



EXCLUSIVE OFFERING

6610 N. Shadeland Avenue | Indianapolis, IN

22,944 SF Corporate Headquarters / Multi-Tenant Office Opportunity



\$3,500,000



22,944 SF



1.83 Acres / C1 Zoning



120 Parking Spaces

STRATEGIC LOCATION. EXCELLENT OPPORTUNITY.

A flexible corporate headquarters and multi-tenant office opportunity on Indianapolis' northeast side.

PROPERTY OVERVIEW

6610 N. Shadeland Avenue offers 22,944 SF of well-maintained office space with flexible configurations for corporate headquarters, owner-users, or multi-tenant occupancy. The two-story property features executive and private offices, open work areas, conference and training space, multiple kitchen/break-room areas, and ample on-site parking. Convenient access to I-465 provides connectivity throughout the Indianapolis metropolitan area.



PROPERTY HIGHLIGHTS



22,944 SF Two-Story Office Building

Flexible headquarters or multi-tenant configuration



120 On-Site Parking Spaces

Large asphalt surface parking lot



Major Building Improvements

2025 commercial chiller +
2023/24 LED lighting



Updated Amenities

ADA-accessible restrooms
upgraded in 2024



Flexible Workplace Layout

Executive offices, open office,
conference & training areas



Employee Amenities

Multiple kitchens/break-rooms,
lounges + exercise room



Leaseback

Seller is open to leasing back a
portion of the building



6610 N SHADELAND AVE
INDIANAPOLIS, IN 46220



22,944 SF



1.83 ACRES



120 PARKING SPACES

CONNECTED TO EVERYTHING

Strategic northeast Indianapolis location with convenient access to I-465 and the regional transportation network.



