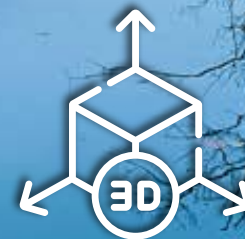


RARE FLEX BUILDING OPPORTUNITY

30,000 SF Flex / Office Building
For Sale Or Lease

7225 Georgetown Road | Indianapolis, IN



[CLICK FOR 3D TOUR](#)

CARMEN THE
TENANT
ADVISOR



ASKING PRICE

\$3,400,000

LEASE RATE

\$12.00 / SF / NNN

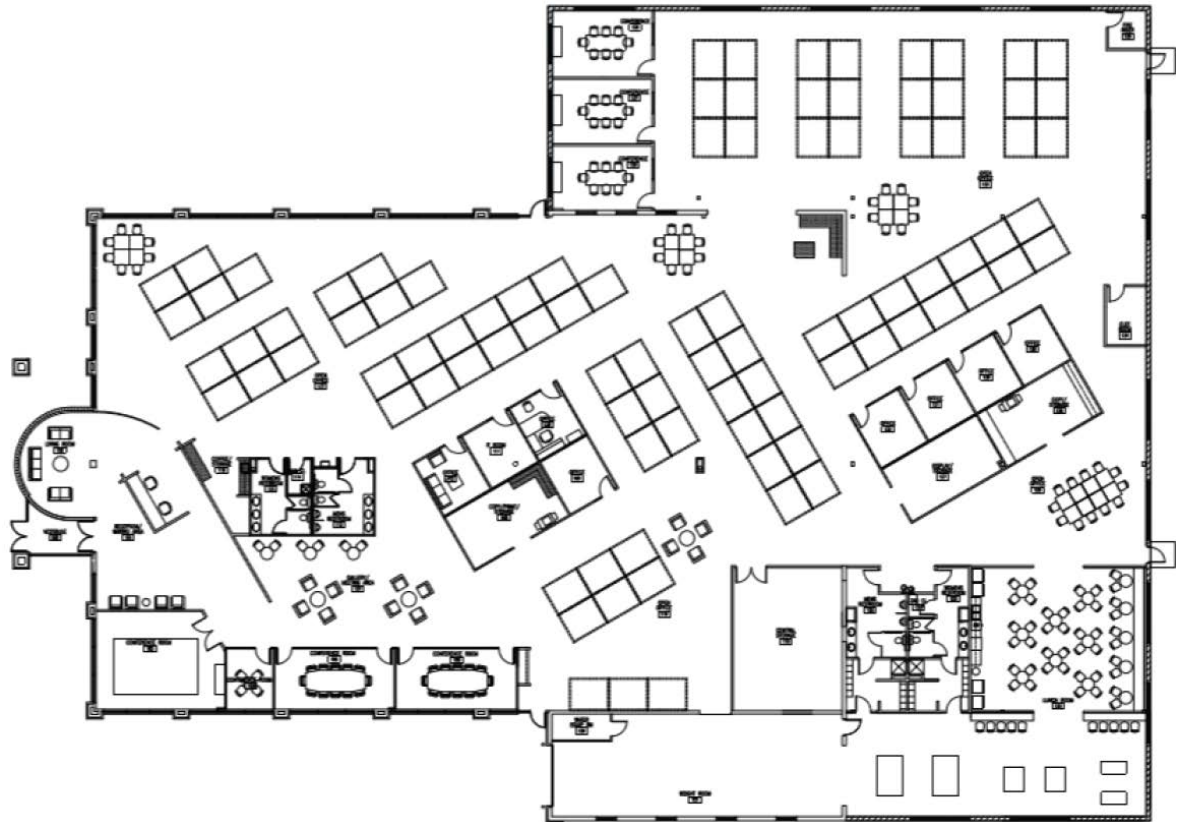
Building Highlights

Features

- ✓ Approximately 30,000 SQFT
- ✓ Tech Headquarters
- ✓ Georgetown Road visibility
- ✓ Desirable northwest side location, adjacent to Park 100
- ✓ Easy access to the greater Indianapolis area via the 71st St. I-465 interchange
- ✓ 22' ceiling height
- ✓ I-2 Zoning
- ✓ Drive-in Door
- ✓ Campus-like setting with pond and private driveway
- ✓ Flexible use ideal for office, showroom/warehouse, car dealer, or manufacturing

