



## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	5,130 SF
Available SF:	5,130 SF

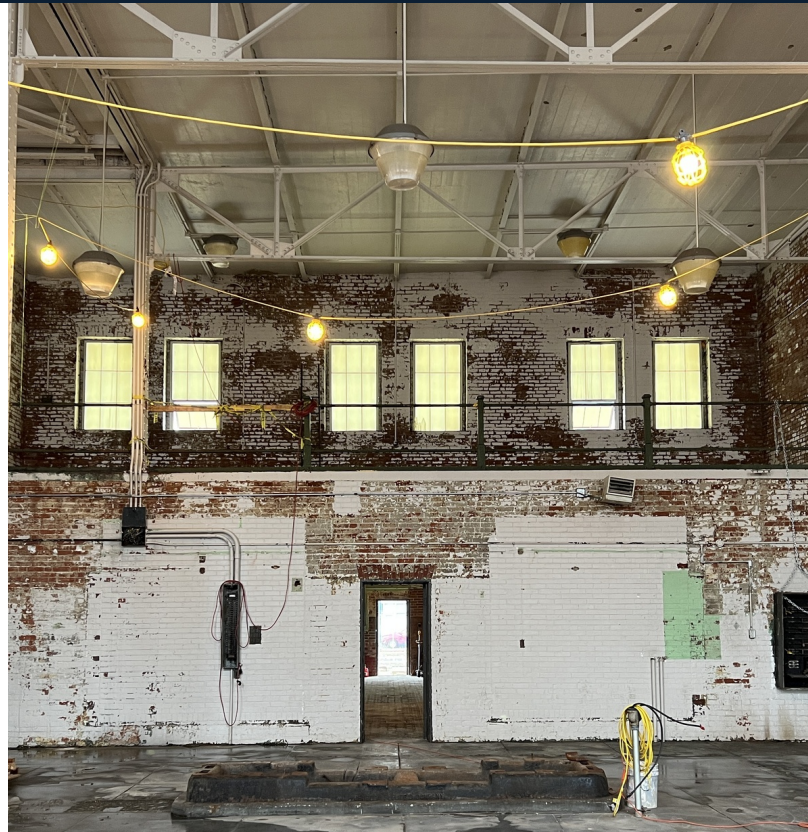
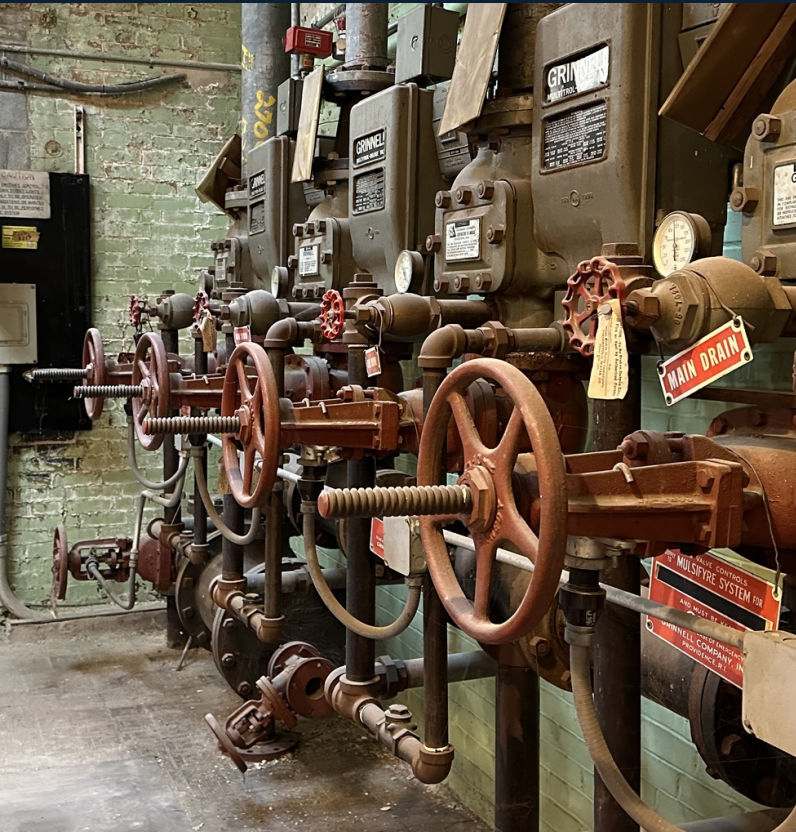
## PROPERTY OVERVIEW

Excellent, rare opportunity for freestanding company headquarters. Space could include ample parking and outdoor greenspace. Adaptive reuse of this former electric substation creates an opportunity for an industrial chic office of manageable size.

## PROPERTY HIGHLIGHTS

- Excellent standalone opportunity for company office.
- Ample on-site parking and outdoor patio green space.
- Walkable businesses include brewery, coffee shop, gym, and many more.
- Walkable future developments including City Market and Cole Motor.
- Excellent interstate access with newly renovated I-65/I-70 split.