I-465 / I-69 ACCESS

Convenient access to Indianapolis' interstate network



NORTHEAST INDIANAPOLIS

Established commercial and employment corridor



HIGH-VISIBILITY LOCATION

Positioned along N. Shadeland Avenue near I-465

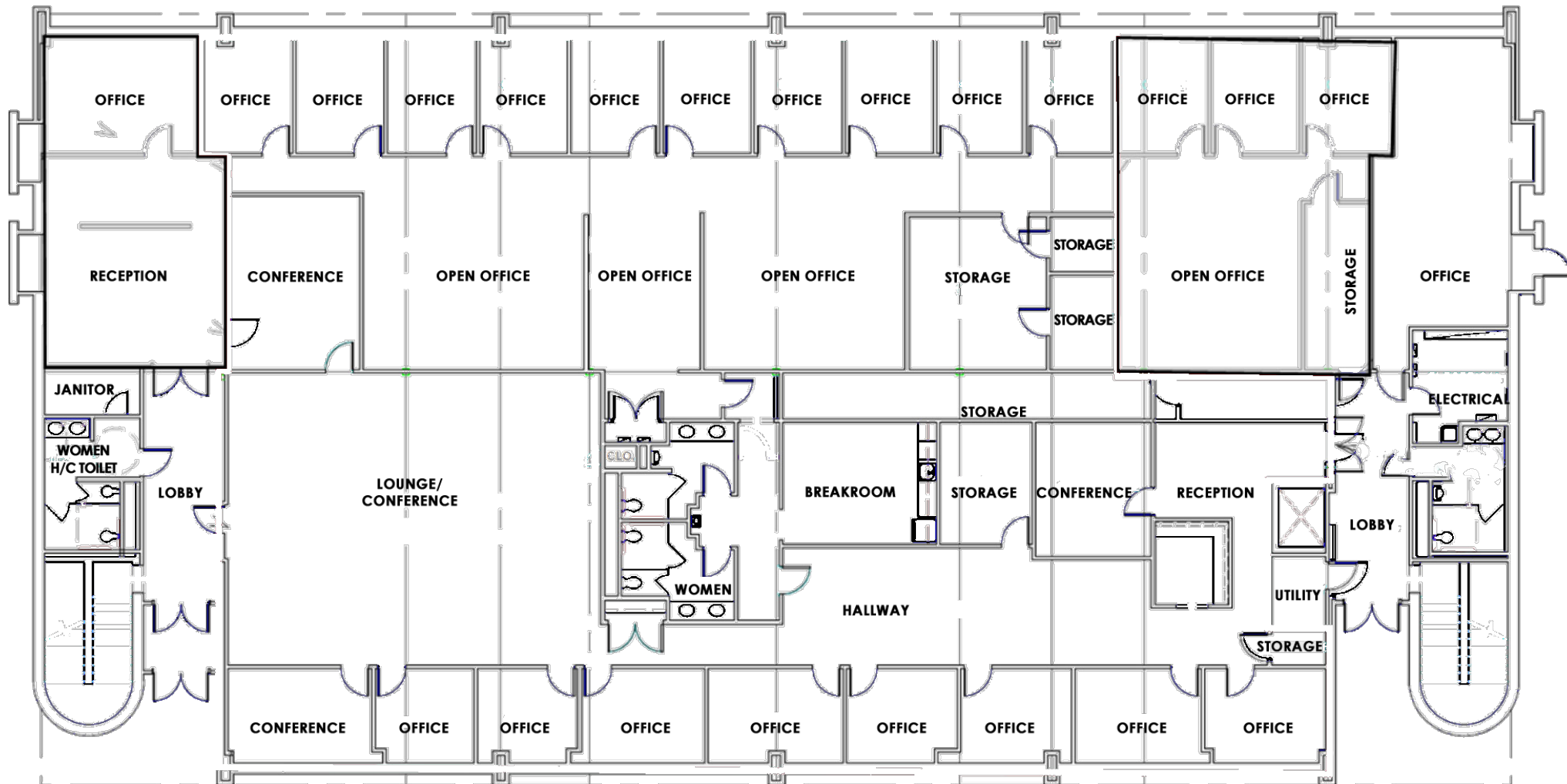


CENTRAL METRO ACCESS

