

OFFICE BUILDING FOR LEASE

47 South Pennsylvania Street

Indianapolis, IN 46202

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

In the heart of downtown Indianapolis work in the high-energy block that includes Gainbridge Fieldhouse, several notable restaurants, and luxury living.

PROPERTY HIGHLIGHTS

- Full Service rate with available Tenant Improvement structures.
- Several layouts available - open concept or individual offices.
- Historic building with architectural character in each suite.
- Available fitness center within building and special member rates.
- Popular, high-end steakhouse within the building.
- 24/7 building security and keycard access for tenants.
- Dedicated property management team available on-site.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,852 - 7,352 SF
Building Size:	85,110 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	507	4,202	12,109
Total Population	1,243	8,312	22,929
Average HH Income	\$41,076	\$55,856	\$58,295

Robert Coombes

(765)-760-3189

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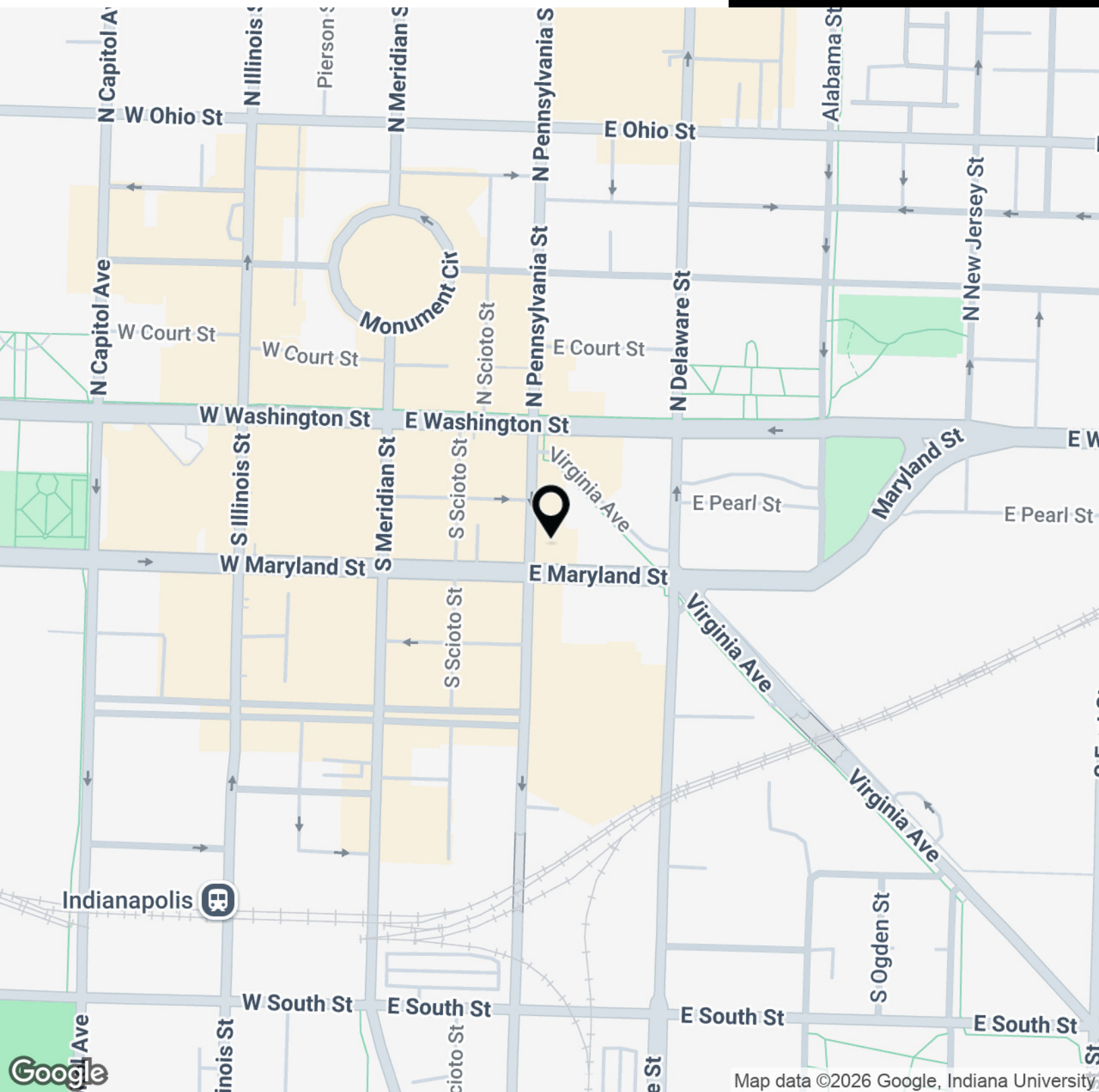
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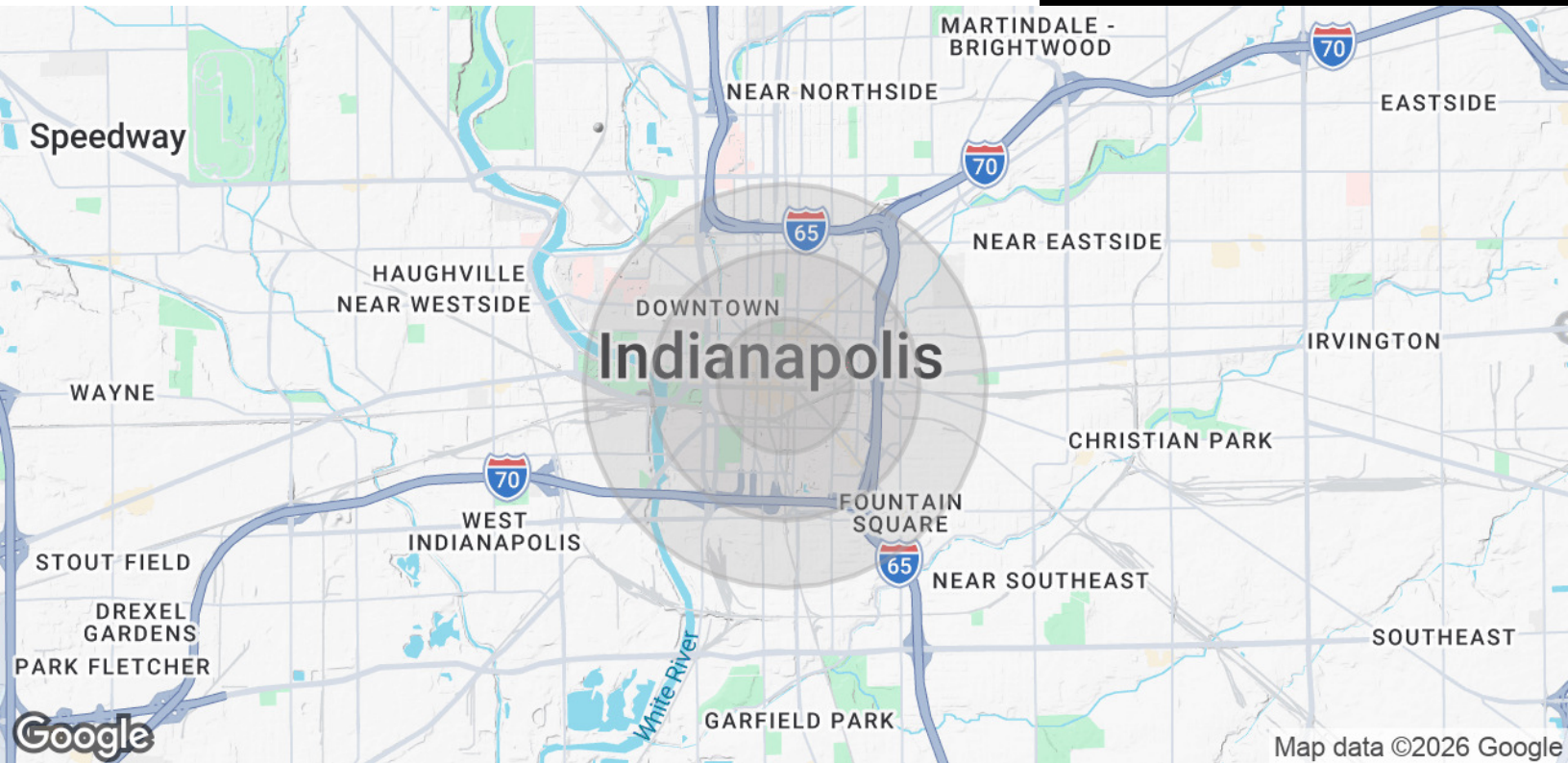
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,243	8,312	22,929
Average Age	26.3	26.9	29.3
Average Age (Male)	26.3	27.2	29.5
Average Age (Female)	28.1	28.1	30.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	507	4,202	12,109
# of Persons per HH	2.5	2.0	1.9
Average HH Income	\$41,076	\$55,856	\$58,295
Average House Value	\$53,584	\$280,264	\$218,963

2020 American Community Survey (ACS)

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