Amenities

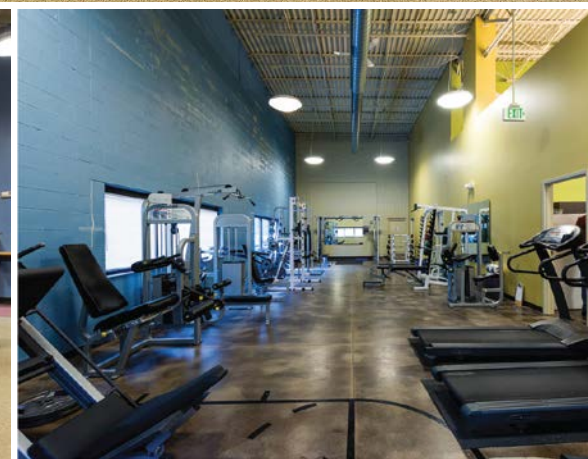
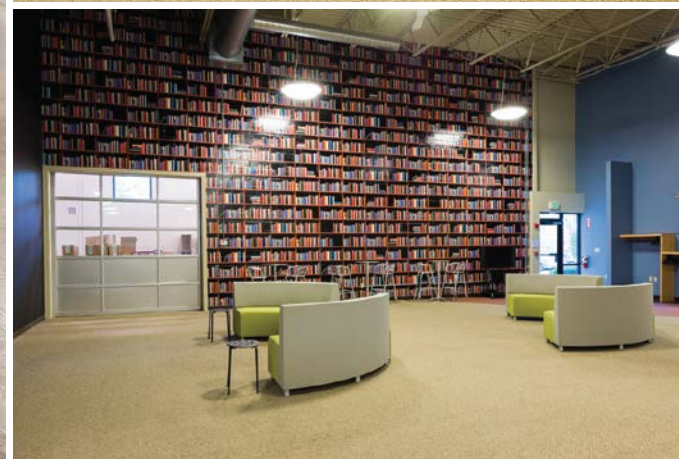
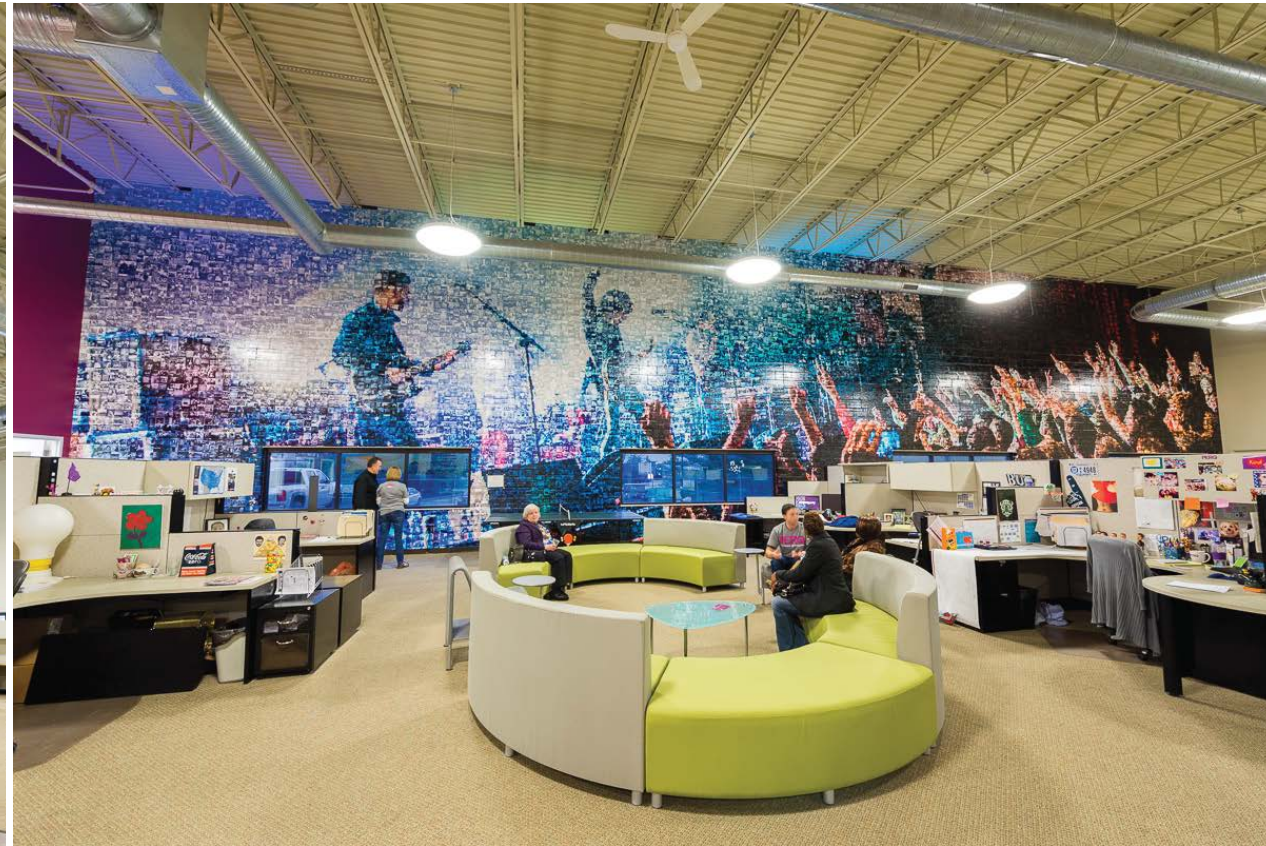
- ✓ Avant-garde design attractive to today's tech and creative employees
- ✓ Cafe
- ✓ Fitness Center
- ✓ Exterior Signage