Convenient connectivity throughout greater Indianapolis.

FLEXIBLE OCCUPANCY STRATEGIES

FIRST FLOOR | $\pm 11,472$ SF



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22,944 SF



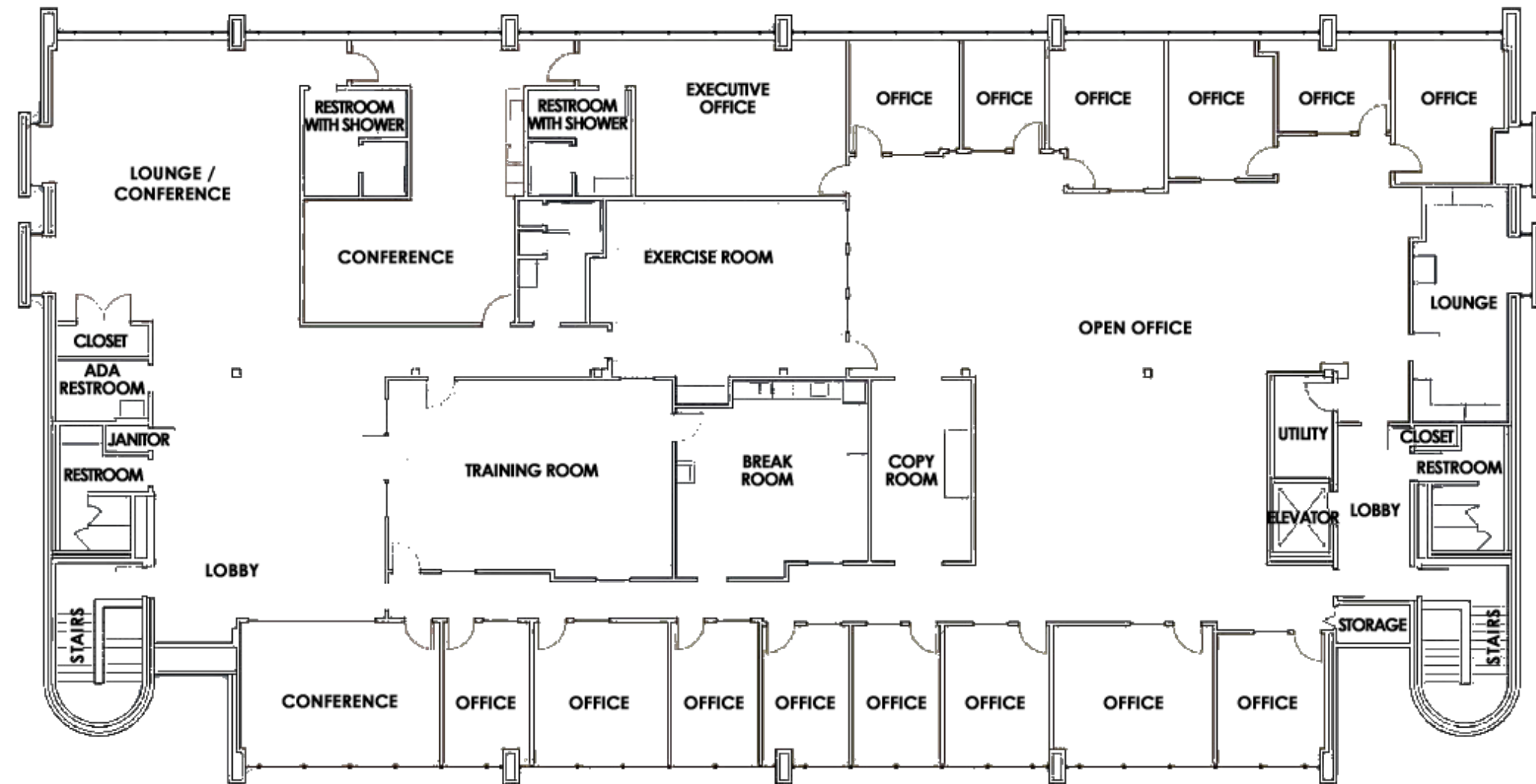
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120 PARKING SPACES

