

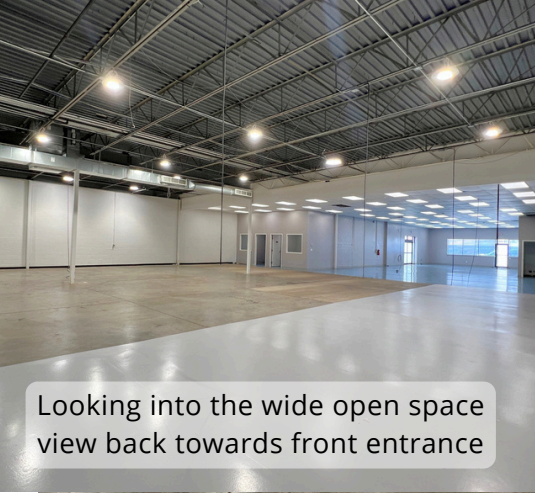


FLEX SPACE

1340 North Illinois Street | Indianapolis 46202

AVAILABLE FOR LEASE





Looking into the wide open space
view back towards front entrance



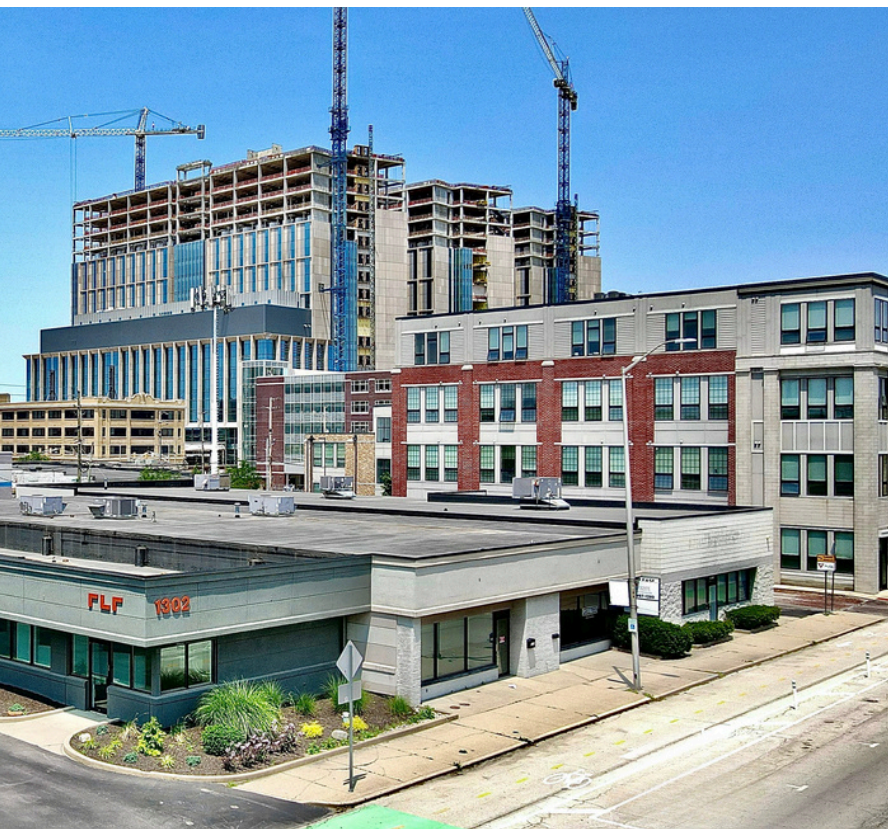
View to front
showroom / entry area



2 private offices
(middle of space)



Overhead Door Loading Area



IDEAL LOCATION | AVAILABLE NOW | MOVE IN READY

Excellent location north of Indianapolis' Central Business District adjacent the epic expansion of IU Health Hospital complex. Flex building with four separate tenant spaces with one space (#1340) available on the north endcap with parking at its doorstep. Stunning space easily ready for a variety of uses (office, retail, service, and warehouse). Retail storefront polished & epoxy concrete floors, 2-private offices, 2-restrooms, climate controlled throughout, high ceilings, 10'drive-in door, LED lighting, and employee parking on private lot (west-side).

