



# THE VERANDA

## URBAN MIXED-USE COMPOUND

OWN THE VIBE

725 E. 65<sup>TH</sup> STREET  
INDIANAPOLIS, IN 46220

EXCLUSIVELY OFFERED

BY:

**metaCRE**

6500 Westfield Blvd.  
Indianapolis, IN 46220

OFFERING MEMORANDUM

FOR MORE INFORMATION:

**THOMAS ENGLISH**

317.590.7477

[tenglish@thomasenglish.com](mailto:tenglish@thomasenglish.com)

# TABLE OF CONTENTS



1	The Offering
2	Property Summary
3	Veranda Photos
4	Tenant Profiles
5	Financial Overview
6	2026 Proforma
7	Floor Plans
8	Sale Comparables
9	Market Overview

# THE OFFERING

\$ MARKET  
CONTACT AGENT



## INVESTMENT HIGHLIGHTS

- Immediate acquirer occupancy opportunities.
- Four-story boutique office/retail lifestyle complex.
- Located in Broad Ripple Village, 1 of only 7 recognized cultural districts in Indianapolis.
- Steps from the Monon Trail.
- Established tenants (Bobby Cooper Salon, Barre Ripple Movement, Absolute Endodontics) with below-market rents.
- Two Red Line stops within 2 blocks either direction on College Avenue.

# PROPERTY SUMMARY

Address: 725 E. 65<sup>th</sup> Street  
Indianapolis, IN 46220

Total SF: 11,873 SF\*:

- 9,506 SF - Veranda, 4-story bldg.
- 1,687 SF - Commercial bungalow
  - 6418 Carrollton Ave.
- 680 SF - Garage/storage bldg.
  - 6421 N. College Ave.

Land Size: .39 AC/17,084 SF

County: Marion

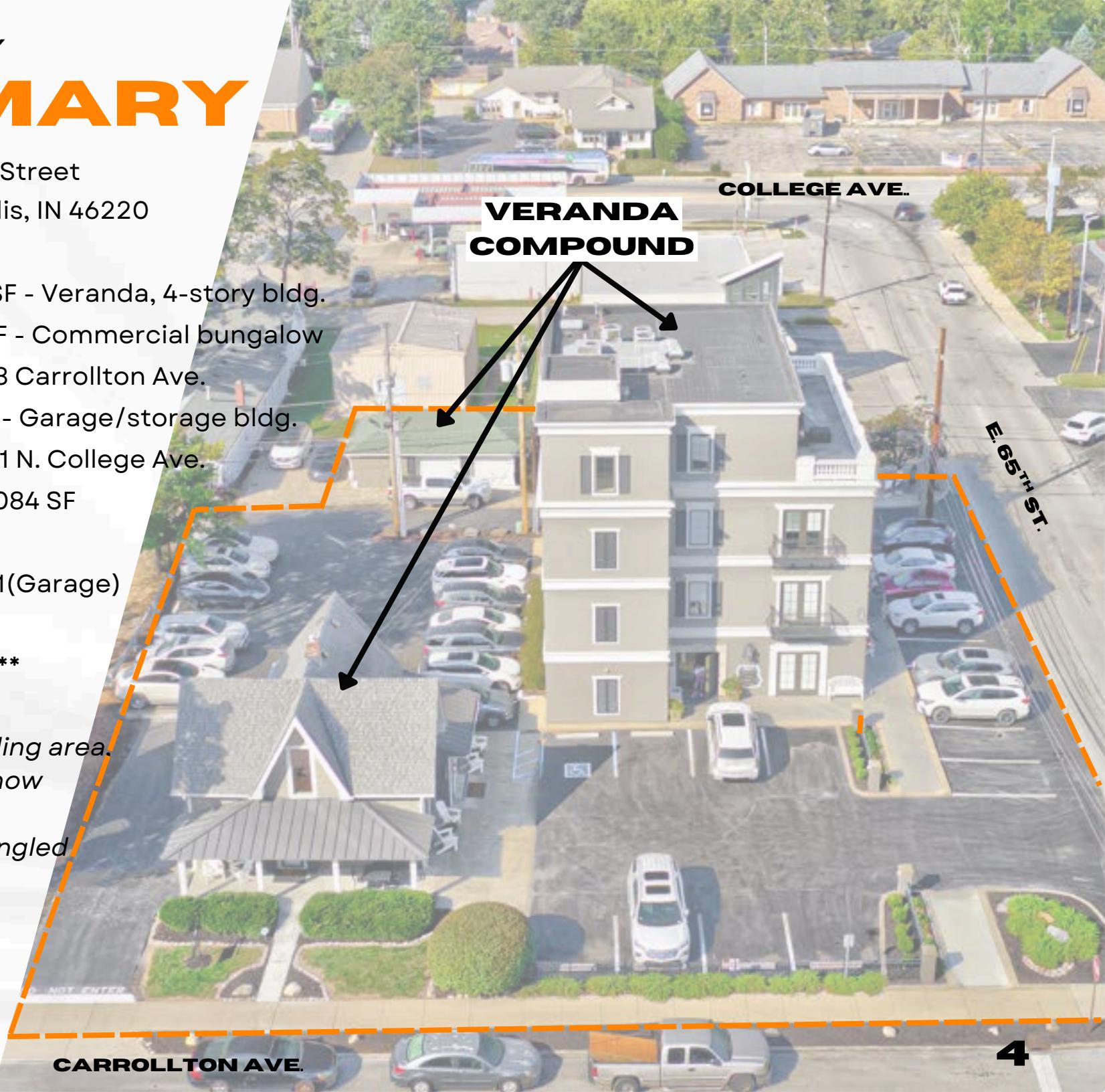
Zoning: MU2 & MU1(Garage)

