

OFFICE BUILDING FOR SALE / LEASE

6161 HILLSIDE AVENUE

Indianapolis, IN 46220

FOR MORE INFORMATION, CONTACT:

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PROPERTY SUMMARY

For Sale / Lease | 6161 Hillside Avenue, Indianapolis, IN 46220



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This 11,396 SF office building offers a fully renovated, turnkey opportunity for healthcare, ABA, or office users looking to move in quickly, ideally positioned within the Broad Ripple area just minutes from Broad Ripple Village. Delivered with FF&E, the space is ready for immediate use and set up to support day-to-day operations from the start.

The two-story layout accommodates a single user or multiple uses, providing flexibility as needs evolve. Recent improvements include ADA upgrades, vertical lift installation, updated restrooms, and modernized building systems, allowing for a smooth transition into the space without significant upfront work or delays.

The property includes 60 surface parking spaces, providing strong on-site parking for both employees and visitors.

OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (NNN)
Available SF:	11,396 SF
Lot Size:	0.85 Acres
Building Size:	11,396 SF
Parking:	60 Surface Spaces
Property Type:	Office / Healthcare / ABA Clinic

PROPERTY HIGHLIGHTS

- Turnkey, fully renovated building with FF&E for immediate occupancy
- Flexible two-story layout suited for single-user or multi-use configurations
- Prominent building signage opportunity in Broad Ripple
- 60 surface parking spaces providing strong on-site parking

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PROPERTY DETAILS

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MAJOR BUILDING IMPROVEMENTS — \$1.1 Million Property Renovation Completed in 2025

New ADA Vertical Platform Lift	<ul style="list-style-type: none"> • Installation of a Garaventa Genesis hydraulic vertical platform lift with enclosed shaft to provide accessible access between floors.
New Stair and Rail System	<ul style="list-style-type: none"> • Installation of new steel stairs, handrails, ADA ramp railings, and exterior bollards.
Finish Upgrades	<ul style="list-style-type: none"> • New flooring including carpet tile, luxury vinyl tile, and porcelain tile. • Interior painting throughout with select exterior paint improvements.
New Restroom Build Out and ADA Upgrades	<ul style="list-style-type: none"> • Construction of two new large restrooms. • Renovation of five existing restrooms to meet ADA compliance standards. • Installation of one new shower unit to meet state requirements.
Mechanical, Electrical, and Plumbing Upgrades	<ul style="list-style-type: none"> • New fire sprinkler system throughout the building. • New 2 inch domestic water main service. • New mini split HVAC systems and exhaust fans. • New lighting fixtures, occupancy controls, and receptacles. • New fire alarm system. • New security camera system and badge access control system by Johnson Controls.
Site Improvements	<ul style="list-style-type: none"> • New ADA ramp. • Asphalt and concrete modifications. • Underground domestic water line installation. • Fire department connection and associated utility work.

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FLOOR PLAN - FIRST LEVEL

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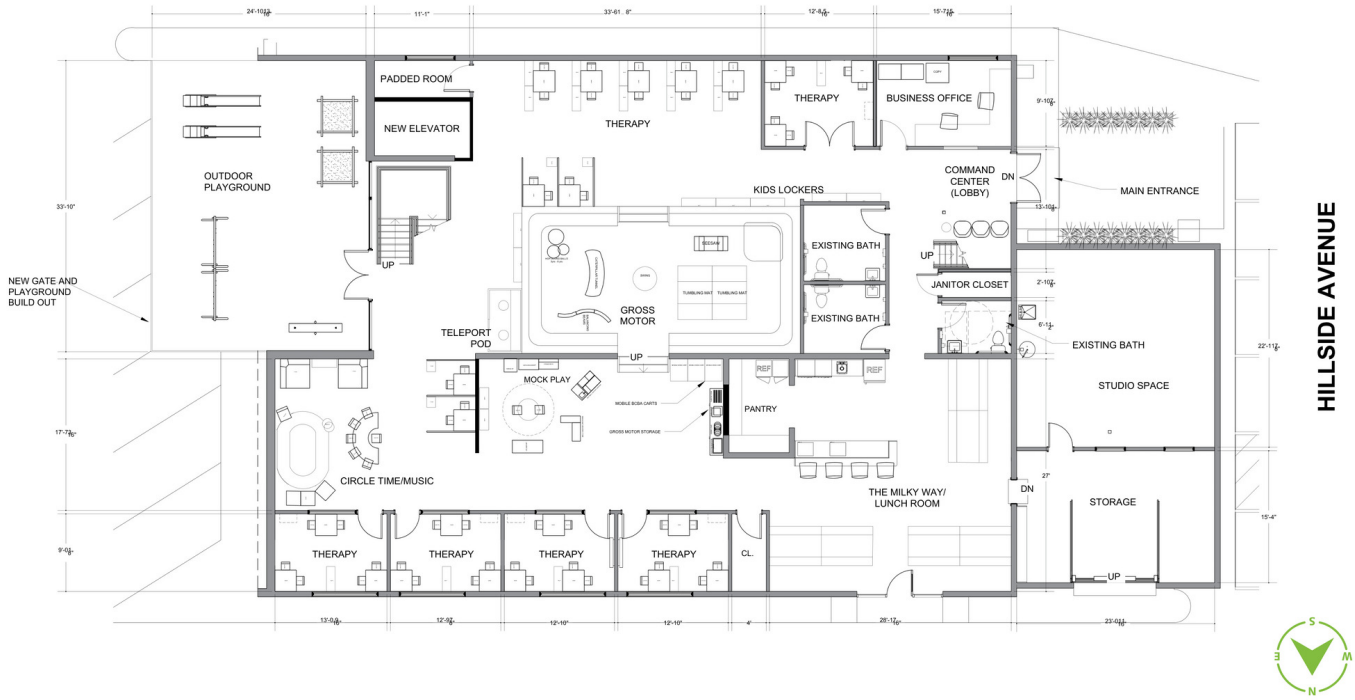
FIRST FLOOR LAYOUT

