

# 805

Beachway Drive  
Indianapolis, Indiana

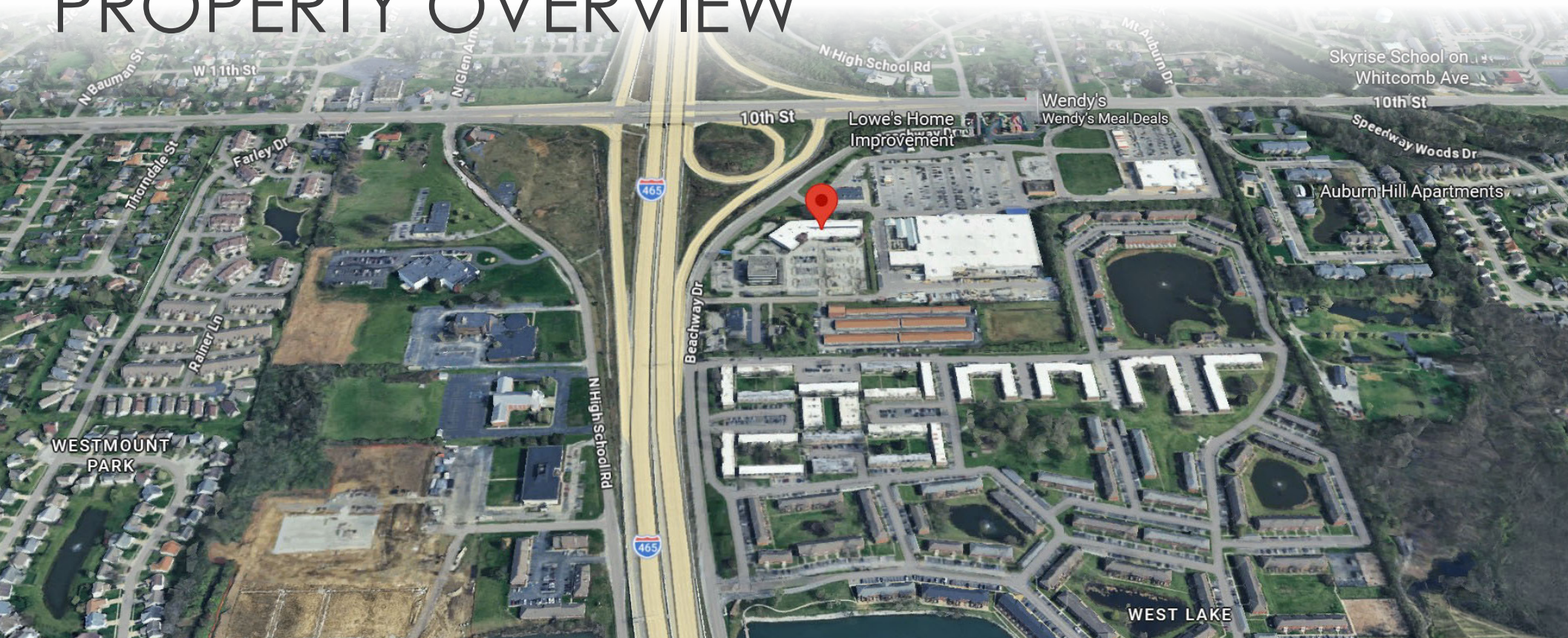
## Office Building For Sale

Income in Place

**NAI**Cressy



# PROPERTY OVERVIEW

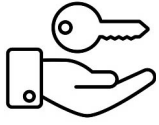


**805**  
Beachway Drive  
Indianapolis, IN

805 Beachway Drive is a 30,338 SF single story office building currently comprised of two tenant spaces. The entire building is currently leased on a triple net basis by Anew Health through 11/30/2026. Tenant possesses two, 1-year options to extend its lease (outside expiration date of 11/30/2028). Tenant does not currently occupy the east end, 12,000 SF space. Tenant's premises feature a modern build out, well lighted with clerestory windows and updated lighting; the office layout has flexible open workstation and production floor supported by private offices, conference, and support spaces. Renovated in 2021-2022, the building received a new roof, HVAC, and exterior update.

