



# COMMERCIAL®

## 8,000 SF PROFESSIONAL OFFICE BLDG

### 1300 N Pennsylvania Street Indianapolis, Indiana 46202

- 9,800 sf / - Multi-tenant, or single tenant, office building available.
- Amazing location - walking distance to \$43B IU Health expansion.
- Just minutes from all downtown Indianapolis amenities, such as, shopping, hotels, restaurants, entertainment and sports venues.
- Just one block north of I-65 feeding Midtown and connecting interstates.
- Currently occupied with short term month-to-month tenants, approx. 4,000sf leasable space per floor.
- Private parking lot of 12 dedicated spaces with nearby off-street parking also available.
- Newer Roof and Mechanical systems



# SALE

**PURCHASE PRICE:**  
**\$825,000.00**

**Land Size: 0.23 Acres**  
**Property Size: 9,800 Sq. Ft.**

Contact:

**317.500.1244**

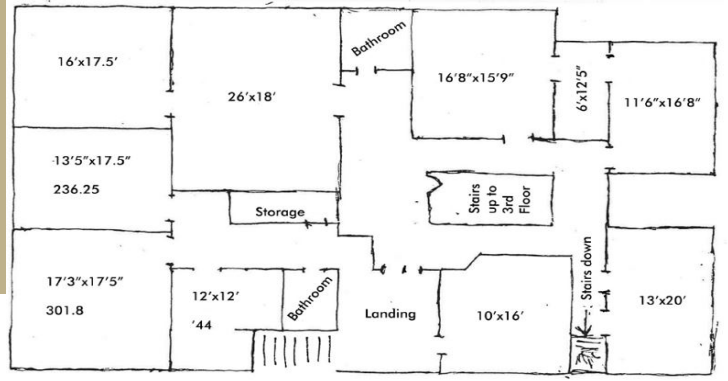
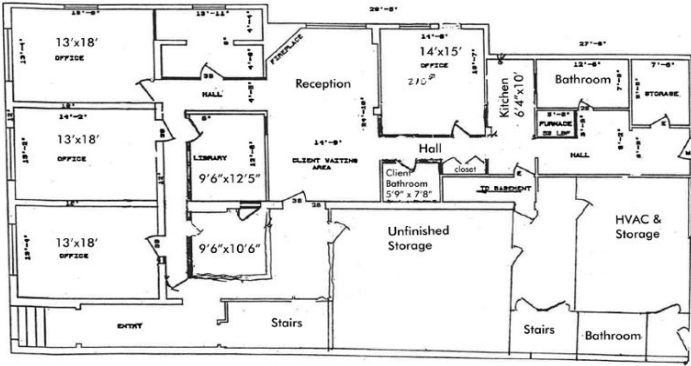
**BILL CONWAY**  
Commercial Broker

BConway@c21cre.com





FIRST FLOOR PLAN



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