

5342 W Vermont St. Indianapolis, IN 46224

!! \$500,000 PRICE REDUCTION !!

**NEW LIST PRICE: \$2,600,000
PLUS SELLERS OFFERING \$100,000 HVAC ALLOWANCE**

INVESTMENT OPTIONS

OWNER/INVESTOR: NNN Lease (12-31-2027 Exp.), \$222,202 NOI, 8.55 CAP, 2% Annual Base Escalations.

OWNER/USER: Current Tenant Will Vacate or Lease Partial Square Footage.

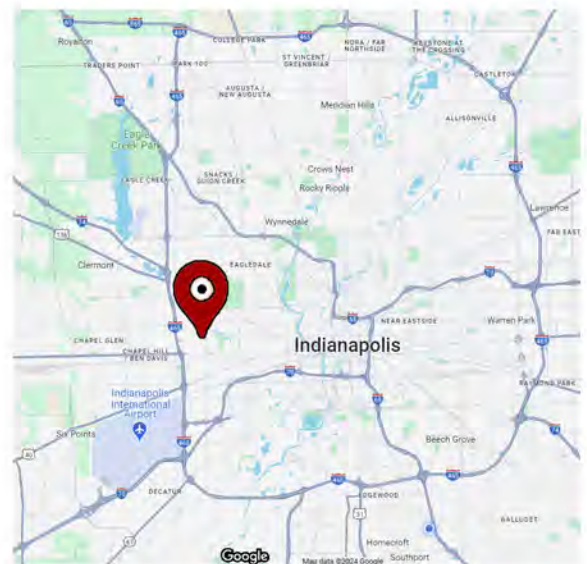
SELLER FINANCING AVAILABLE.

PROPERTY OVERVIEW

Situated within a luxurious park-like setting, and boasting abundant natural light, this exceptionally well maintained, Class B+ office building is located at the northwest corner of W Vermont St and N Lynhurst Dr. With multiple 5-minute approaches to I-465 via both Rockville Road and W 10th Streets, and only 14 minutes to Indianapolis International Airport, the property is ideally situated for Owners and Users alike to enjoy and prosper.

PROPERTY HIGHLIGHTS

- 19,700 SF - Class B+ Office Building
- Parking Ratio - 3.04 per 1,000 SF (60 Spaces Marked - Additional Parking on Property)
- Immediate access to I-465 via Rockville Road and W 10th St.
- Abundant natural light
- Multiple Conference Rooms, Meeting, Training, Flex, Coworking Space, Wet Bar and Media Center w/50+ person capacity
- LED Light Fixtures Throughout
- Monitored Security System
- New Roof and Gutters 2017
- Two Kitchens
- Nearby Restaurants, Banks, Golf Courses, Entertainment, Shopping & Hotel Options



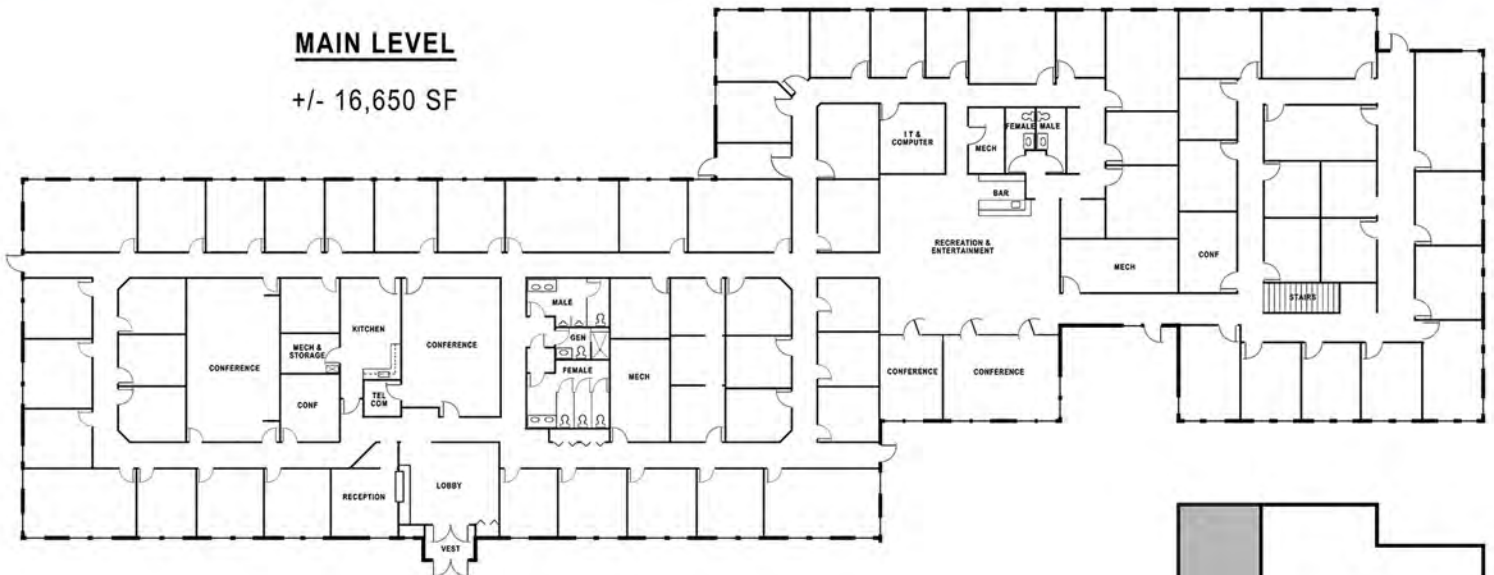
Michael Huff - Broker/REALTOR ®
Cell/Text: 317.443.5016
Email: michael.huff@kw.com