[VIEW PROPERTY ONLINE](#)





Sale Price: \$2,500,000



4.2 Acres



30,388 SF Building



Constructed 1985, Renovated 2021



Zoned: C5



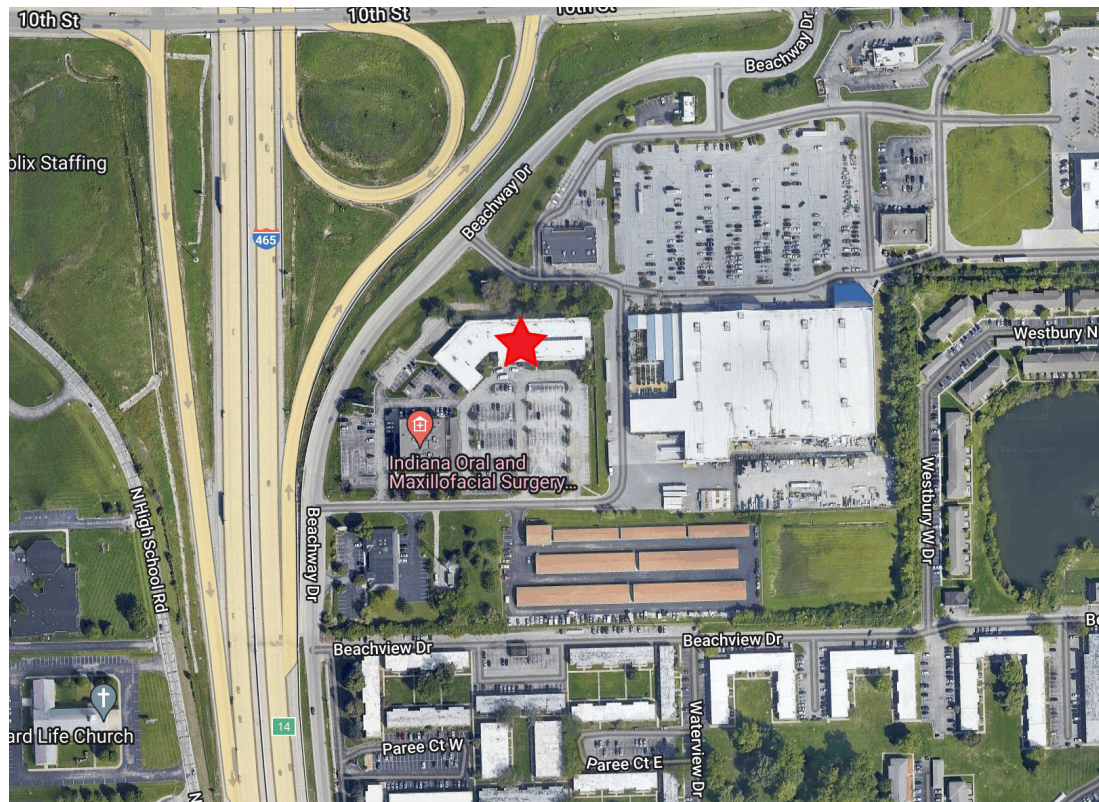
220 Surface Parking Spaces (7:1,000)