SCALE: 3/16" = 1'-0"

LEGEND	
	EXISTING WALL
	NEW WALL

ROOM BREAKDOWN 11,396 SF

Employee Spaces	Play Therapy Rooms: 9
• Reception/lobby	• Gross Motor
• Staff break room	• Music
• Nursing room	• Toys
• Conference Room	• Circle Time
• Business office	• Library
	• Sensory
	• Vocational
	• Mock Play
	• Adolescents



HILLSIDE AVENUE

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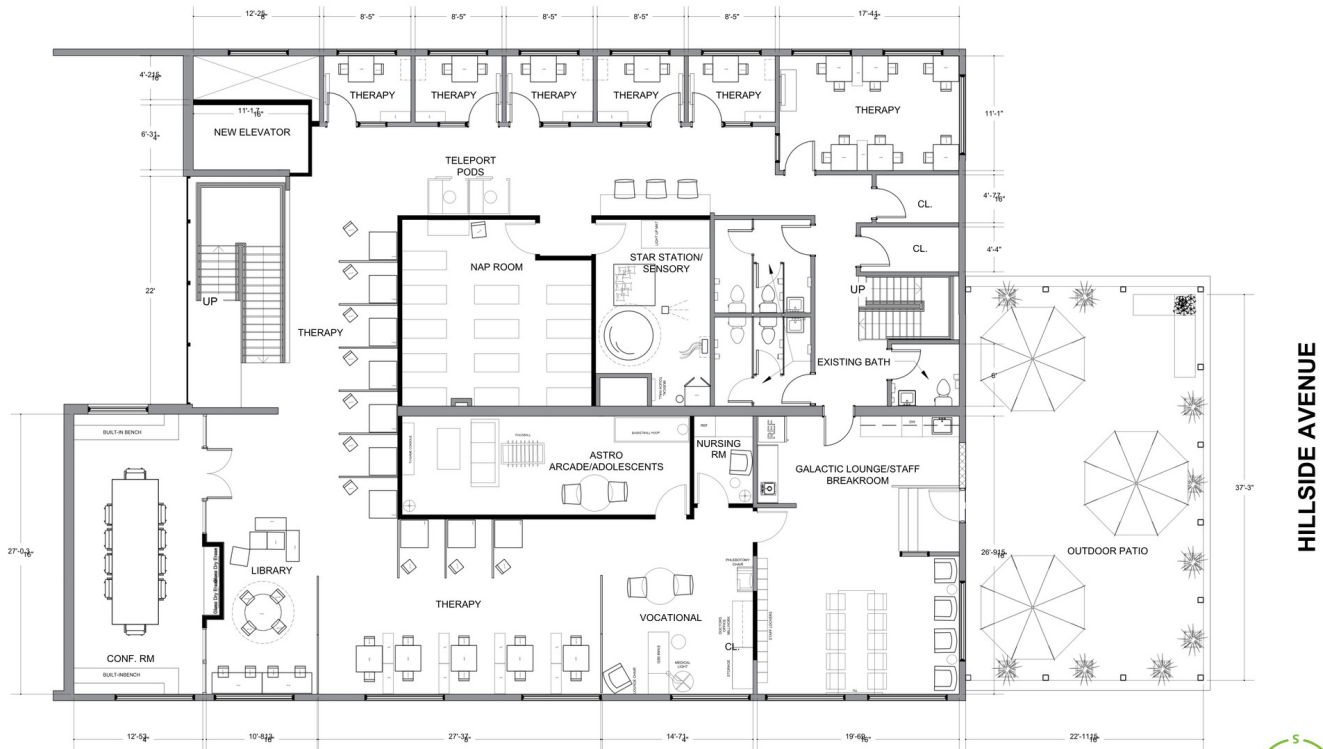
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FLOOR PLAN - SECOND LEVEL

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SECOND FLOOR LAYOUT

SCALE: 3/16" = 1'-0"