FLEXIBLE OCCUPANCY STRATEGIES

SECOND FLOOR | $\pm 11,472$ SF



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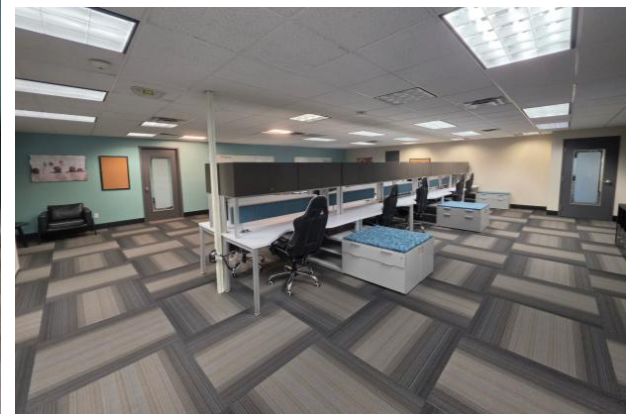
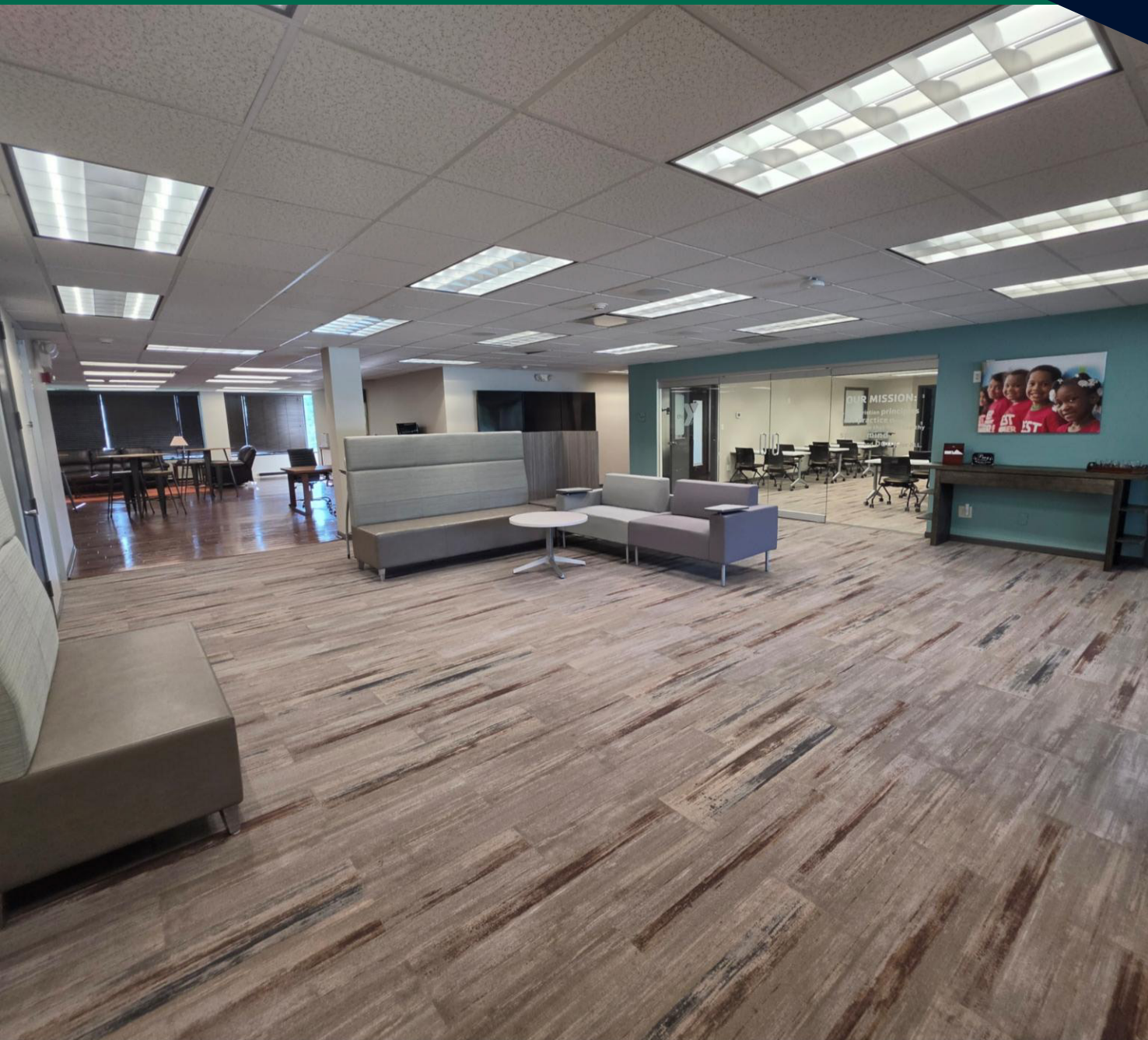
22,944 SF