Year Built: 2006

Parking: 32 spaces\*\*

*\*shown as gross building area.  
Leased premises SF show  
variances.*

*\*\*additional off site angled  
parking on 65<sup>th</sup> St.*



# VERANDA COMPOUND **PHOTOS**



# VERANDA COMPOUND **PHOTOS**



# TENANT PROFILES

Suite 100	 <b>BOBBY COOPER</b>  <b>SALON</b>	<b>2,235 SF</b> <b>Exp: 3/31/2029</b> <b>Option: (1), 5 - Year</b> <hr/> <p>Since 2007, Bobby Cooper Salon has been one of Indiana's premier luxury hair studios, offering precision cuts, custom color transformations, and restorative treatments.</p>
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Suite 200	 <b>BARRE RIPPLE</b> MOVEMENT	<b>2,114 SF</b> <b>Exp: 11/30/2028</b> <b>Option: None</b> <hr/> <p>A vibrant fitness studio in Broad Ripple offering barre, cycle, and interval classes designed to strengthen, tone, and energize every body.</p>
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Suite 400	 <b>Absolute Endodontics</b>	<b>2,160 SF</b> <b>Exp: 10/31/2027</b> <b>Option: None</b> <hr/> <p>Since 2011, Indianapolis' trusted endodontic care practice, providing root canal therapy, treatments for cracked or infected teeth, dental implants and advanced solutions with compassion and precision.</p>
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\*Suite 300 is currently vacant and available, 2,484 SF.

# FINANCIAL OVERVIEW



## 2026 RENT ROLL

Tenant	Size SF	Lease Expiration	Rent PSF	Rent Annual	CAMIT Annual	Options Remaining
Bobby Cooper Salon - Level 1	2,235	3/31/2029	\$29.15	\$65,150.28	\$9,239.97	1 (5-Year)
Barre Ripple Movement - Level 2	2,114	11/30/2028	\$23.81	\$50,341.75	\$14,326.58	None
Vacant - Level 3 (Proforma Gross)	2,484		\$38.00	\$94,392.00	\$0.00	
Absolute Endodontics - Level 4	2,160	10/31/2027	\$28.33	\$61,201.99	\$12,765.60	None
Bungalow - 6418 N. Carrollton Ave. (Gross)	1,687	MTM	\$35.56	\$60,000.00	\$0.00	
Garage/Storage - 6421 N. College Ave.	680		\$18.00	\$12,240.00	\$0.00	None
<b>Total Rental Income</b>	<b>11,360</b>			<b>\$343,326.02</b>	<b>\$36,332.15</b>	
<b>CAMIT Recoveries</b>				<b>\$36,332.15</b>		
<b>Gross Proforma Income</b>				<b>\$379,658.17</b>		