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MAIN LEVEL

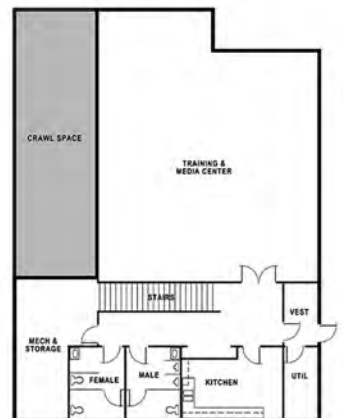
+/- 16,650 SF



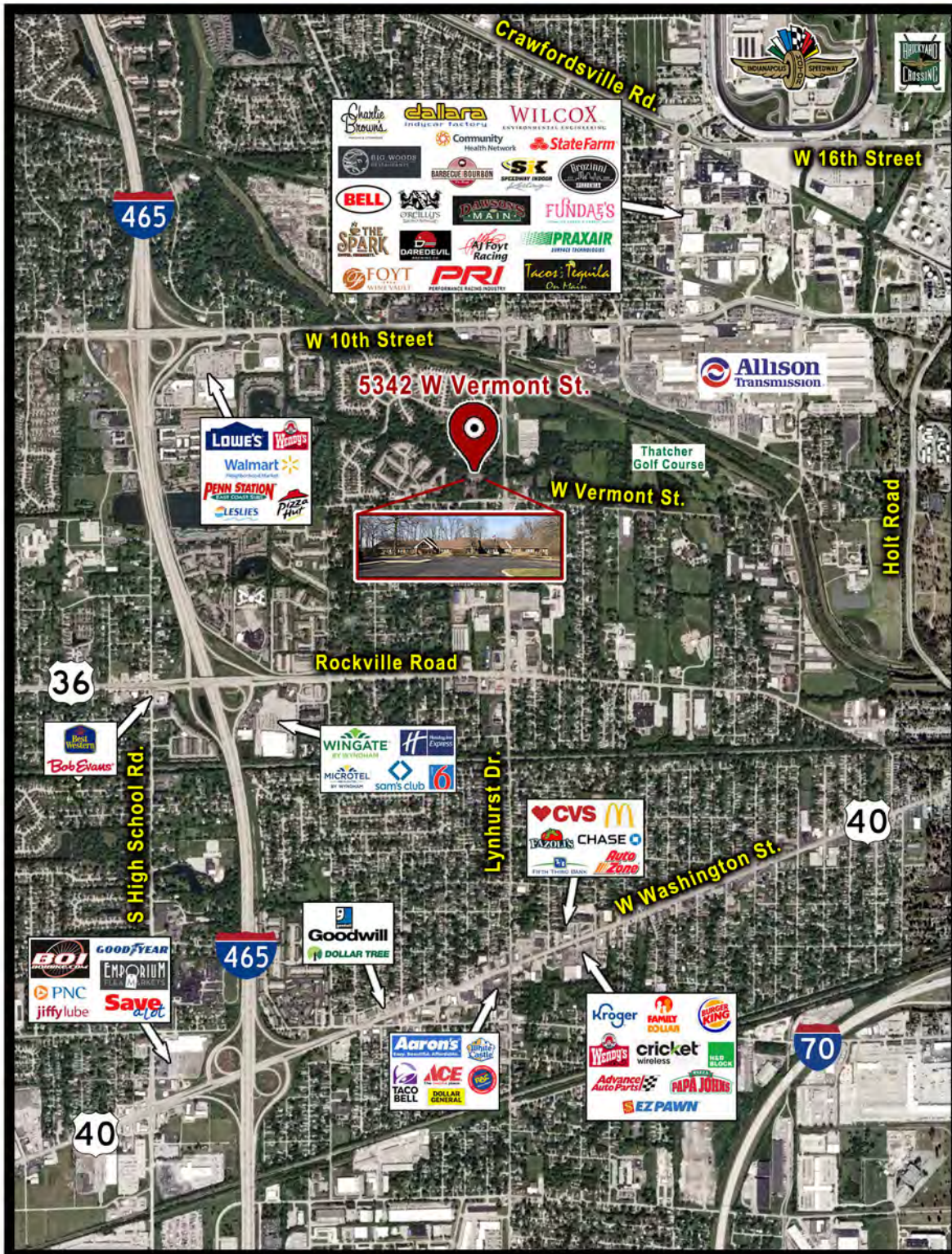
TOTAL SF +/- 19,700 SF

LOWER LEVEL

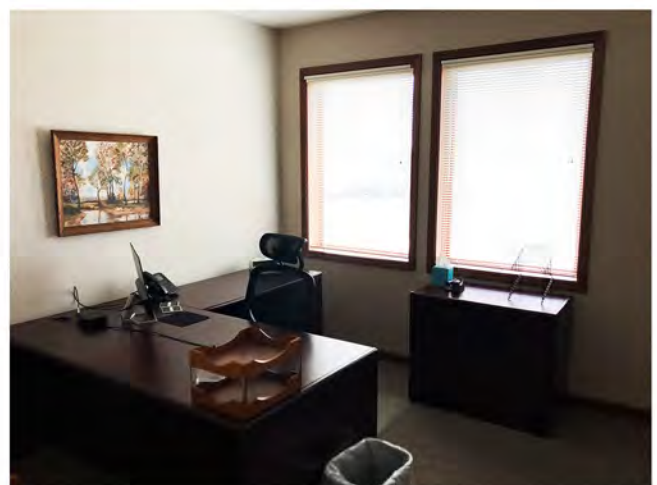
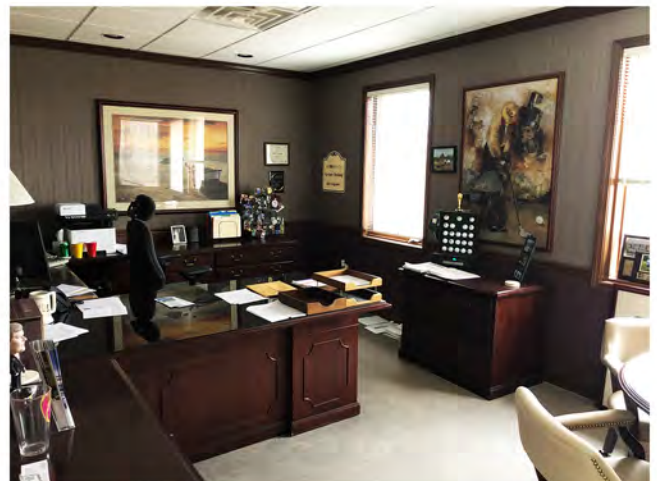
+/- 3,050 SF



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5342 W Vermont St. Indianapolis, IN 46224**PROPERTY INFORMATION TABLE**

ADDRESS	5342 W Vermont St., Indianapolis, IN 46224
ZONING	C-4 - Community-Regional Commercial District
TAX PARCEL	49-12-01-116-008.000-900
BUILDING SIZE	19,700 SF
LOT SIZE	1.958 acres (85,290 SF)
YEAR BUILT / REMODELED	1990 Original Build - 2000 Addition - 2015 Remodel
PARKING	Ratio: 3.04/1,000 SF - 60 Spaces Marked (30 extra spaces unmarked)
CONSTRUCTION	Masonry / Brick
ROOF TYPE / AGE	Asphalt/Fiberglass Shingle - New Roof & Gutters in 2017
HVAC	Gas Furnaces - Elec. AC - Elec. Mini Split in IT Room NOTE: SELLERS ARE OFFERING A \$100,000 CONCESSION FOR UPDATING AND/OR RECONFIGURING THE HVAC SYSTEMS!
LIFE SAFETY EQUIP.	Access Control & Security System, Motion Detectors, Smoke/Fire Detectors
ACCESS CONTROL / ALARM	Electronic Gated Entry, w/Wrought Iron Fence. Key-Fob, & Intercom (front door). Alarm system w/motion detectors and glass-break detectors - monitored by Stanley Security, (formerly Sonitrol).
SITE IMPROVEMENTS	Paved surface parking, concrete sidewalks, concrete curbs and gutters, pole mounted lights, landscaping (trees, shrubs), signage, and wrought iron fencing.
FEMA FLOODPLAIN ERROR CORRECTION	According to FEMA flood map panel number 18097C0119F, dated April 19, 2016, the northern portion of the property is located in Zone X (500-year floodplain), defined as areas of 0.2% annual chance of flood. However the FEMA Flood Map Is INCORRECT! All of the property is actually over 25 FT above Base Flood Elevation (BFE). A Letter of Map Amendment (LOMA) application has been made with FEMA to remove the 500-year floodplain designation.