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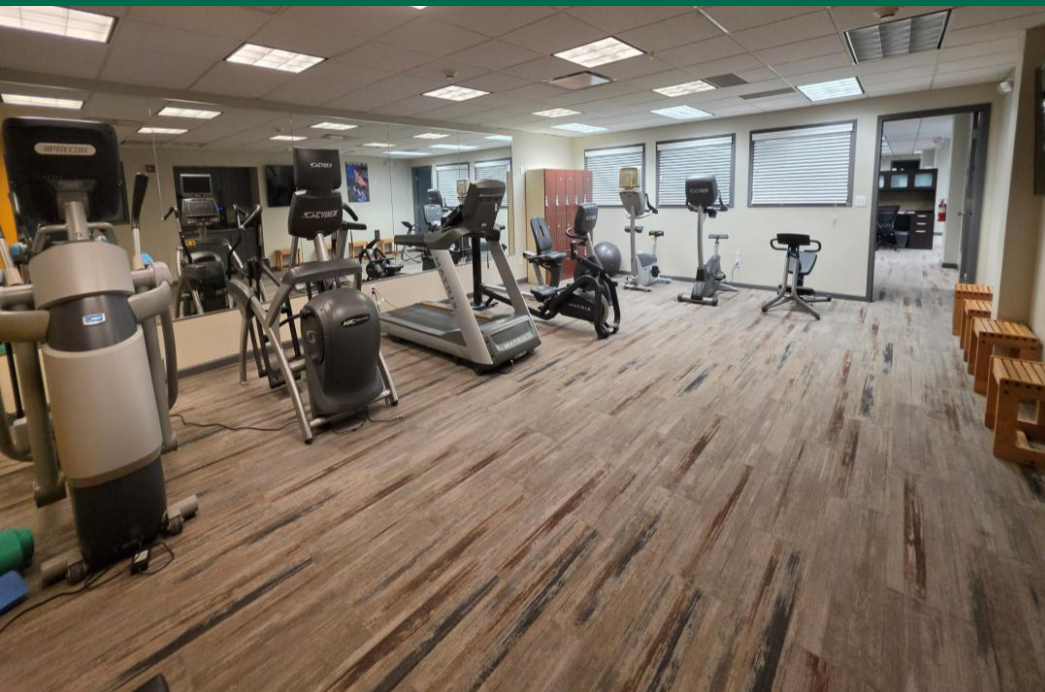
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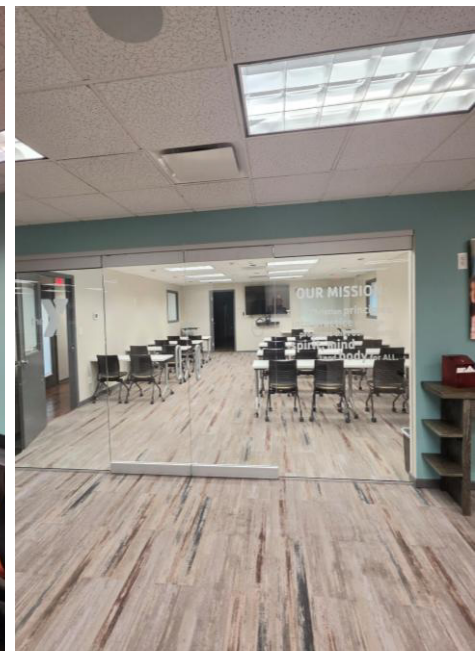
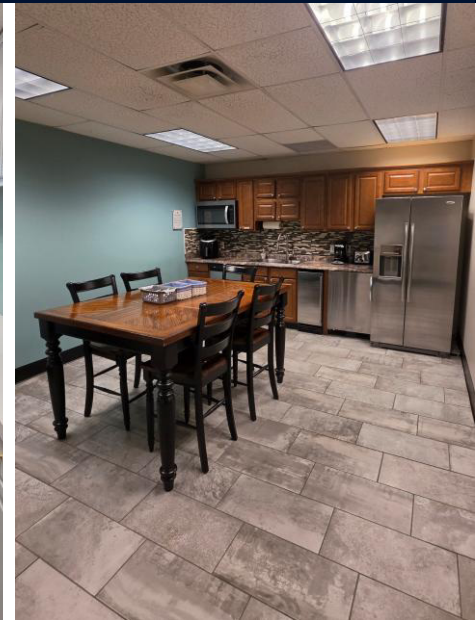
22,944 SF



