

PROPERTY WEBSITE



AVAILABLE SF

2,400 - 3,600 SF

LEASE RATE

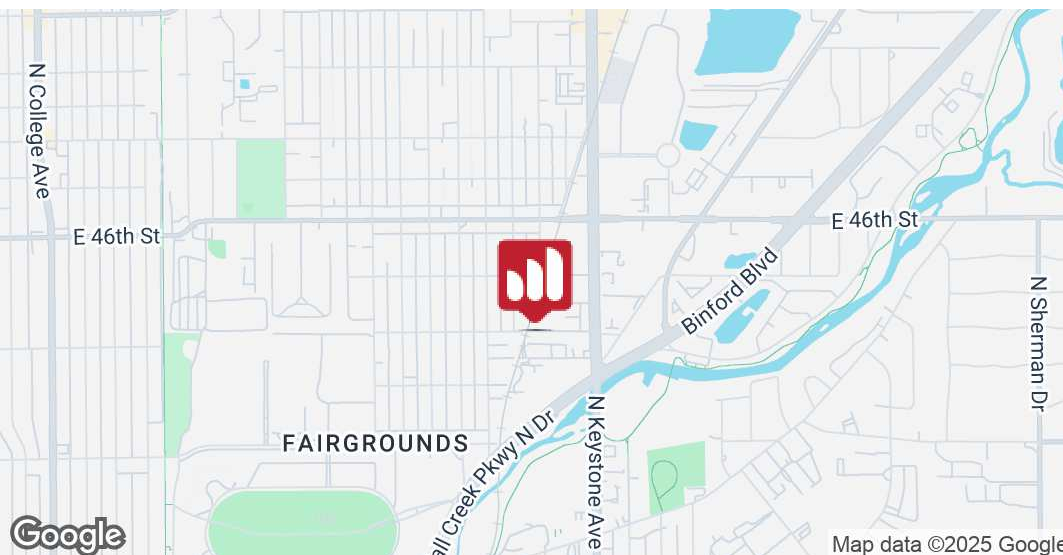
\$8.00 SF/YR (NN)

PROPERTY HIGHLIGHTS

- Flex spaces available close to Keystone Ave. & Fall Creek Pkwy/Binford Blvd.
- I-2 zoning
- 12' 8" ceiling height & 12' drive-in doors
- Each space offering 1 (one) overhead door
- Extremely busy area

FOR LEASE

2211 E. 44TH ST.
Indianapolis, IN
46205



TOM FERGUSON

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FOR LEASE



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2221	Available	2,400 SF	Modified Net	\$8.00 SF/yr
2219	Available	2,400 SF	Modified Net	\$8.00 SF/yr
2215	Available	2,400 SF	Modified Net	\$8.00 SF/yr
2203	Available	3,600 SF	Modified Net	\$8.00 SF/yr

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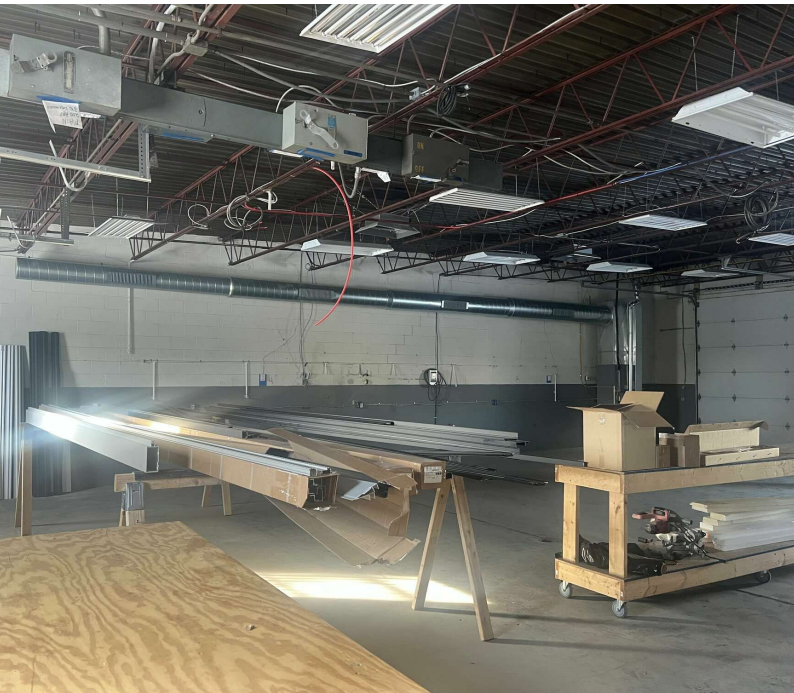
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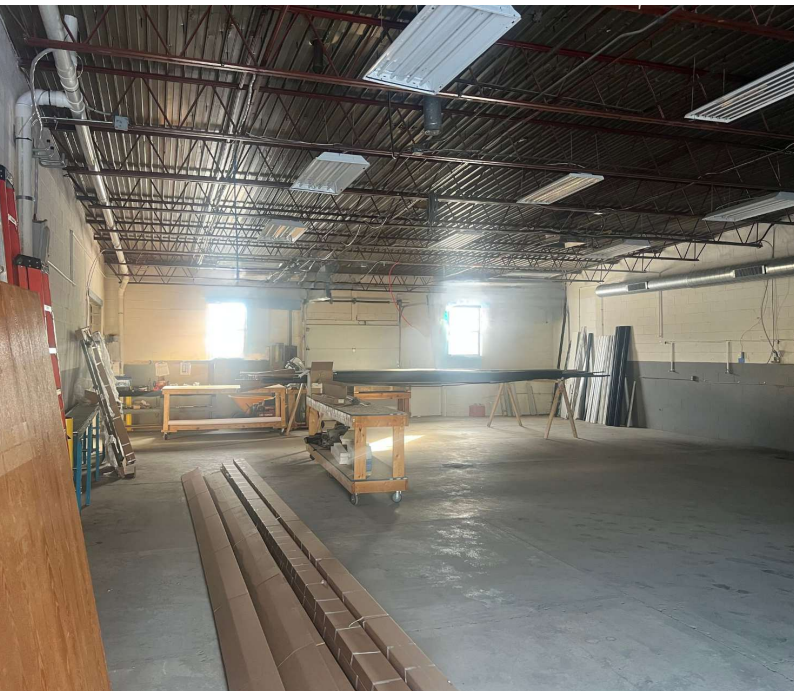


PROPERTY DESCRIPTION

Discover the perfect blend of flexibility & convenience at the property on 2211 E. 44th St., Indianapolis, IN. Offering versatile flex spaces in close proximity to Keystone Ave. & Fall Creek Pkwy/Binford Blvd., this property is strategically located in an extremely busy area. With I-2 zoning & generous 12' 8" ceiling heights, each space features a 12' drive-in door, ensuring seamless operations for a variety of businesses.

LOCATION DESCRIPTION

Located in the dynamic city of Indianapolis, Indiana, in very close proximity to one of the busiest intersections in the city -- Keystone Ave. & Fall Creek Prkwy/Binford Blvd. Only minutes to Downtown Indy and also the vibrant areas of Broad Ripple, SoBro, & Fountain Square. Boasting a thriving business climate, the area is replete with opportunities for professional networking & collaboration. The property's strategic location within this bustling metropolis offers prospective flex tenants a vibrant setting to establish their presence & elevate their business operations.



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,588	263,506	818,446
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,846	115,427	342,749
# of Persons per HH	2	2.3	2.4
Average HH Income	\$66,962	\$92,231	\$92,511
Average House Value	\$252,698	\$315,546	\$285,675

Demographics data derived from AlphaMap

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