THE PROPERTY - 1302 - 1340 NORTH ILLINOIS STREET

- Building Size: 17,760/SF
- Lot Size: 0.87/AC (183.3' x 208' (+/-))
- Built: 1961 | Expanded: 1996
- Space Size: 7,520/SF (# 1340 Available)
- Zoning: C-5 (RC)
- Power: 400A/240V/3P
- Ceiling Height: 10' (drop ceiling) 15' (warehouse)
- \$15 psf (net rent) + \$2.50 psf (NNN's (est '25)) + utilities
- Private parking lot + free on-street parking

Contact Stacia Yeager

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Email: Stacia@InsiteIndy.com

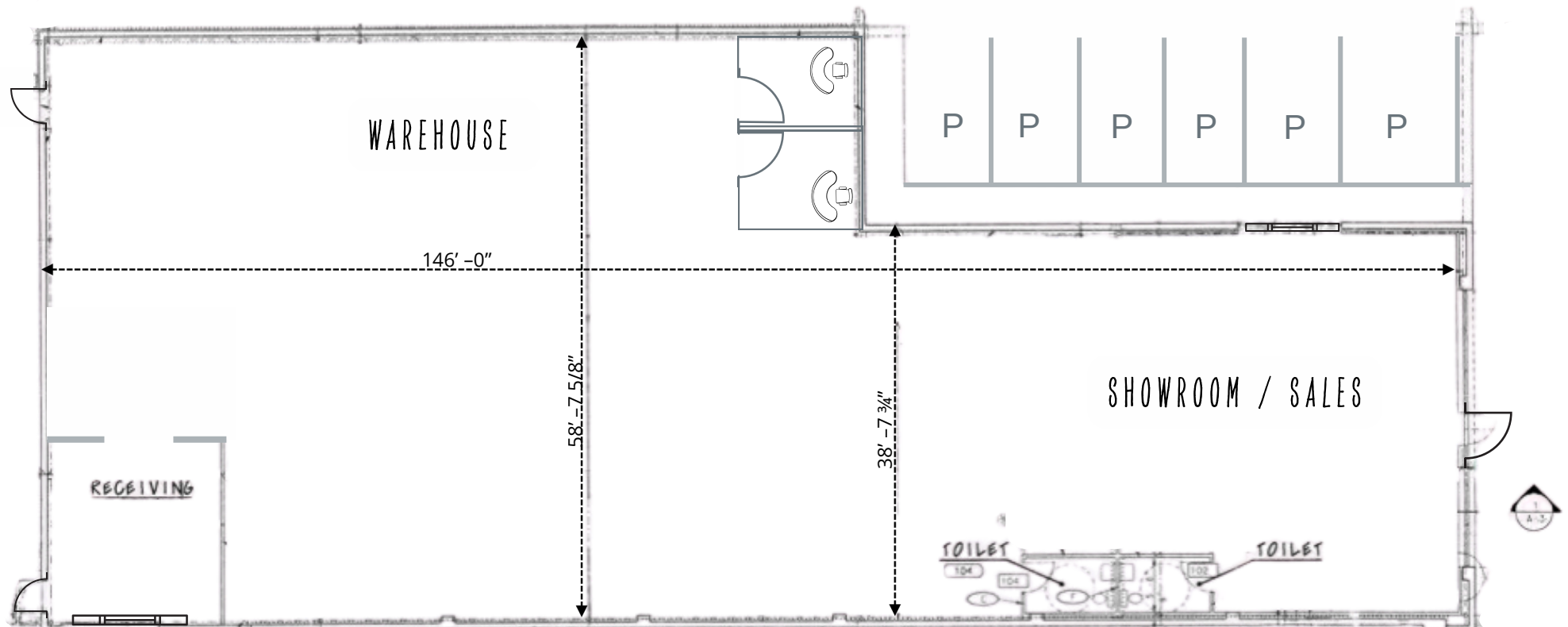
600 Kentucky Ave #200 | Indianapolis, IN 46225



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PROPERTY FLOOR PLAN



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\$4 Billion Dollar IU Health Expansion



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