

OFFICE BUILDING FOR SALE

# 5101, 5103, 5105 MADISON AVENUE

Indianapolis, IN 46227

FOR MORE INFORMATION, CONTACT:

**RALPH BALBER**

President  
317.853.7501  
Ralph@alopg.com

**DREW DEFFNER**

Executive Vice President  
317.376.3897  
Drew@alopg.com

**LORA MOORE**

Executive Managing Director  
765.918.4999  
lora@alopg.com



# PROPERTY SUMMARY

**For Sale** | 5101, 5103, 5105 Madison Avenue, Indianapolis, IN 46227

Property Type	Office
Property Subtype	Office Building
Building Size	32,600 SF
Lot Size	3 Acres
Building Class	B
Year Built	1979
Number of Buildings	3

5101, 5103, and 5105 Madison Avenue present a 32,600 SF multi-building office portfolio situated on approximately 3.00 acres in Indianapolis, Indiana. The offering consists of three office buildings constructed in 1970, 1998, and 2000 and positioned across three contiguous parcels. Improvements include one two-story structure and two single-story buildings, offering flexible configurations suitable for multi-tenant occupancy or owner-user integration. The assets may be acquired individually or as a portfolio. An adjacent fourth building is also available separately, with potential for a sale-leaseback structure. The property supports a variety of investment strategies, including stabilized hold, phased acquisition, or strategic repositioning.



- 32,600 SF multi-building office portfolio
- Situated on approximately 3.00 acres
- Three buildings across three contiguous parcels
- 5101: Two-story office building
- 5103 & 5105: Single-story office buildings
- Constructed in 1979 (5103), 1980 (5101), and 1987 (5105)
- Available individually or as a portfolio acquisition
- Adjacent fourth building available separately, with potential sale-leaseback
- Suitable for multi-tenant investment or owner-user strategy

**RALPH BALBER**  
President  
Ralph@alopg.com  
C: 317.281.8847

**DREW DEFFNER**  
Executive Vice President  
Drew@alopg.com  
C: 317.376.3897

**LORA MOORE**  
Executive Managing Director  
lora@alopg.com  
C: 765.918.4999

ALO Property Group  
9075 N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)



Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and to any special conditions imposed by our principal.