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120 PARKING SPACES



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22,944 SF

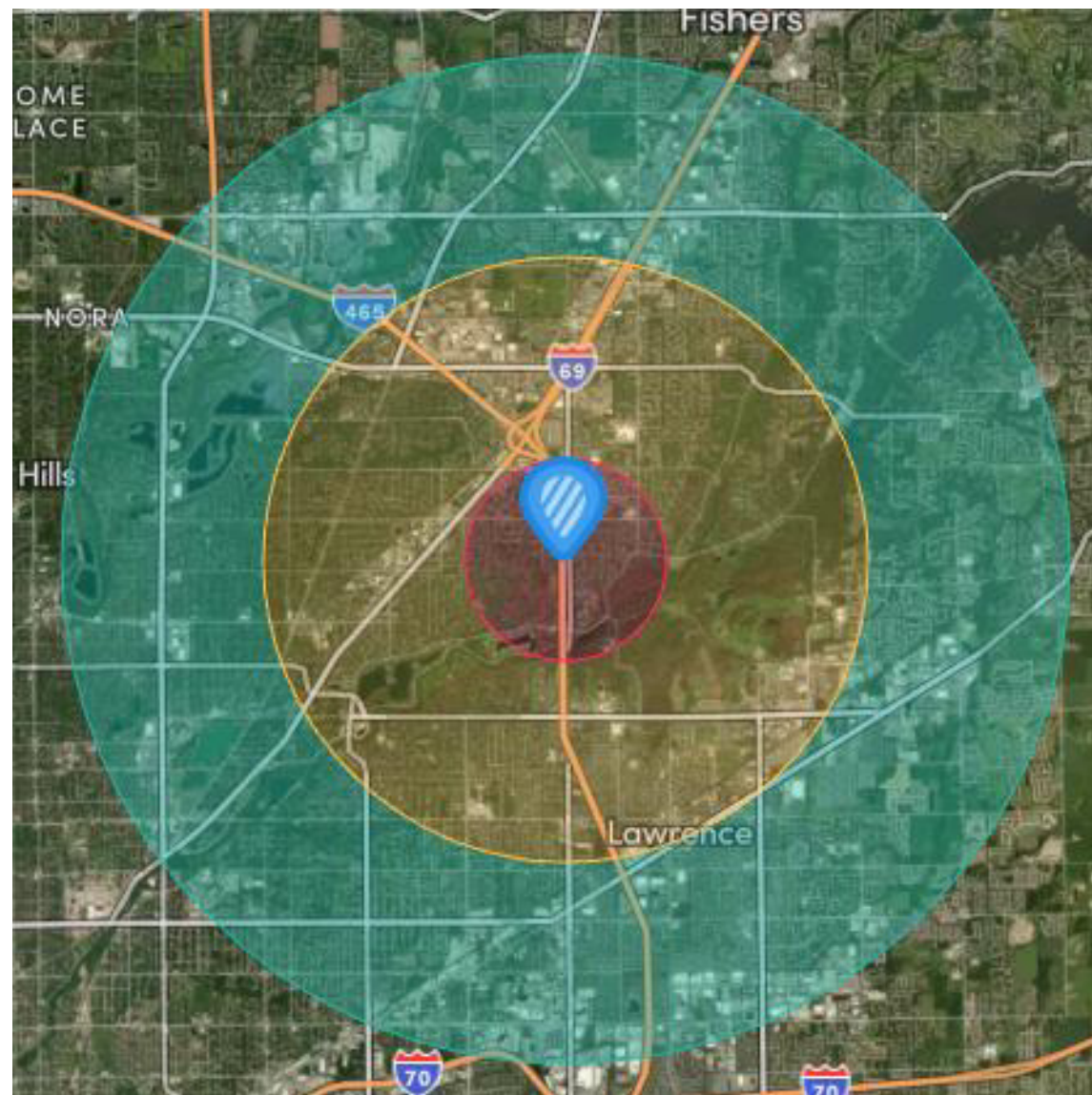


1.83 ACRES



120 PARKING SPACES

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,213	29,313	90,042
Female	3,449	32,710	100,573
Total Population	6,662	62,023	190,615

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,301	11,442	34,473
Ages 15-24	797	7,370	22,585
Ages 25-54	2,478	24,653	77,035
Ages 55-64	828	7,356	22,534
Ages 65+	1,258	11,203	33,072

Income	1 Mile	3 Miles	5 Miles
Median	\$99,400	\$75,300	\$95,400
< \$15,000	191	2,612	7,965
\$15,000-\$24,999	122	1,790	6,367
\$25,000-\$34,999	114	2,149	6,570
\$35,000-\$49,999	221	2,454	10,546
\$50,000-\$74,999	474	5,148	14,565
\$75,000-\$99,999	505	3,409	9,990
\$100,000-	433	3,953	12,740
\$150,000-	276	2,021	6,071
> \$200,000	240	2,642	7,859

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,948	30,183	91,079
Occupied	2,740	27,177	82,675
Owner Occupied	1,665	14,398	45,723
Renter Occupied	1,075	12,779	36,952
Vacant	208	3,007	8,405