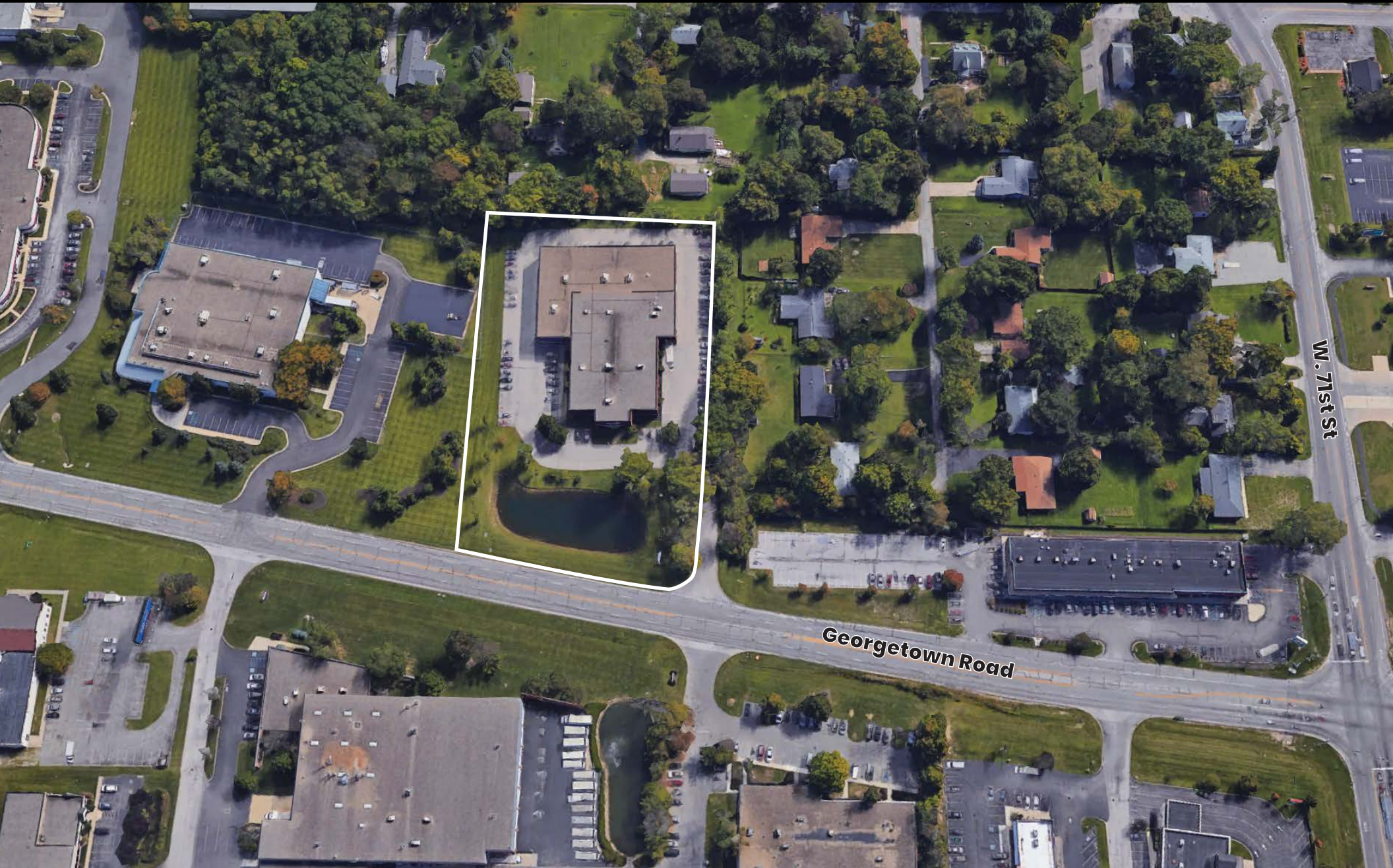
Photos



Photos



Aerial



Retail Map



Indianapolis, IN

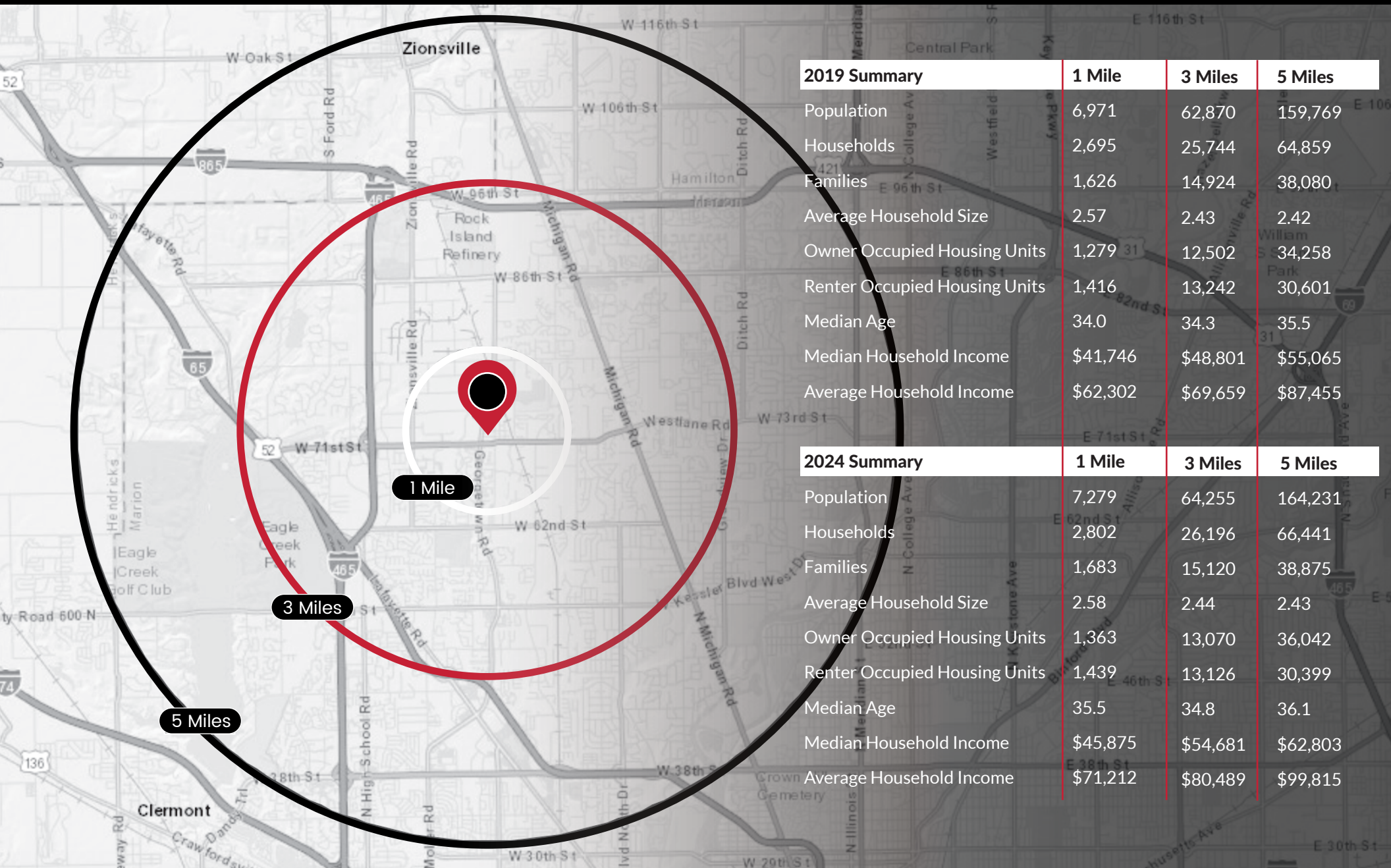
Indianapolis city ranks as one of the nation's top three most livable downtowns and has a cost of living 6.5 percent below the national average and the fifth-lowest homeownership costs for a large US metro area. Indianapolis's greater than average job growth has matched pace with the development of the communities, and Indianapolis also ranks among the fastest high-tech job growth areas in the U.S