# EXTERIOR & INTERIOR PHOTOS

For Sale | 5101 Madison Avenue, Indianapolis, IN 46227



# EXTERIOR & INTERIOR PHOTOS

For Sale | 5103 Madison Avenue, Indianapolis, IN 46227



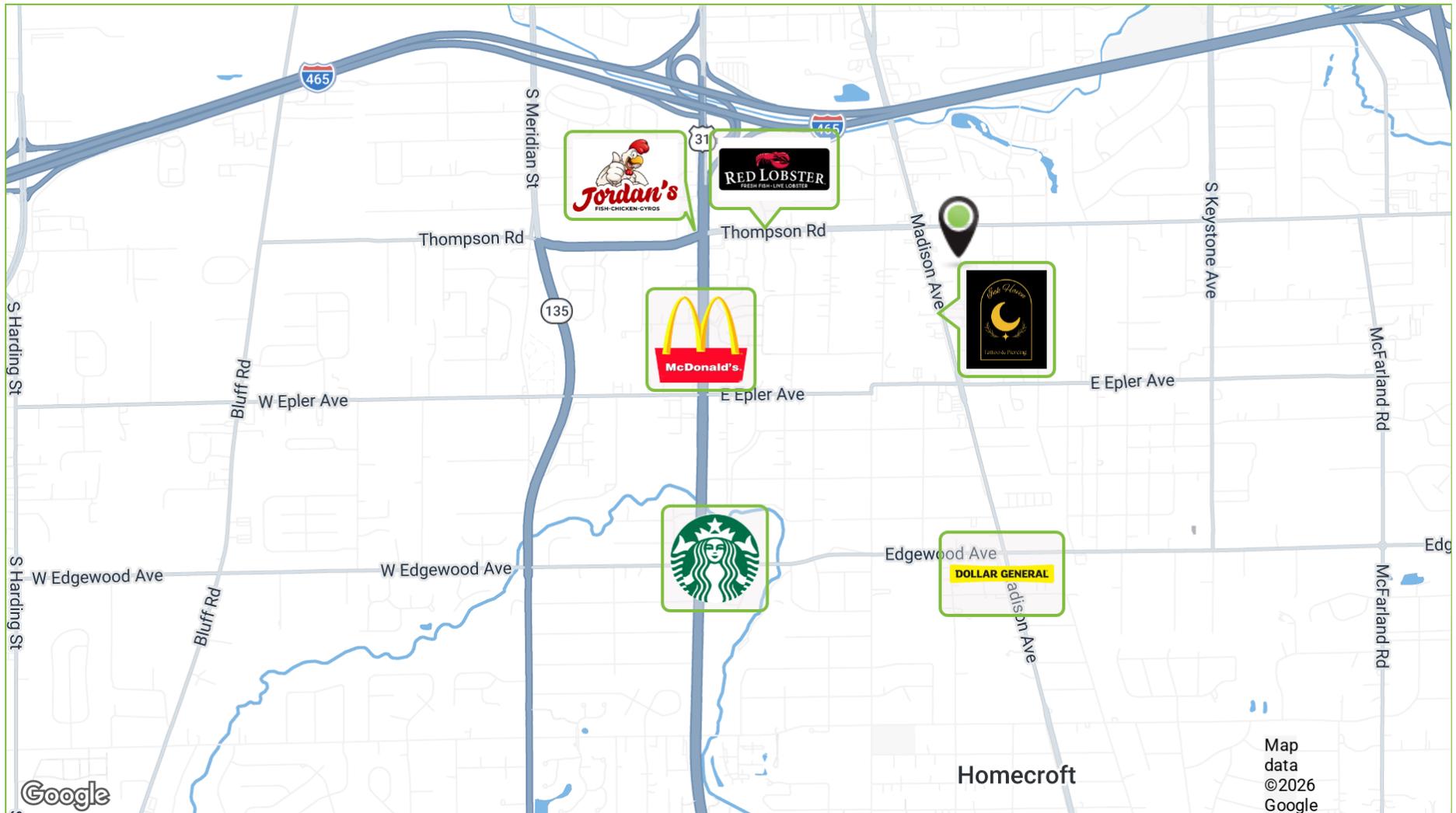
# EXTERIOR & INTERIOR PHOTOS

For Sale | 5105 Madison Avenue, Indianapolis, IN 46227



# LOCATION MAP

For Sale | 5101, 5103, 5105 Madison Avenue, Indianapolis, IN 46227



**RALPH BALBER**  
President  
Ralph@alopg.com  
C: 317.281.8847

**DREW DEFFNER**  
Executive Vice President  
Drew@alopg.com  
C: 317.376.3897

**LORA MOORE**  
Executive Managing Director  
lora@alopg.com  
C: 765.918.4999

ALO Property Group  
9075 N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)



Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and to any special conditions imposed by our principal.

# DEMOGRAPHICS MAP & REPORT

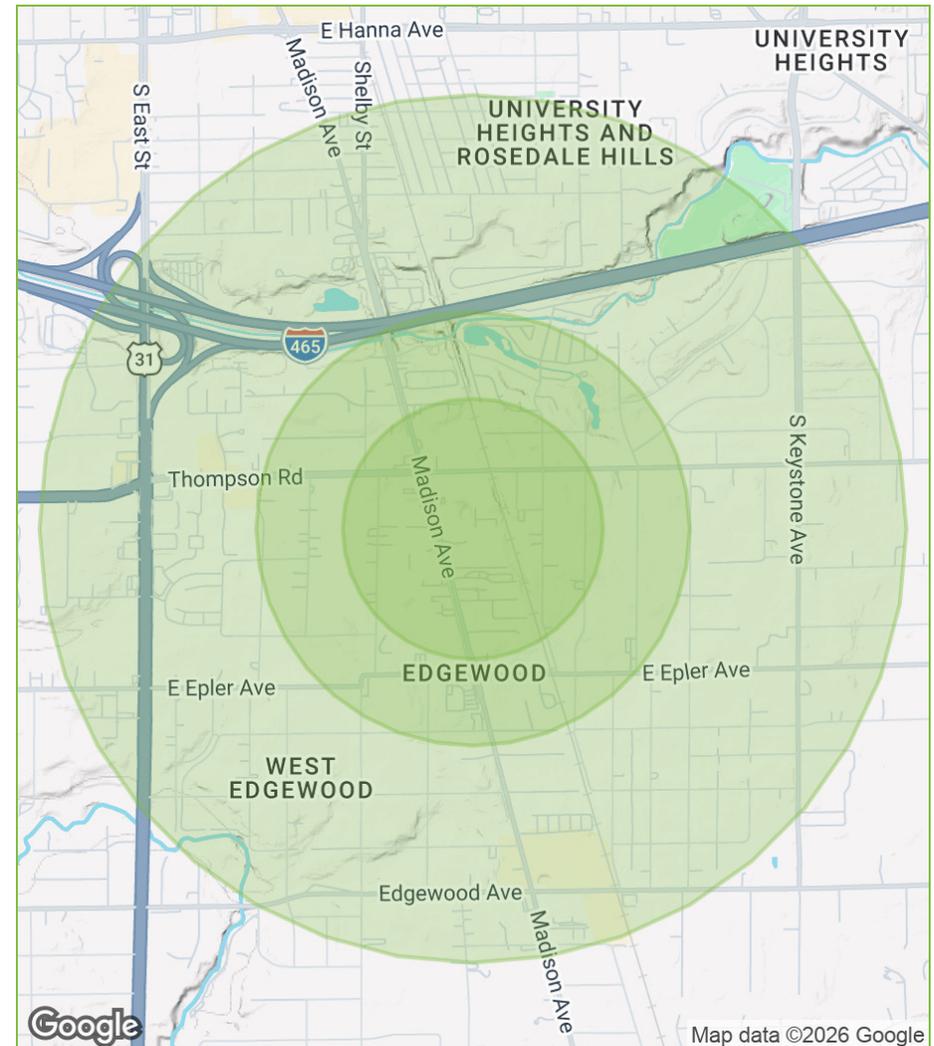
For Sale | 5101, 5103, 5105 Madison Avenue, Indianapolis, IN 46227

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	428	2,281	9,548
Average Age	39	38	37
Average Age (Male)	39	37	36
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	181	924	3,714
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$64,088	\$64,299	\$70,888
Average House Value	\$135,759	\$147,423	\$172,528

Demographics data derived from AlphaMap



**RALPH BALBER**  
 President  
 Ralph@alopg.com  
 C: 317.281.8847

**DREW DEFFNER**  
 Executive Vice President  
 Drew@alopg.com  
 C: 317.376.3897

**LORA MOORE**  
 Executive Managing Director  
 lora@alopg.com  
 C: 765.918.4999

ALO Property Group  
 9075 N. Meridian St., Ste. 175  
 Indianapolis, IN 46260  
 317.853.7500  
[www.alopg.com](http://www.alopg.com)



Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and to any special conditions imposed by our principal.