

SALE/LEASE

OFFICE/FLEX



7801 E 88TH STREET, INDIANAPOLIS, INDIANA 46256

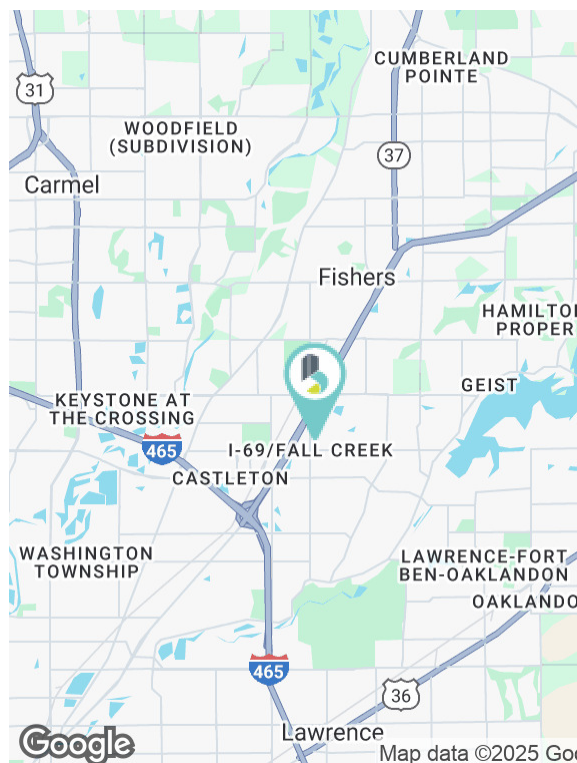
PRICE REDUCTION



PROPERTY HIGHLIGHTS

- Versatile, centrally located office-flex building. Easy access to I-69 and I-465.
- Good mix of private offices, open collaborative areas, work and storage areas. Two drive-in doors. Convenient parking and driveway that wraps around the building.
- I-2 Zoning: Permitted uses: office, R&D, lab, warehouse, wholesaling, distribution, light manufacturing, animal care/boarding, vocational school, child or adult day care.
- Leaseback: Seller would consider leasing back $\pm 2,500$ SF.