2026

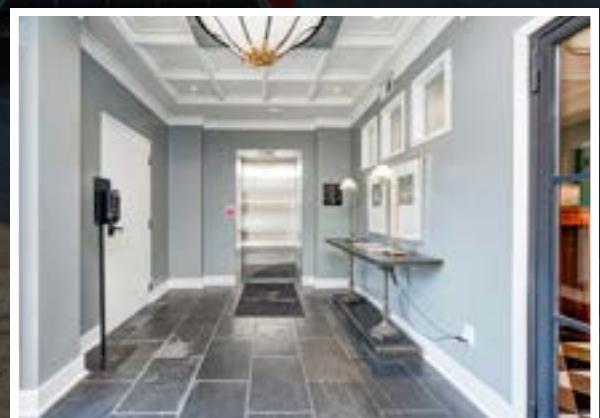
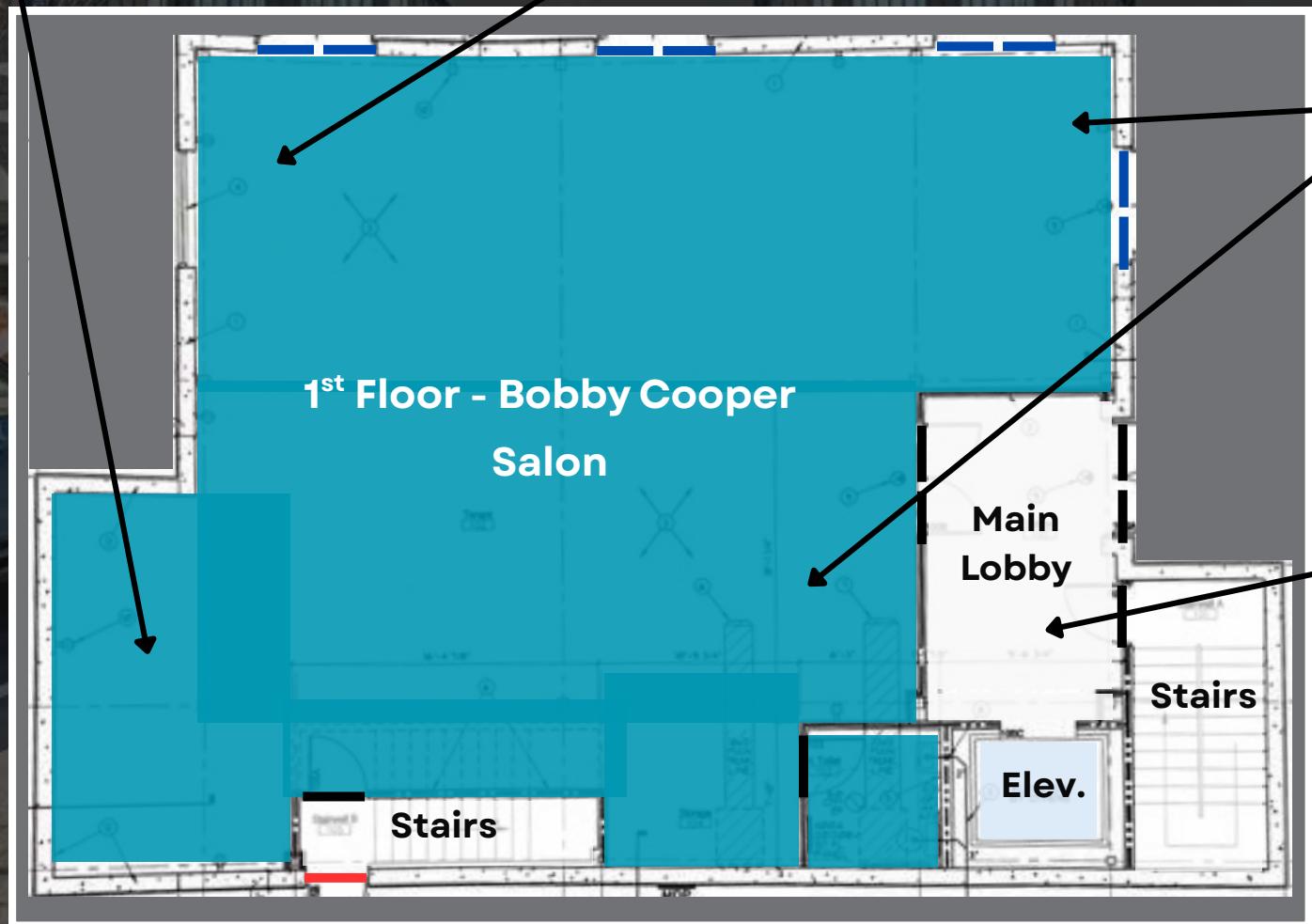
# PROFORMA



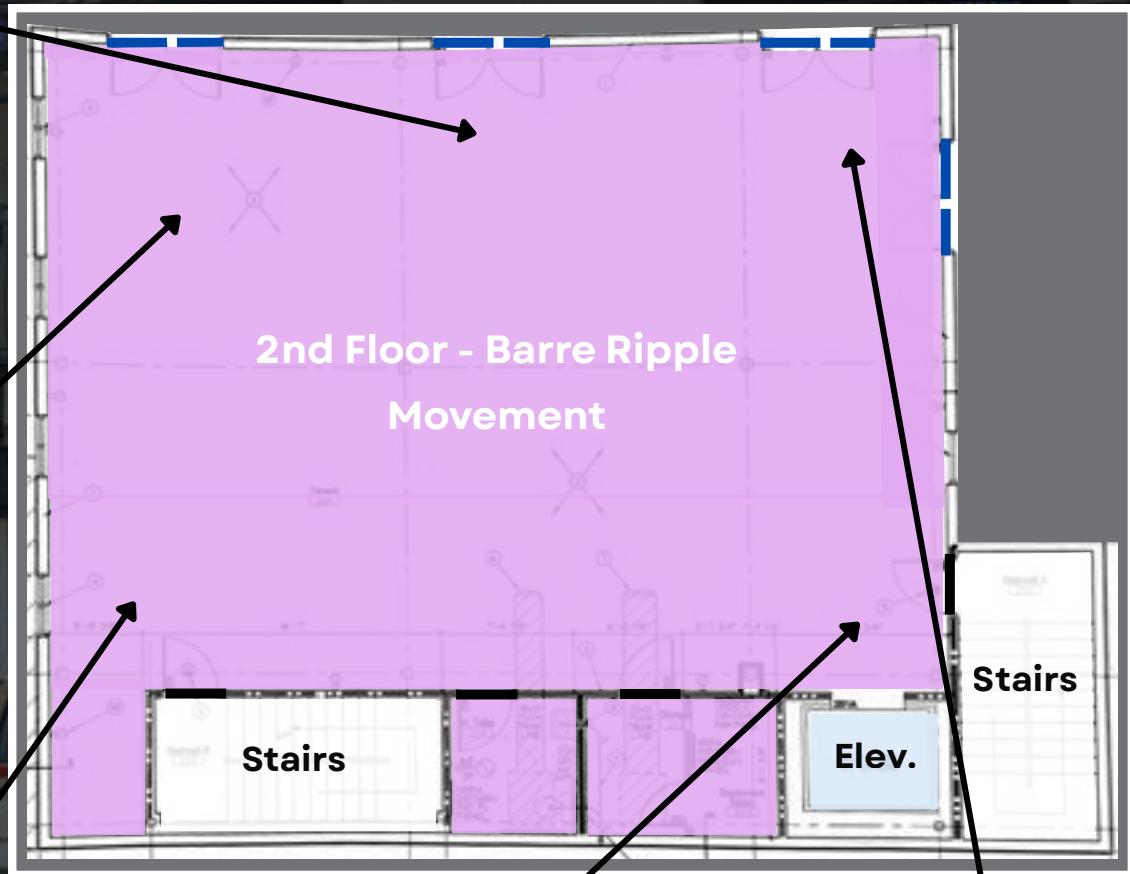
<b>Gross Proforma Income</b>	<b>\$379,658.17</b>		
<b>Expenses</b>			
Bank Fees	\$240.00		
Cleaning Service	\$8,320.00		
Elevator	\$2,219.57		
Landscaping and Groundskeeping	\$4,972.43		
Office Supplies	\$72.94		
Painting	\$254.51		
Snow Removal	\$1,000.00		
Trash Removal	\$2,833.02		
Repairs and Maintenance	\$13,723.18		
Security	\$4,056.15		
	<b>\$37,691.80</b>	<b>Veranda</b>	<b>Bungalow</b>
Property Taxes	\$36,103.76	\$29,007.22*	\$7,096.54
Insurance Expense	\$12,074.77	\$8,726.77	\$3,348.00
Utilities	\$17,329.91	\$12,013.52	\$5,316.39
	<b>\$65,508.44</b>		
<b>Total Expenses</b>	<b>\$103,200.24</b>		
<b>Net Operating Income</b>	<b>\$276,457.93</b>		