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INTERIOR PHOTOS

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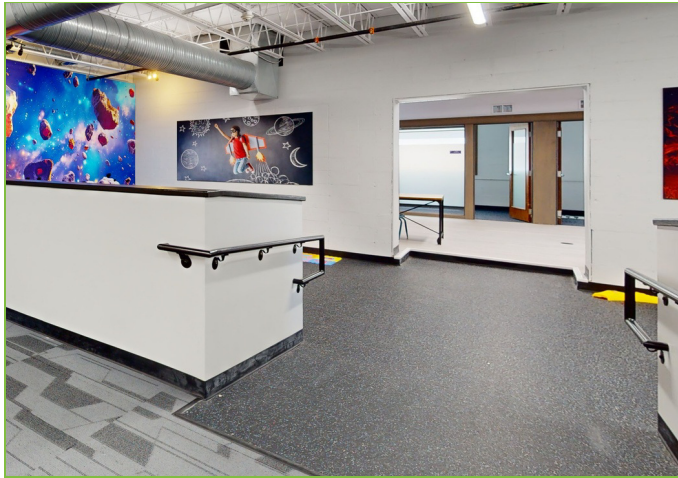
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ADDITIONAL INTERIOR PHOTOS

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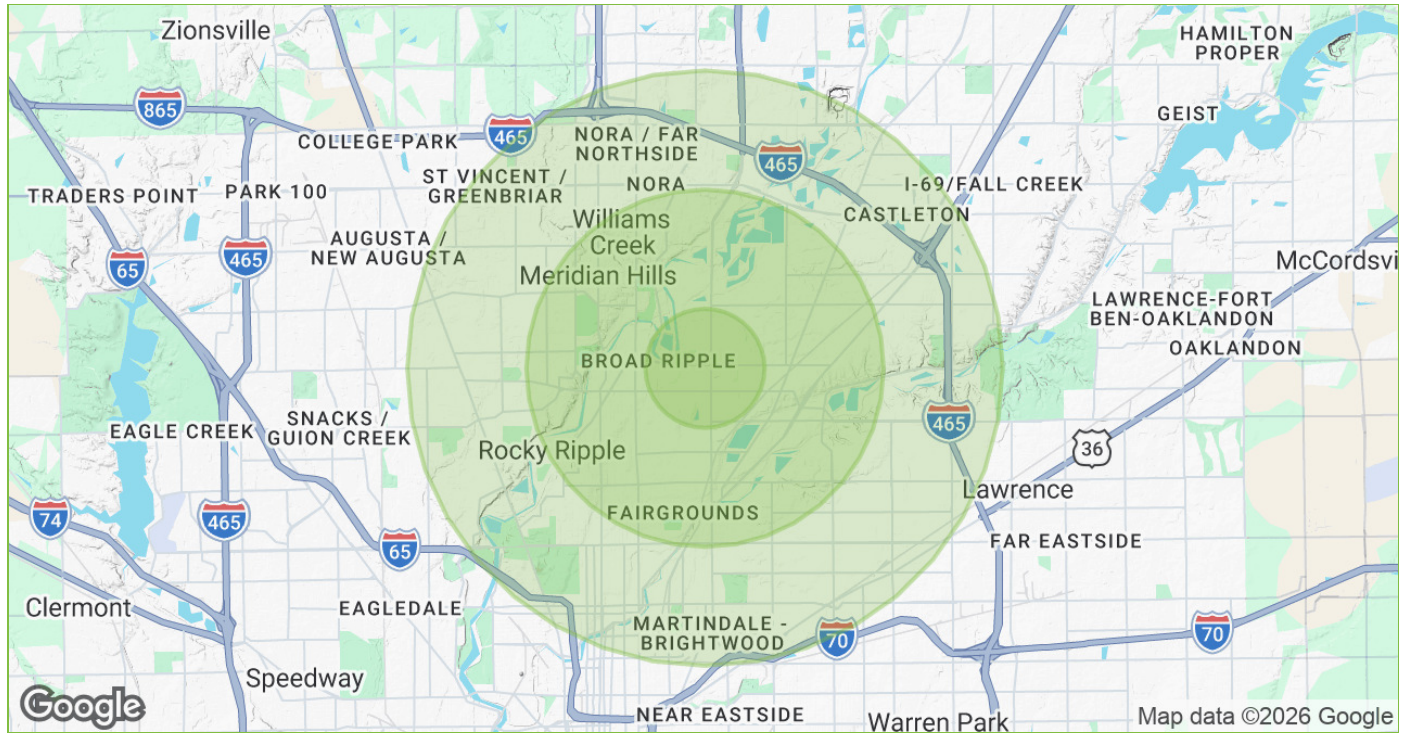
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,302	76,456	220,052
Average Age	36.5	38.3	36.9
Average Age (Male)	34.6	36.9	35.1
Average Age (Female)	38.1	38.3	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,083	34,076	97,665
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$122,435	\$134,253	\$101,523
Average House Value	\$303,409	\$383,443	\$314,147

2023 American Community Survey (ACS)

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