10 Minutes to Indianapolis International Airport, Easy Access to I-465



Amenities Include Ample Parking, with Shopping & Dining Options Minutes Away

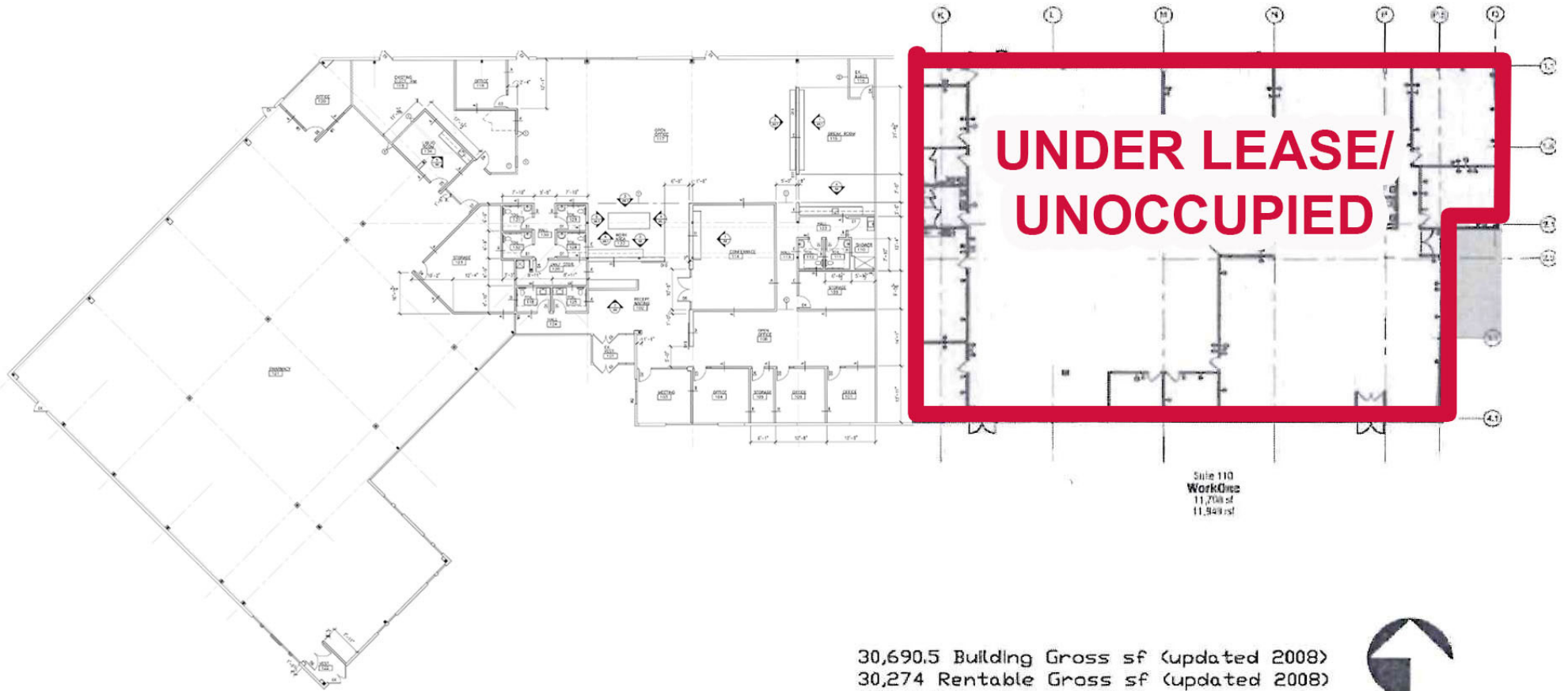


# PROPERTY PHOTOS





# SURVEY & BUILDING FOOTPRINT



Site 110  
WorkDays  
11,708 sf  
11,949 sf

30,690.5 Building Gross sf (updated 2008)  
30,274 Rentable Gross sf (updated 2008)  
608 Building Common sf  
2.055% Building Rentable Factor



# THE INDIANAPOLIS ADVANTAGE

Indiana's central location extends market reach while offering immediate access to both America's steel belt and the agricultural heartland through a dense and strategically connected highway and rail network. Indiana also offers the nation's only statewide international port system through access to the Great Lakes and the Ohio-Mississippi river system, while major airports and the world's second-largest FedEx hub assure swift global reach by air. Accelerate success. Move boldly now.

[LEARN MORE](#)

