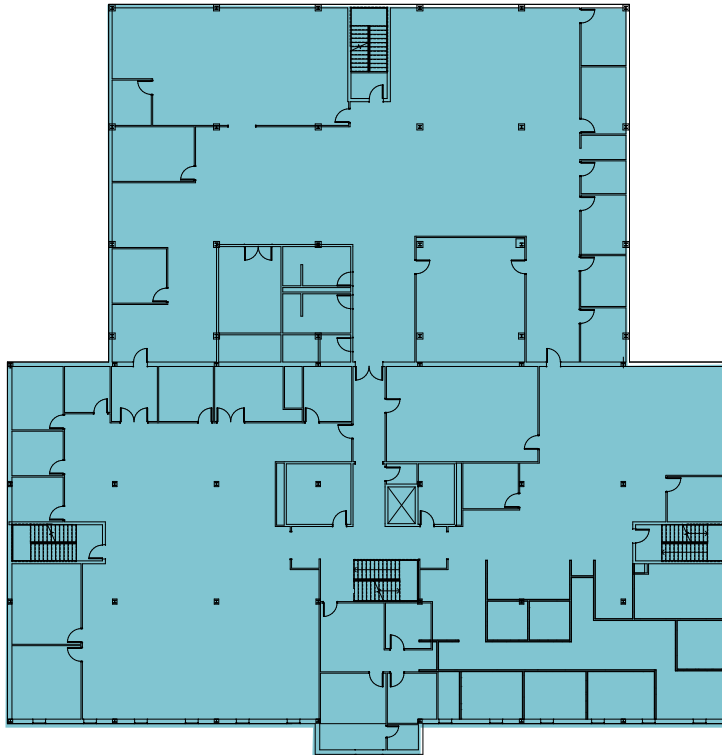


# FLOOR PLAN

LEVEL 1 22,000 SF±



LEVEL 2 22,000 SF±



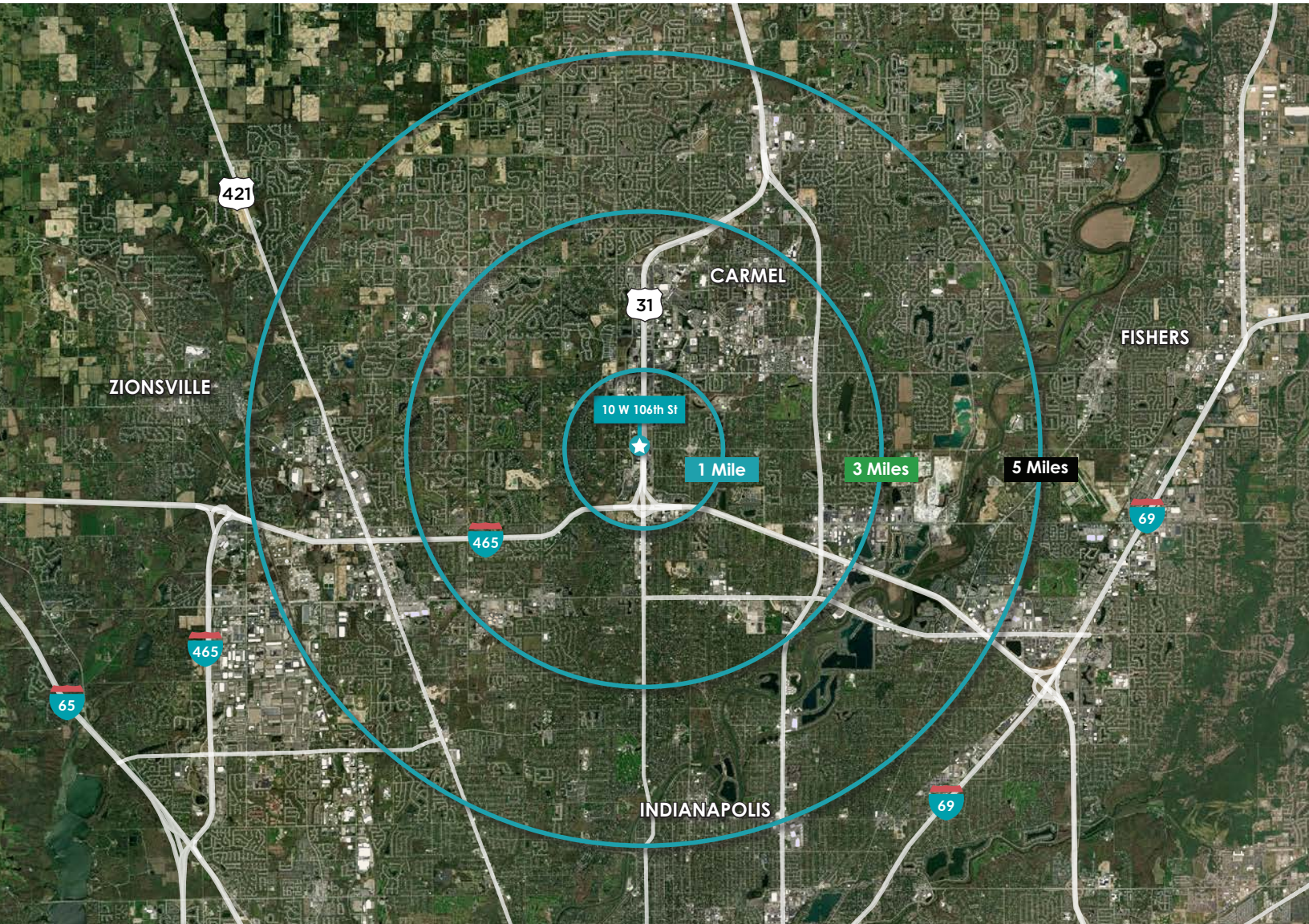
# PHENOMENAL LOCATION



**LEGEND:**

- Healthcare
- Corporate HQ
- Retail/Hotel
- Other

# AREA DEMOGRAPHICS



**Demographic Table 2024**

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	3,877	59,875	181,826
<b>Daytime Population</b>	11,607	105,180	253,649
<b>Household</b>	1,696	27,493	78,702
<b>Average Household Income</b>	\$164,738	\$142,295	\$146,061



## CONTACT:

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