\*\*Veranda Property Tax Includes the garage/storage unit

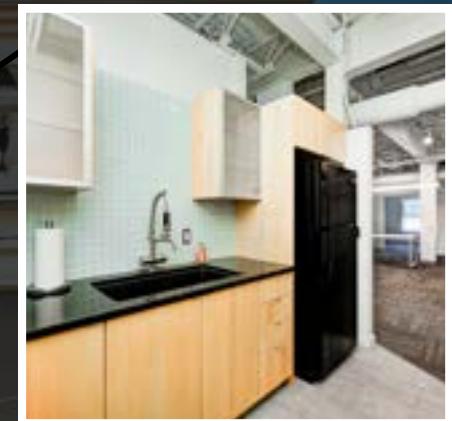
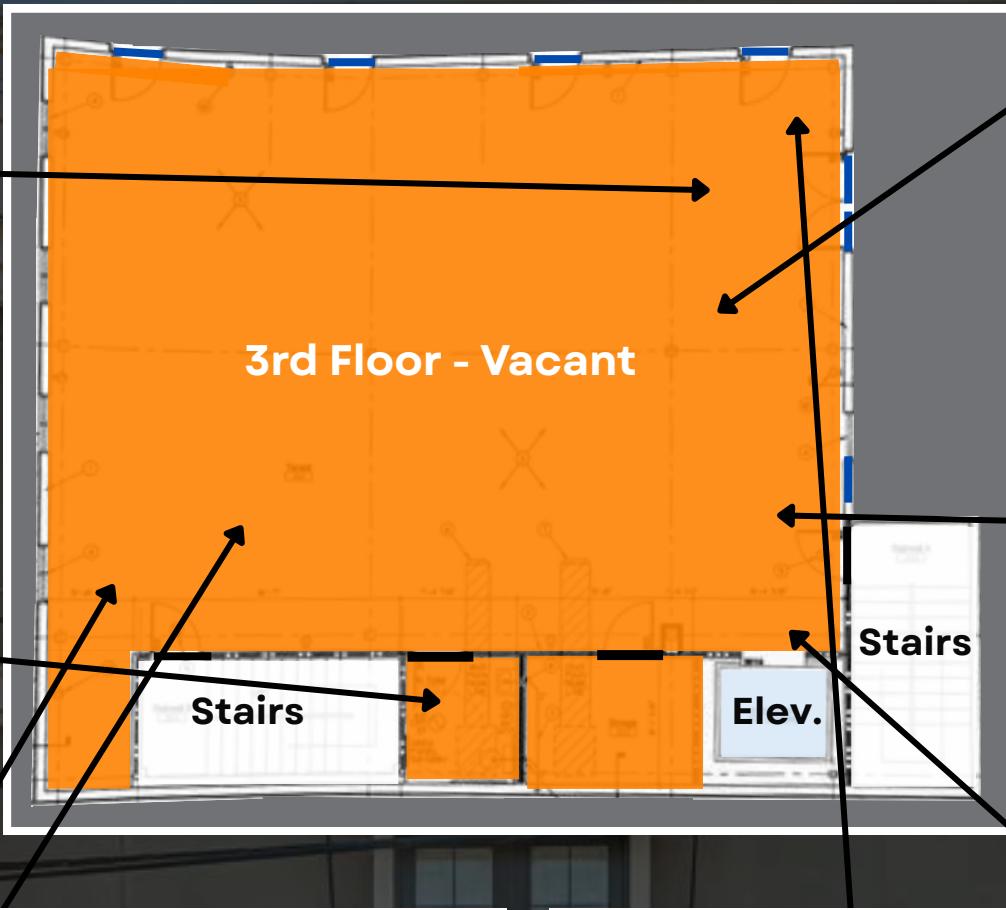
# VERANDA 1ST FLOOR



