

OFFICE BUILDING FOR LEASE

3145 Dr Andrew J Brown Ave

Indianapolis, IN 46205

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

Industrial/Flex property in a rapidly developing area. Local owner with flexible terms and structures to fit specific needs.

PROPERTY HIGHLIGHTS

- One 14' x 14' Overhead Door
- One 8' x 8' Truck-Height Dock Door
- Approx 1,000 SF Office/Breakroom
- Good city access, blocks from 38th & Binford
- Area residential and commercial developments
- Adjacent to Monon Trail

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,000 SF
Lot Size:	11,881 SF
Building Size:	8,460 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	260	1,011	5,463
Total Population	666	2,501	12,975
Average HH Income	\$38,286	\$52,967	\$63,940

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

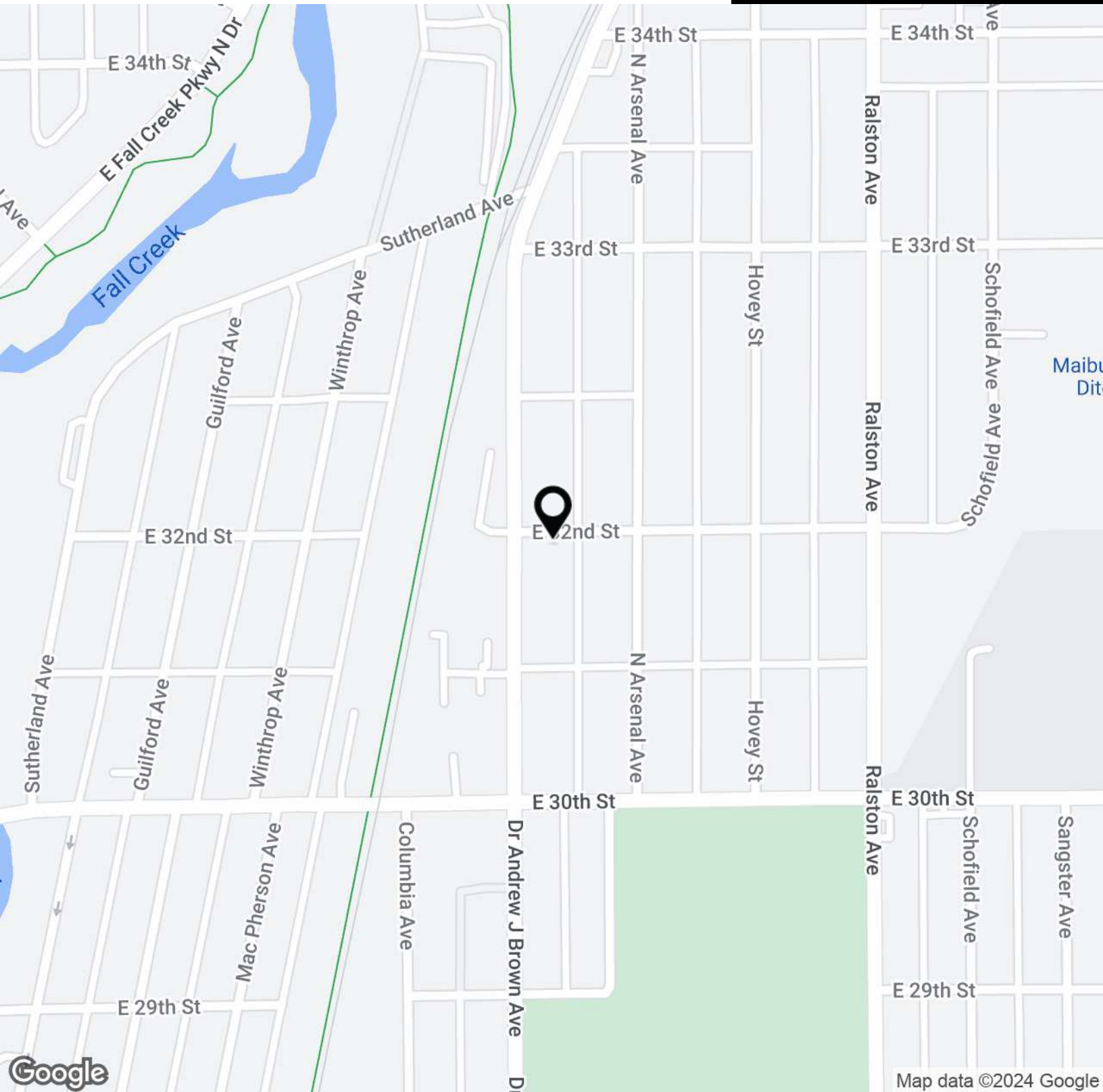
OFFICE BUILDING FOR LEASE

3145 Dr Andrew J Brown Ave

Indianapolis, IN 46205

COOMBES

REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

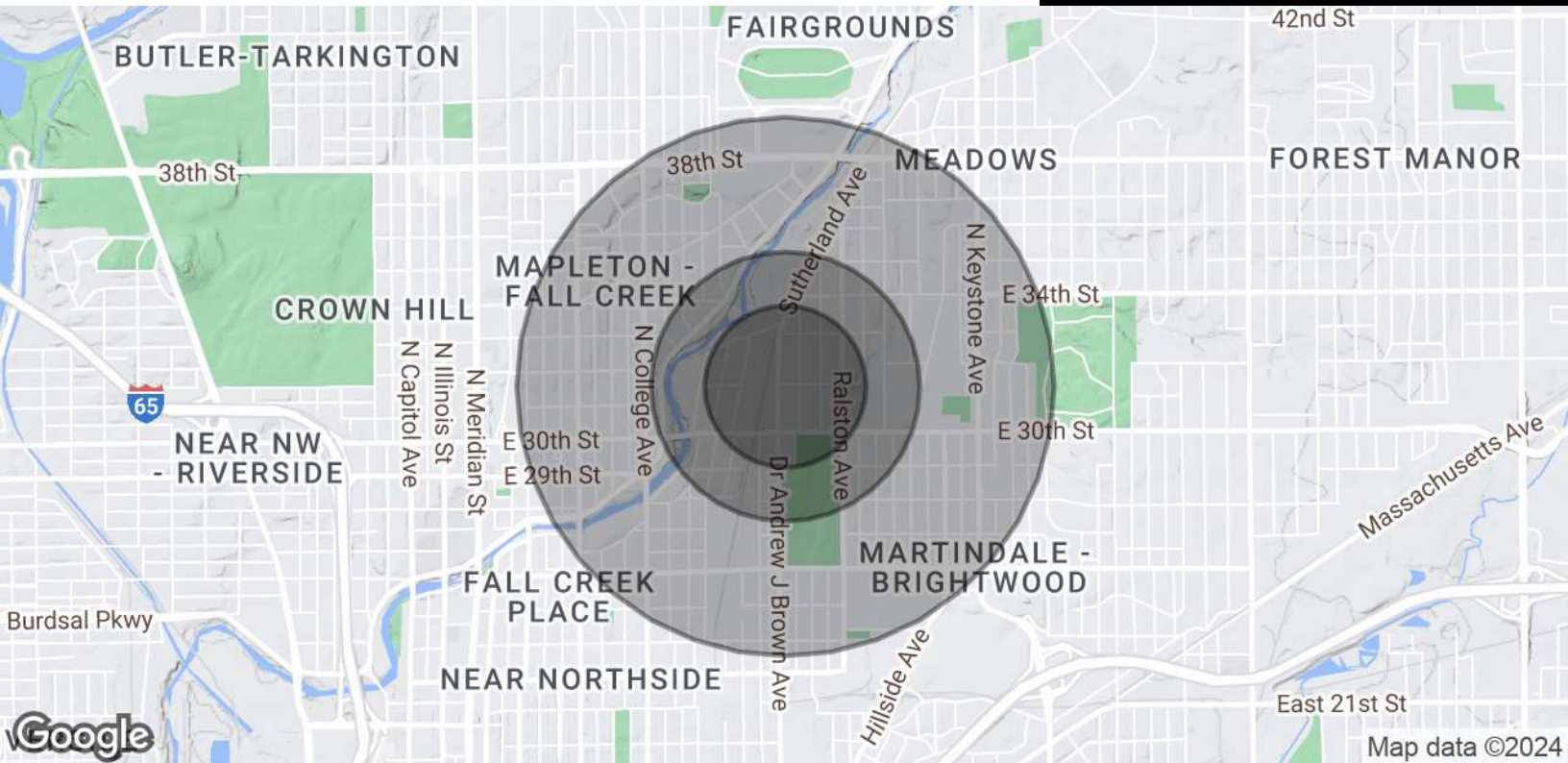
OFFICE BUILDING FOR LEASE

3145 Dr Andrew J Brown Ave

Indianapolis, IN 46205

COOMBES

REAL ESTATE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	666	2,501	12,975
Average Age	37	37	37
Average Age (Male)	36	35	36
Average Age (Female)	39	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	260	1,011	5,463
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$38,286	\$52,967	\$63,940
Average House Value	\$155,808	\$192,455	\$240,967

Demographics data derived from AlphaMap

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204