Sale Price:	\$1,325,000
Lease Rate:	\$13.50 SF/yr (NNN)
Building Size:	9,400 SF



BRADLEY COMPANY

310 E. 96th St., Suite 100
Indianapolis, IN 46240
317.663.6000

PAUL DICK, CCIM

Senior Vice President
317.698.8055
pdick@bradleyco.com

KEVIN DICK

Senior Vice President | Principal
317.213.6692
kdick@bradleyco.com



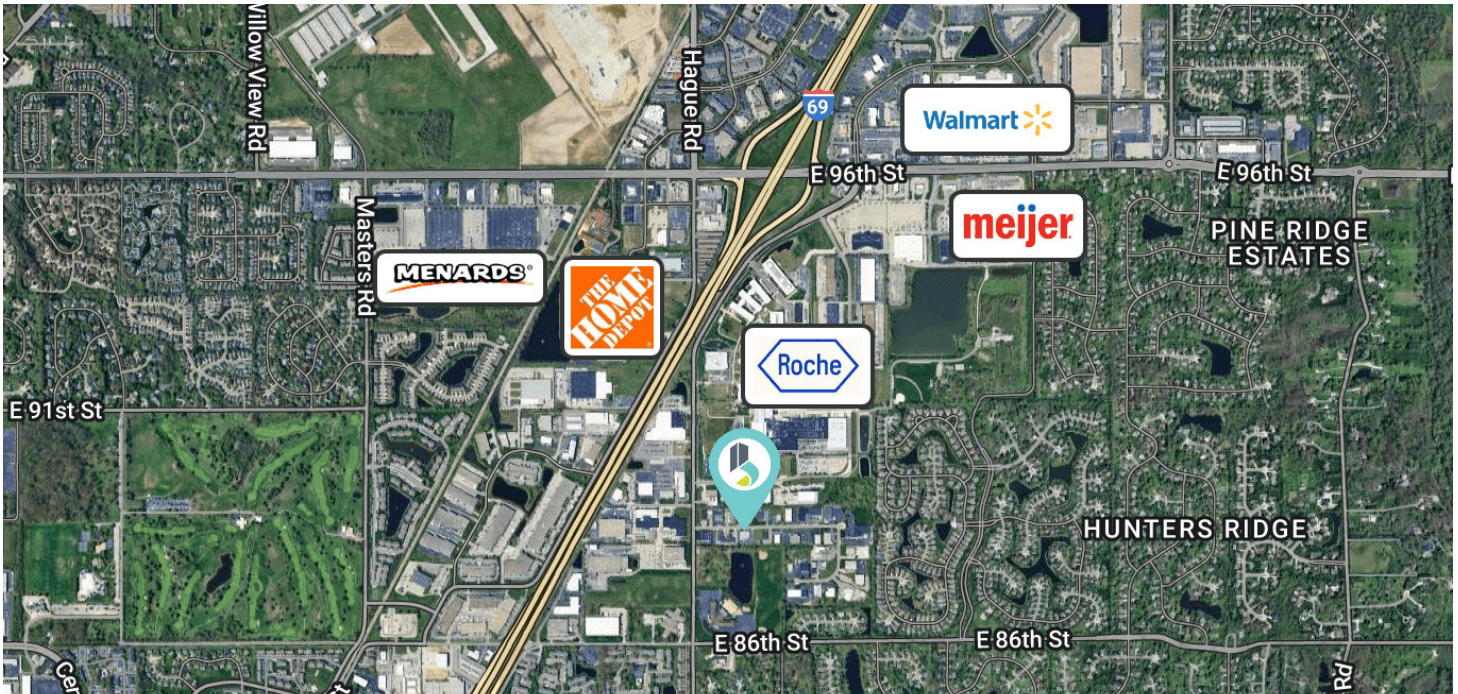
BRADLEYCO.COM



7801 E 88TH ST, INDIANAPOLIS, IN 46256

SALE/LEASE

OFFICE/FLEX



PAUL DICK, CCIM
Senior Vice President
317.698.8055
pdick@bradleyco.com

KEVIN DICK
Senior Vice President | Principal
317.213.6692
kdick@bradleyco.com



PROPERTY OVERVIEW

7801 E 88TH ST, INDIANAPOLIS, IN 46256

SALE/LEASE

OFFICE/FLEX



Address:	7801 E. 88th Street, Indianapolis, IN 46256
Property Type:	Office-flex
Building Size:	9,400 SF
Land Size:	1.1 acres
Zoning:	I2
Year Built:	1978
Doors:	Two 7'H x 8'W drive-in doors
Warehouse Clear Height:	8'
Parking:	33 spaces (3.51 spaces per 1,000 SF)
Construction:	Foundation: slab Structure: wood Exterior: brick, EIFS, vinyl Roof: flat, rubber
HVAC:	4 split systems + 1 in warehouse. Entire building heated and cooled
Water & Sewer:	Well, city sewer
Operating Expenses:	\$5.10/SF (includes utilities)