**\$650 BILLION**  
IN GOODS MOVE THROUGH INDIANA ANNUALLY

**2nd LARGEST**  
FEDEX AIR HUB WORLDWIDE

**6th LARGEST**  
CARGO AIRPORT NATIONWIDE

**\$1 BILLION**  
ALLOCATED IN INFRASTRUCTURE THROUGH 2024

**FOURTH**  
IN FREIGHT RAILROADS

**FIRST**  
IN TRUCK TRAILER PRODUCTION

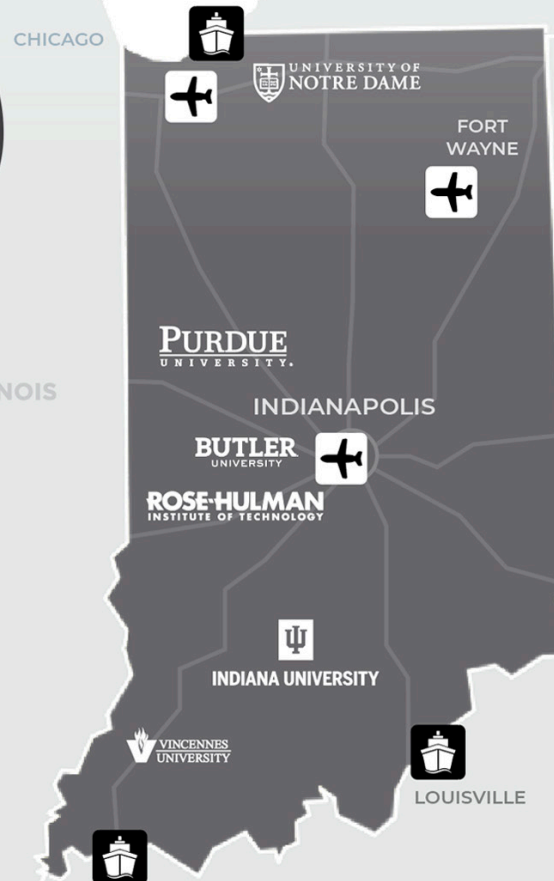


CHICAGO

ILLINOIS

SPRINGFIELD

**RIGHT  
TO  
WORK  
STATE**



**FIRST**  
IN SHORTEST DISTANCE  
TO MEDIAN CENTER OF  
U.S. POPULATION

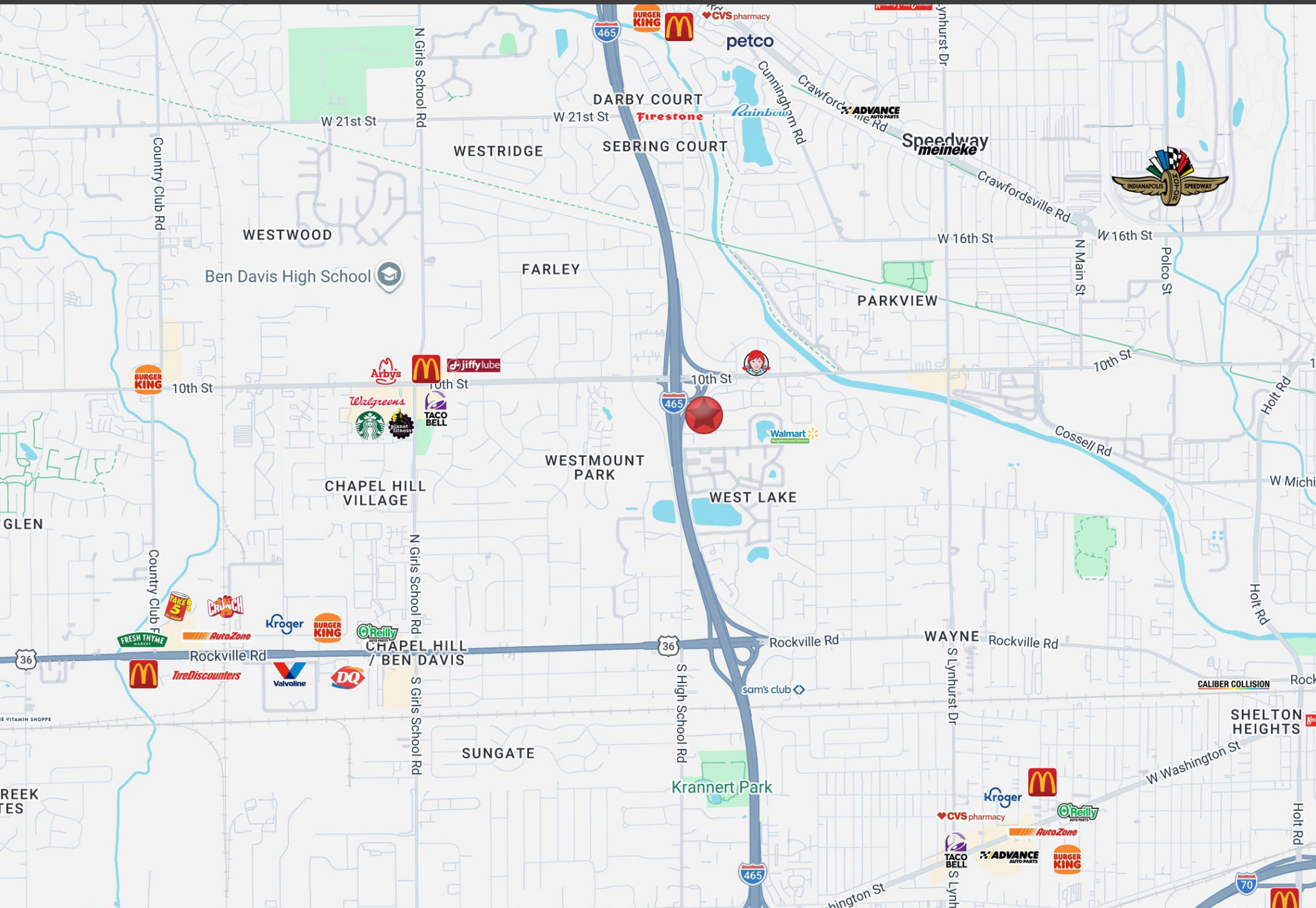
**4.9%**  
CORPORATE  
TAX RATE

**1ST**  
IN RAIL TONS OF  
PRIMARY METALS

A stylized icon of railroad tracks, consisting of several parallel horizontal lines of varying lengths, representing the rails and ties.



# LOCATION OVERVIEW



# 805

Beachway Drive  
Indianapolis, IN

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## Office Building For Sale

Income in Place

### CONTACT US:

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**NAI**Cressy

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