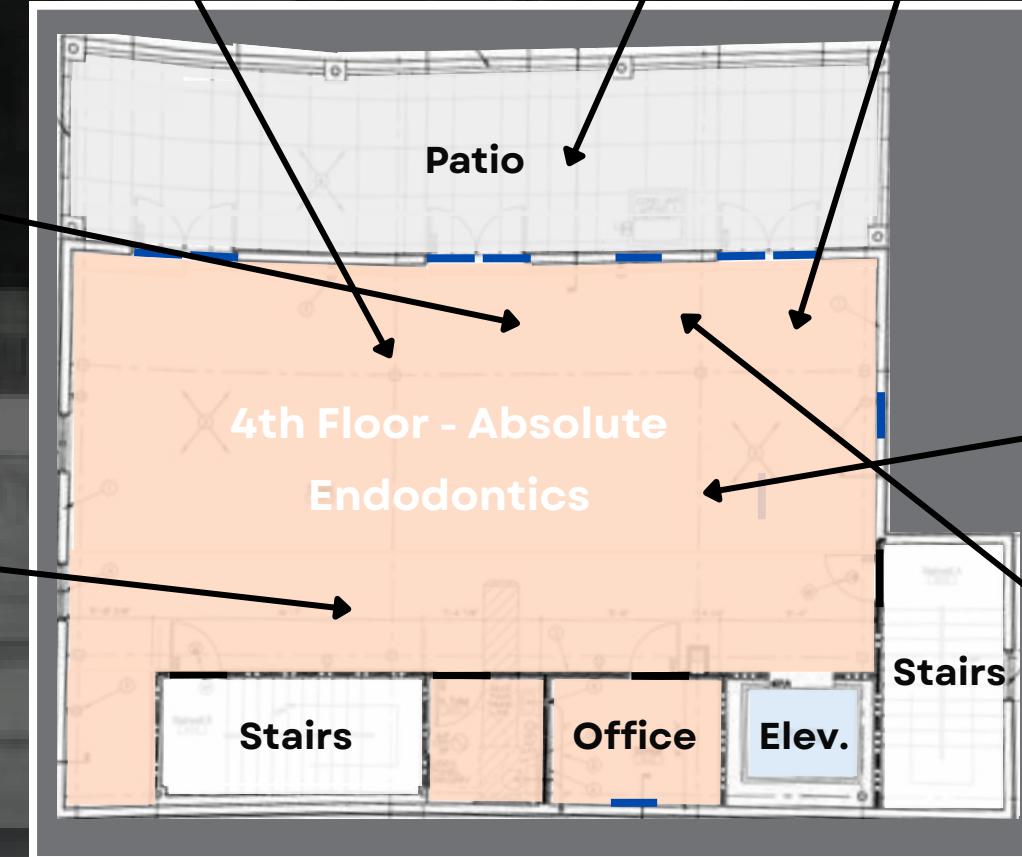
# VERANDA 2ND FLOOR



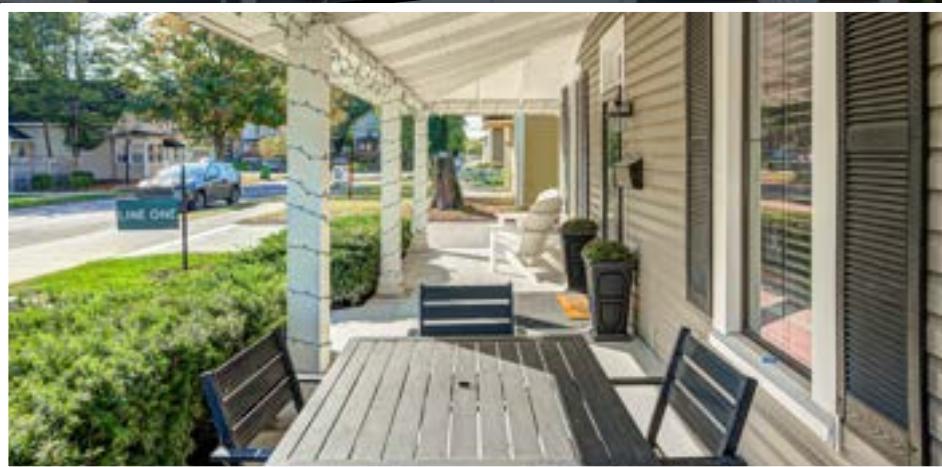
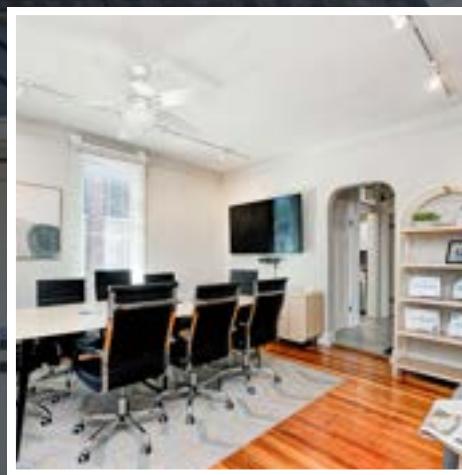
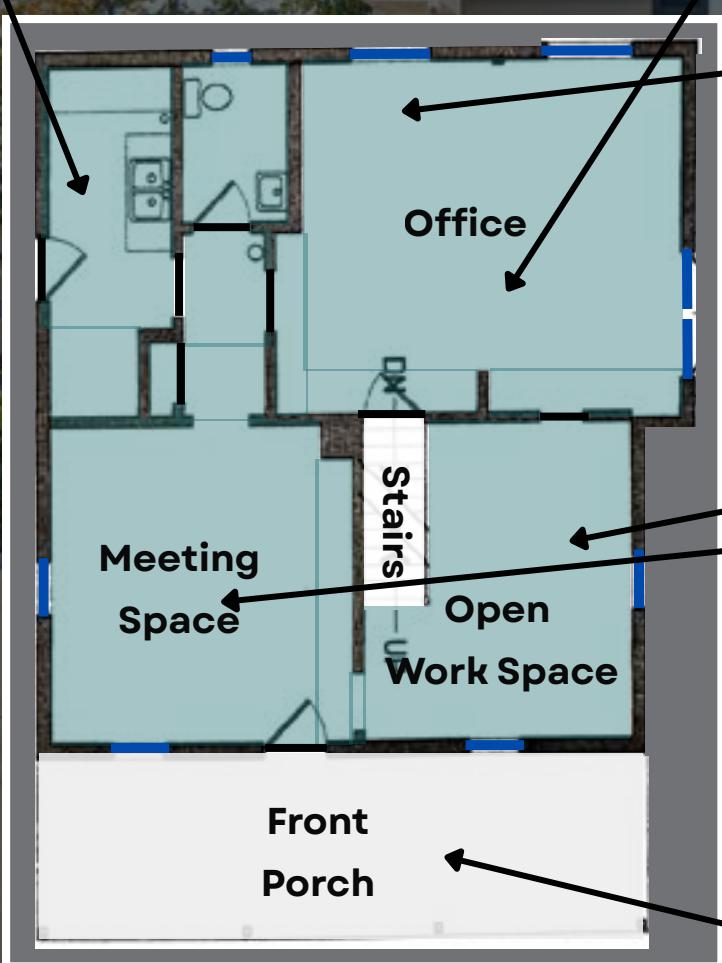
# VERANDA 3RD FLOOR



