

BROAD RIPPLE COMMERCIAL PROPERTY

6235 Carrollton Street | Indianapolis, 46220

AVAILABLE FOR LEASE



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Stunning luxury space utilized as office with high-end finishes, high ceilings (11'-6" to 10'), crown moulding, recessed lighting, four (4) private offices (2 extra large), large conference room and reception area with a full wall of windows, customer baker blinds, skylight center hall, two rest-rooms (one with a shower), kitchenette/copy room, tons of storage closets and built-in- wall drawers (files or product inventory). Executive office features two custom built full wall shelving unit with illumination and lower cabinet storage. Large kitchen/copy area with a full size fridge, 2-sided sink, cabinetry above, below, convenient work surface with cabinet drawers below, and a huge walk-in storage closet with quality built-in shelves.

Contact Stacia Yeager

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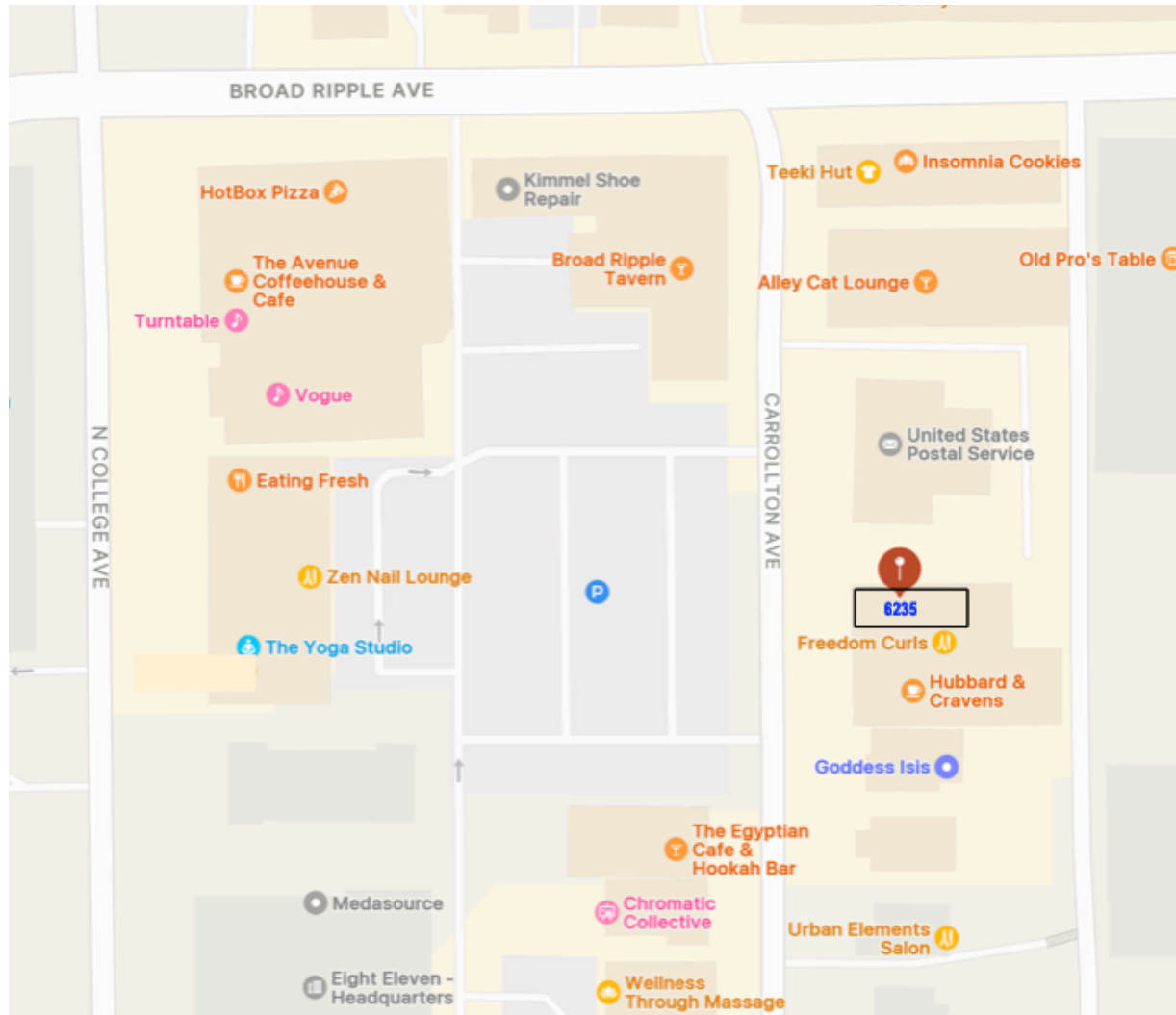
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600 Kentucky Ave #200 | Indianapolis, IN 46225



Property Overview

Located in the heart of Broad Ripple Village centered between the Post Office and Hubbard & Cravens Coffee facing Carrollton Ave., south of Broad Ripple Ave., and just east of College Ave. Quaint neighborhood center home to multiple tenants including Hubbard & Cravens, Freedom Curls Salon, the available 2,400 sq. ft. (6235) on the north end cap, and soon a new specialty spa on the east facing side of the building.



BROAD RIPPLE

Front door customer parking shared with co-tenants plus additional metered parking, and large public pay lot available on the west-side of Carrollton Ave. east-side of the center opens to the public alley (re-opening April 2025 beautified) and the \$70M mixed-use project "Versa" opening soon, providing 230 + Class A apartments to delight high income residents. This property is in walking distance to everything in the Village, positioned in the middle of the transformation as hundreds to thousands of new apartments & developments prepare to welcome new occupants.

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OXBOW

Broad
Ripple Park

WHITE RIVER

RIVERHOUSE

White River

GUILFORD AVENUE

THE QUARTER

VERSA
(MIXED USE)

6235 Carrollton Ave

KILROYS



POST OFFICE

HUNTINGTON BANK

CARROLLTON AVENUE

PUBLIC PARKING (PAID)

BMO

BROAD RIPPLE AVENUE

HCM

TURNTABLE

THE VOGUE VENUE

EATING FRESH

ZEN NAILS

THE YOGA STUDIO

LINCOLNSHIRE APTS.

EIGHT ELEVEN GROUP

COLLEGE AVENUE

COLLEGE AVENUE