Indianapolis anchors the 27th largest economic region in the U.S., based primarily on the sectors of finance and insurance, manufacturing, professional and business services, education and health care, government, and wholesale trade. The city's central location and extensive highway and rail infrastructure have positioned Indianapolis as an important logistics center, home to 1,500 distribution firms employing some 100,000 workers.

Indianapolis also boasts a top tax climate. At a time when other states are raising taxes to keep up with mounting state debt, Indiana's long history of smart fiscal choices, balanced state budgets and cash reserves in a rainy day fund puts the Hoosier State in a position to actually lower taxes. Indiana's corporate income tax rate is steadily decreasing each year, from the current 5.75% to 4.9% by 2021.

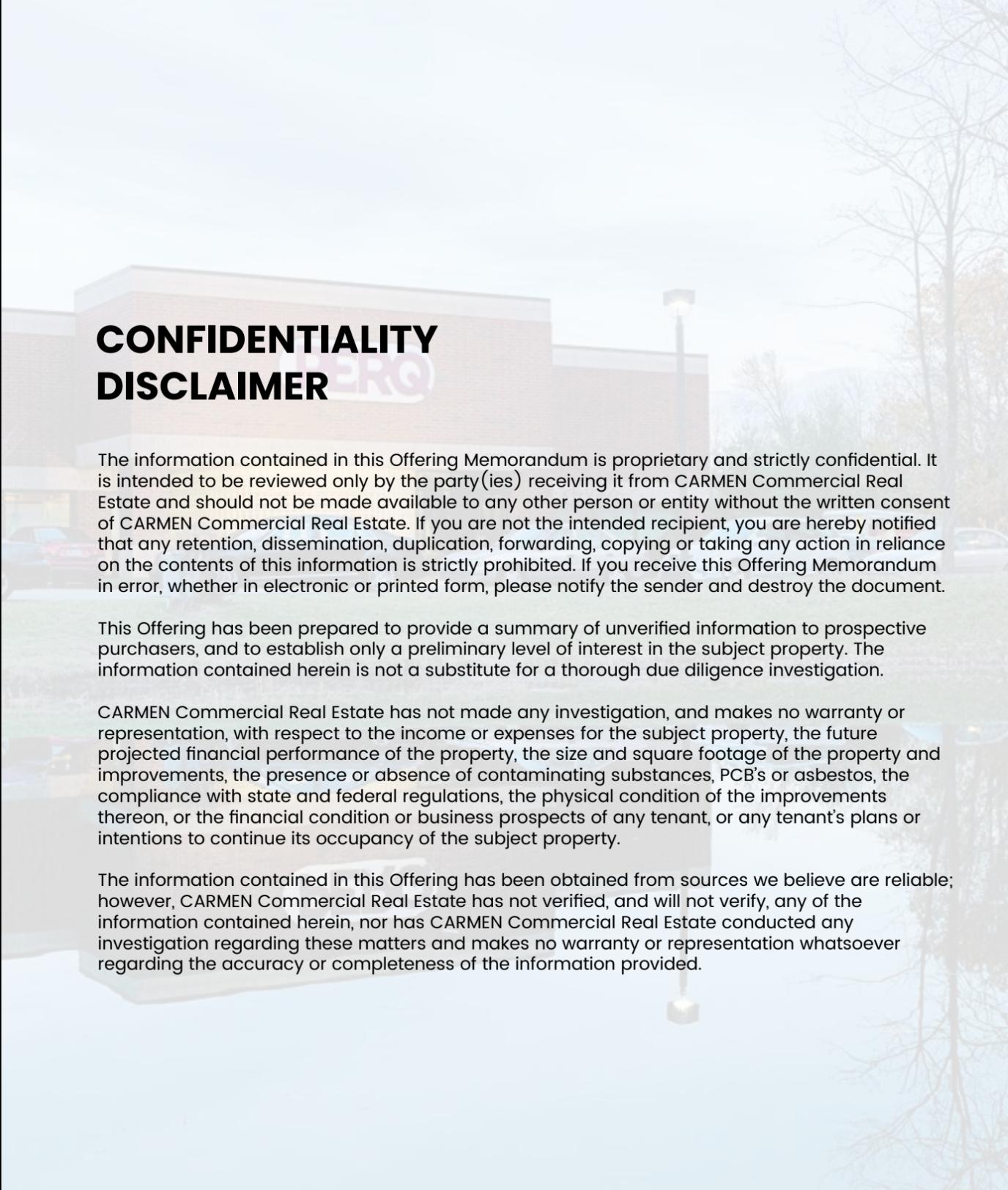


Demographics



2019 Summary	1 Mile	3 Miles	5 Miles
Population	6,971	62,870	159,769
Households	2,695	25,744	64,859
Families	1,626	14,924	38,080
Average Household Size	2.57	2.43	2.42
Owner Occupied Housing Units	1,279	12,502	34,258
Renter Occupied Housing Units	1,416	13,242	30,601
Median Age	34.0	34.3	35.5
Median Household Income	\$41,746	\$48,801	\$55,065
Average Household Income	\$62,302	\$69,659	\$87,455

2024 Summary	1 Mile	3 Miles	5 Miles
Population	7,279	64,255	164,231
Households	2,802	26,196	66,441
Families	1,683	15,120	38,875
Average Household Size	2.58	2.44	2.43
Owner Occupied Housing Units	1,363	13,070	36,042
Renter Occupied Housing Units	1,439	13,126	30,399
Median Age	35.5	34.8	36.1
Median Household Income	\$45,875	\$54,681	\$62,803
Average Household Income	\$71,212	\$80,489	\$99,815



CARMEN THE
TENANT
ADVISOR

Chris Carmen

317.727.3220

cuc@carmenrealestate.com

Nick Carmen

317.727.6121

ncarmen@carmenrealestate.com

8900 Keystone Crossing

Suite 905

Indianapolis, IN 46240

317.848.0900

info@carmenrealestate.com

www.carmenrealestate.com

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