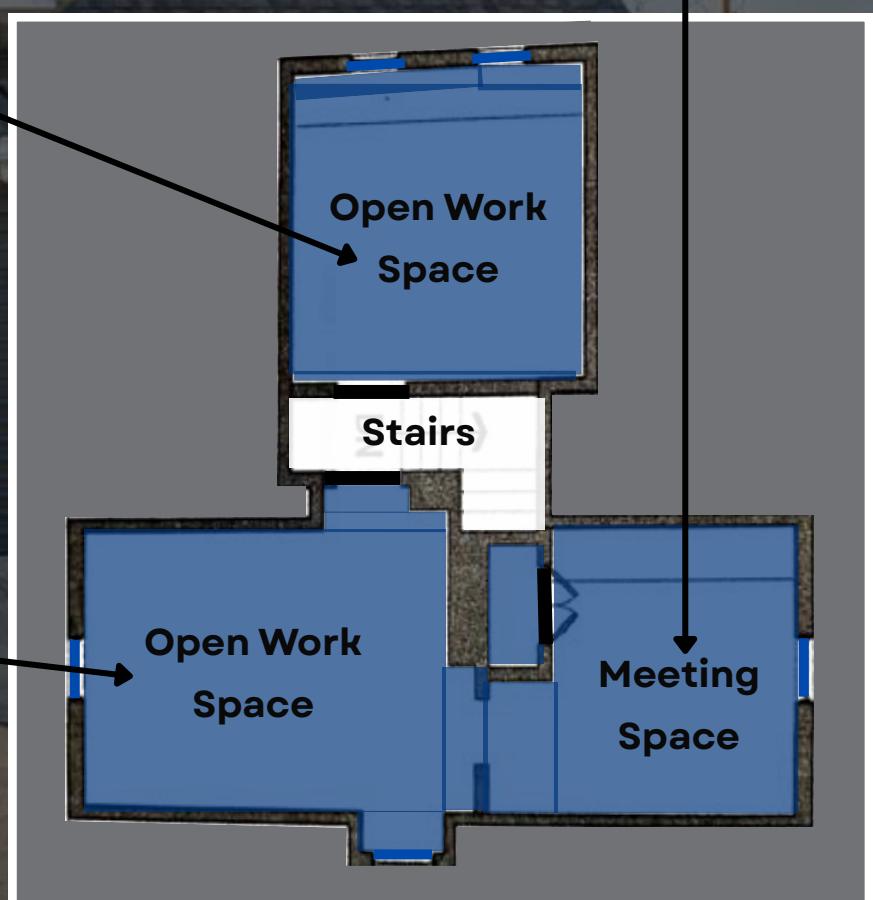
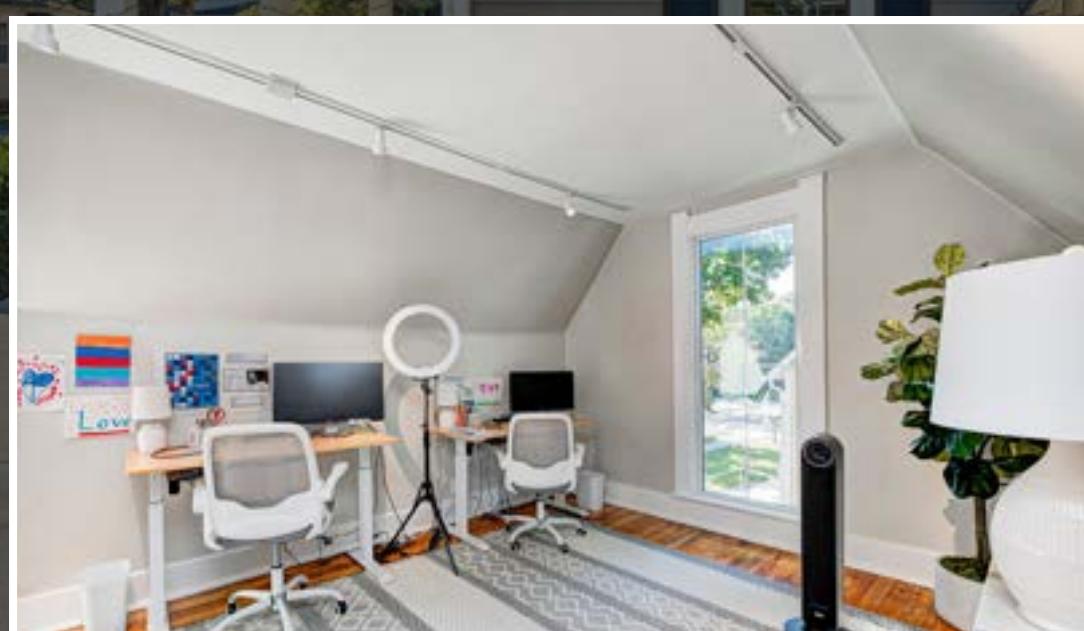
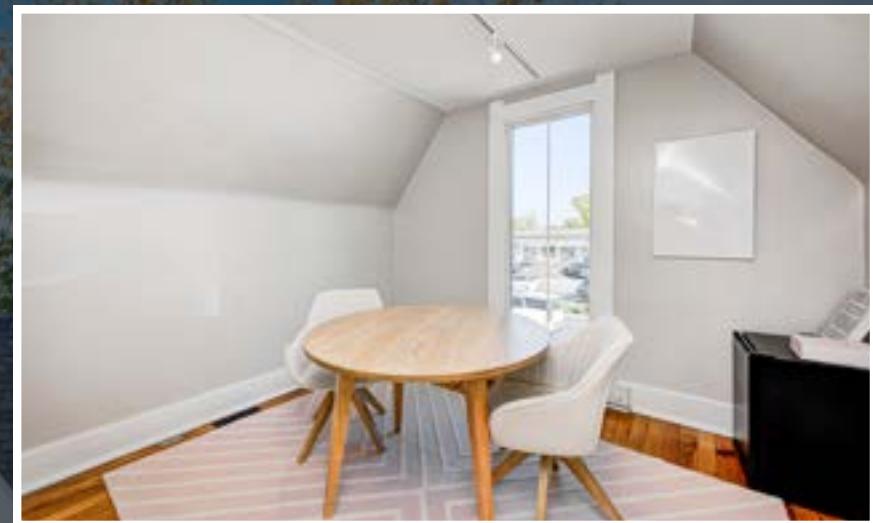
# VERANDA 4TH FLOOR



