

# 3545 N. COLLEGE AVE.

Indianapolis, IN 46205

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- Located on bustling N. College Ave.
- Surface parking in tandem lot
- Six flexible private office spaces
- Modern kitchen & break area
- Recent improvements to HVAC & updated windows
- Near popular neighborhoods, like Broad Ripple, SoBro, & Meridian Kessler

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,600 SF
Building Size:	2,600 SF
Building Type:	Office, Commercial, Mixed-use

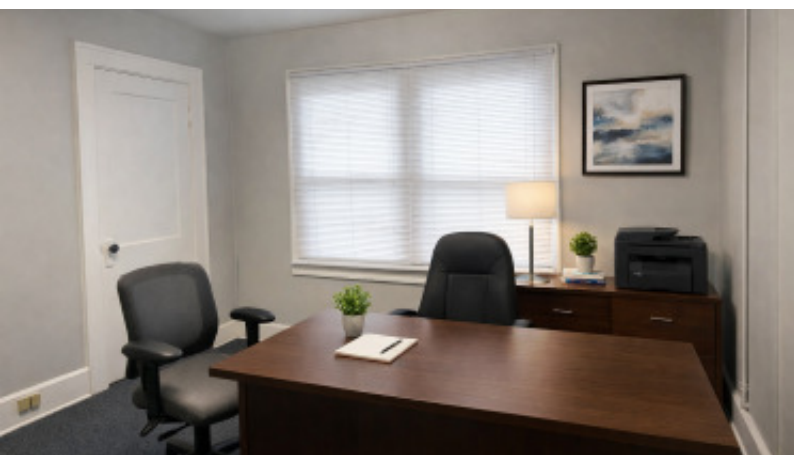
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## PROPERTY DESCRIPTION

This versatile office property, originally designed as a duplex, offers a unique & functional layout ideal for professional or commercial use. Previously occupied by the Martin Center, the building is well-suited for office operations, counseling services, or mixed-use needs. The main level features inviting office space with excellent visibility along the busy N. College Avenue corridor, along with a convenient kitchen area. Upstairs, the property includes six private rooms that can be utilized as offices, meeting rooms, or flexible workspaces. Recent improvements include newer HVAC & updated windows, enhancing comfort & energy efficiency throughout the building. With strong street presence, ample space, & a proven history as a professional office, this property presents an excellent opportunity for businesses seeking a prominent & adaptable location.

## LOCATION DESCRIPTION

Located in the vibrant city of Indianapolis, the area surrounding the property boasts a dynamic & diverse community. Near popular neighborhoods, like Broad Ripple, SoBro, & Meridian Kessler. Minutes away from well-known attractions like the Indianapolis Museum of Art, the Indianapolis Zoo, and the Children's Museum, tenants have plenty of options for cultural & recreational activities. Nearby restaurants & cafes offer a range of culinary experiences. The area's convenient access to public transportation & major roadways makes commuting a breeze. With an array of amenities & attractions, the location offers a perfect balance of business & leisure for any office tenant.

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