PAUL DICK, CCIM
Senior Vice President
317.698.8055
pdick@bradleyco.com

KEVIN DICK
Senior Vice President | Principal
317.213.6692
kdick@bradleyco.com



OFFICE/FLEX

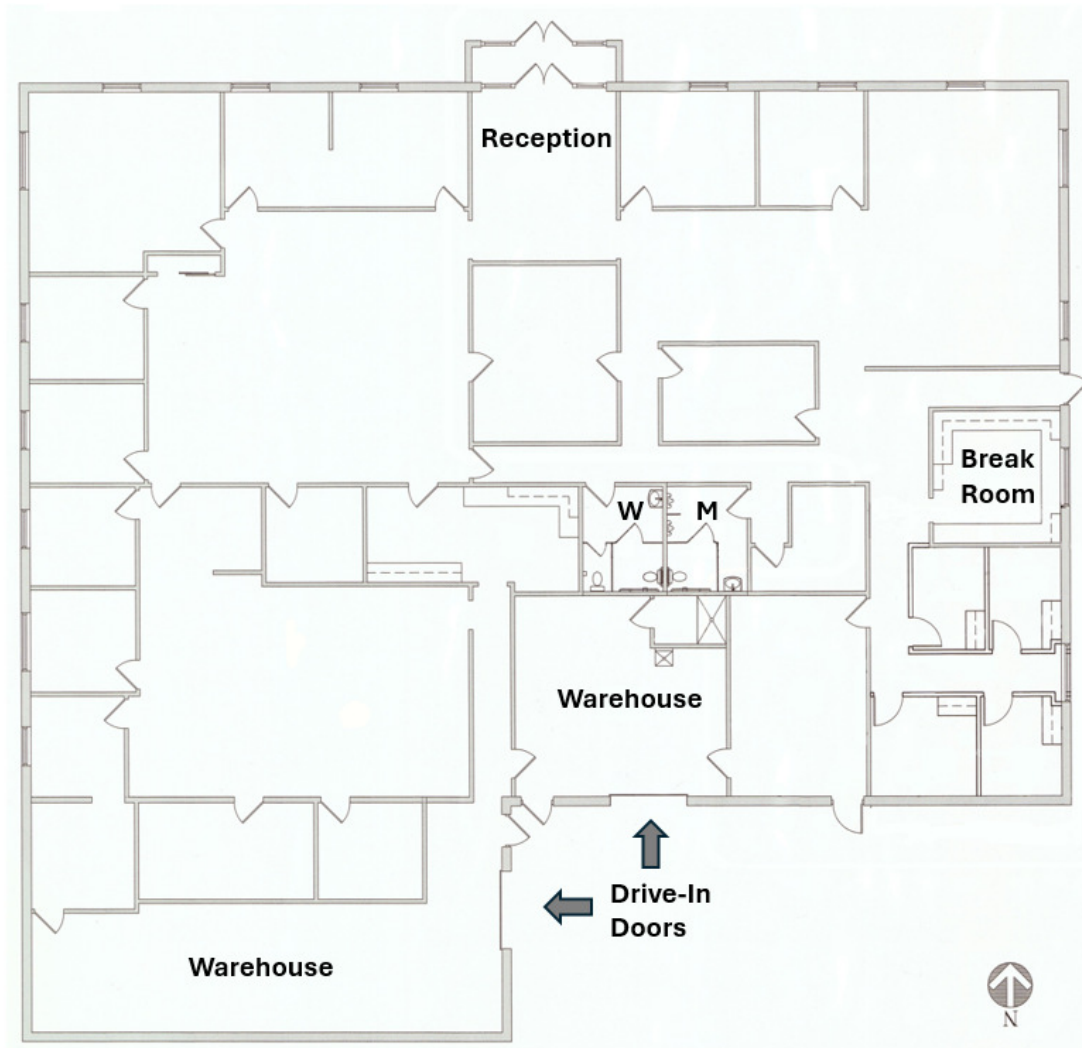




780 I E 88TH ST, INDIANAPOLIS, IN 46256

SALE/LEASE

OFFICE/FLEX



PAUL DICK, CCIM
Senior Vice President
317.698.8055
pdick@bradleyco.com

KEVIN DICK
Senior Vice President | Principal
317.213.6692
kdick@bradleyco.com



EXTERIOR PHOTOS

7801 E 88TH ST, INDIANAPOLIS, IN 46256

SALE/LEASE

OFFICE/FLEX



PAUL DICK, CCIM
Senior Vice President
317.698.8055
pdick@bradleyco.com

KEVIN DICK
Senior Vice President | Principal
317.213.6692
kdick@bradleyco.com



INTERIOR PHOTOS

7801 E 88TH ST, INDIANAPOLIS, IN 46256

SALE/LEASE

OFFICE/FLEX



Reception Area



Conference Room



Collaboration Area



Warehouse

PAUL DICK, CCIM
Senior Vice President
317.698.8055
pdick@bradleyco.com

KEVIN DICK
Senior Vice President | Principal
317.213.6692
kdick@bradleyco.com