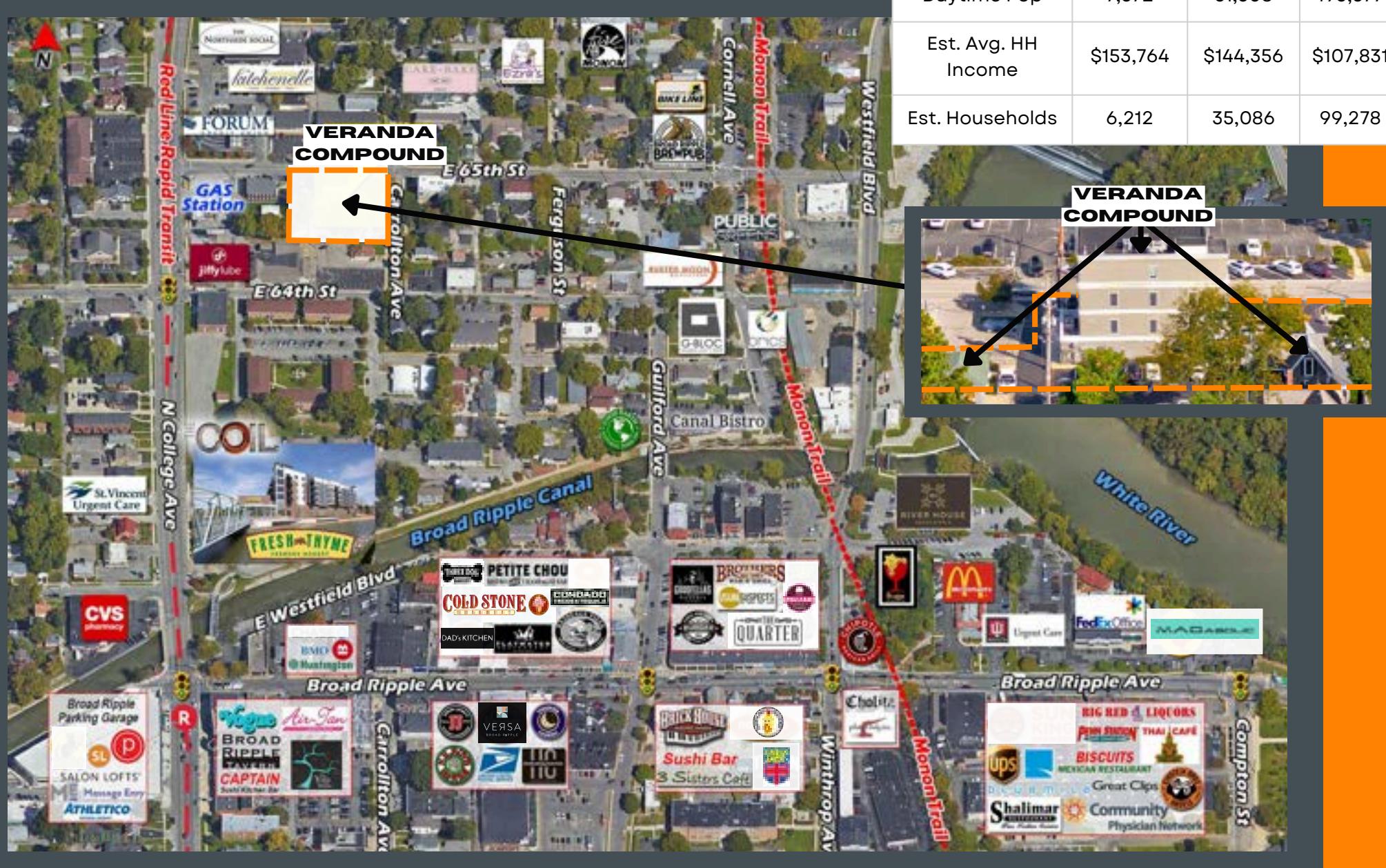
# BUNGALOW 1ST FLOOR



# BUNGALOW 2ND FLOOR



# MARKET OVERVIEW



SALE

# COMPARABLES

01.



**6434 N. College Ave.  
Indianapolis, IN 46220**

Date Sold: 7/7/2025  
Sale Price: \$1,525,000  
RBA: 7,461 SF (87% Leased)  
Land Area: .72 AC/31,363 SF  
Year Built: 1971

02.



**6417 Carrollton Ave.  
Indianapolis, IN 46220**

Date Sold: 8/12/2025  
Sale Price: \$550,000  
RBA: 2,516 SF (100% Leased)  
Land Area: .17 AC/7,405 SF  
Year Built: 1902

03.



**6366 Guilford Ave.  
Indianapolis, IN 46220**

Date Sold: 3/28/2025  
Sale Price: \$2,850,000  
RBA: 8,616 SF (100% Leased)  
Land Area: .34 AC/14,810 SF  
Year Built: 1964

04.



**815 E. 65<sup>th</sup> St.  
Indianapolis, IN 46220**

Date Sold: 8/19/2022  
Sale Price: \$2,200,000  
RBA: 5,548 SF (100% Leased)  
Land Area: .16 AC/7,063 SF  
Year Built: 2009

05.

SALES	PRICE/SF	PRICE/AC
01.	\$204.40	\$2,118,069
02.	\$218.60	\$3,235,381
03.	\$330.78	\$8,382,579
04.	\$396.54	\$13,568,172
05.	\$385.77	\$24,181,120
<b>AVG</b>	<b>\$307.22</b>	<b>\$10,297,064</b>



**841 E 64<sup>th</sup> St.  
Indianapolis, IN 46220**

Date Sold: 3/8/2023  
Sale Price: \$9,250,000  
RBA: 23,978 SF (100% Leased)  
Land Area: .38 AC/16,663 SF  
Year Built: 2021

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