

## PARK 31 SOUTH

5214-5226 S. East St., Indianapolis, IN 46227

**FOR LEASE**



### PROPERTY HIGHLIGHTS

- Special lease rates for 1st year!
- Move-in ready
- New ownership
- New paint & carpet
- Fastest growing suburb in MSA
- Prime location in park-like setting
- 6 miles to Downtown Indianapolis

**VIDEO**

### OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (MG)
Available SF:	594 - 1,230 SF
Approx. Total Building Size:	41,000 SF
Spaces Available:	4

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### PROPERTY DESCRIPTION

SPECIAL 1ST YEAR LEASE RATES! MOVE IN READY! 41,104 total square feet of professional office space, comprising Buildings A, B, C, D & E. This complex provides variety & flexibility in a single prime location. These garden-style offices in a park-like setting offer convenient parking & easy access for customers, clients, & employees. Each suite features abundant windows, flexible floorplans, & opportunities for customized buildouts.

### LOCATION DESCRIPTION

Located off of US 31 & just south of I-465, on the south side of Indianapolis. Only six (6) miles to Downtown Indy. This is the fastest-growing suburb in MSA, with great demographics.

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### LEASE INFORMATION

Lease Type: MG

Total Space: 594 - 1,230 SF

Lease Term: Negotiable

Lease Rate: \$14.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A3	Available	1,230 SF	Modified Gross	\$14.50 SF/yr
Suite A7	Available	765 SF	Modified Gross	\$14.50 SF/yr
Suite B9	Available	594 SF	Modified Gross	\$14.50 SF/yr

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