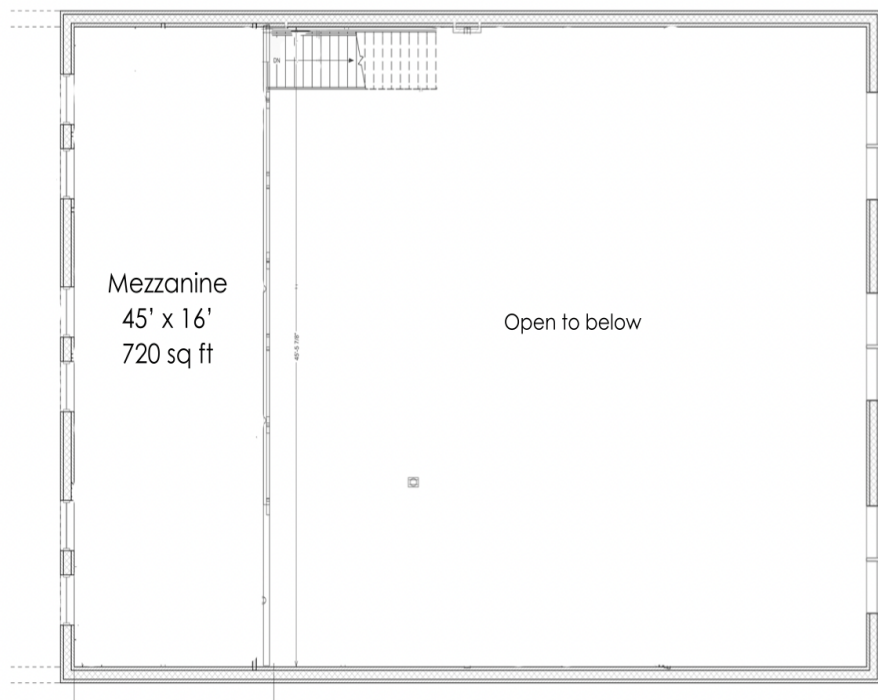
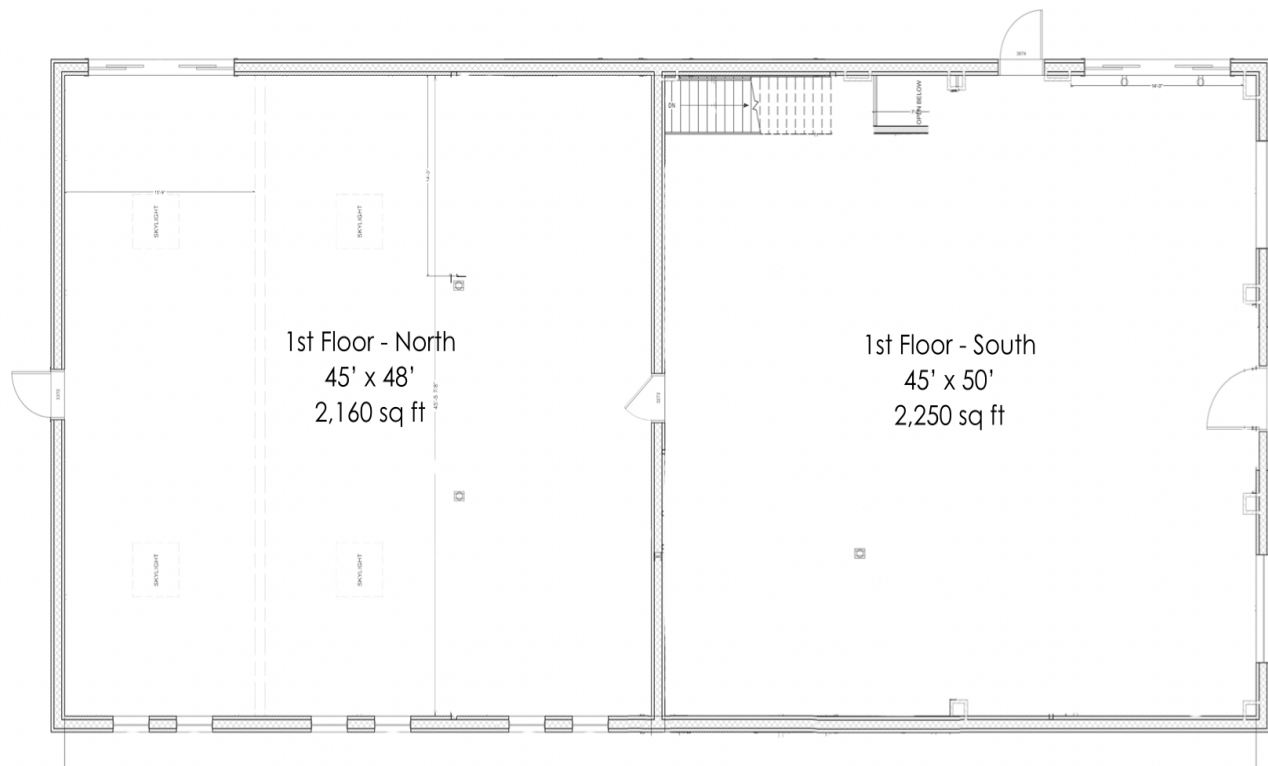






**536 E. Wabash St.**

5,130 sq ft





Map  
data  
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Google



**SHOOK**  
REALTY GROUP

**Rob Coombes**

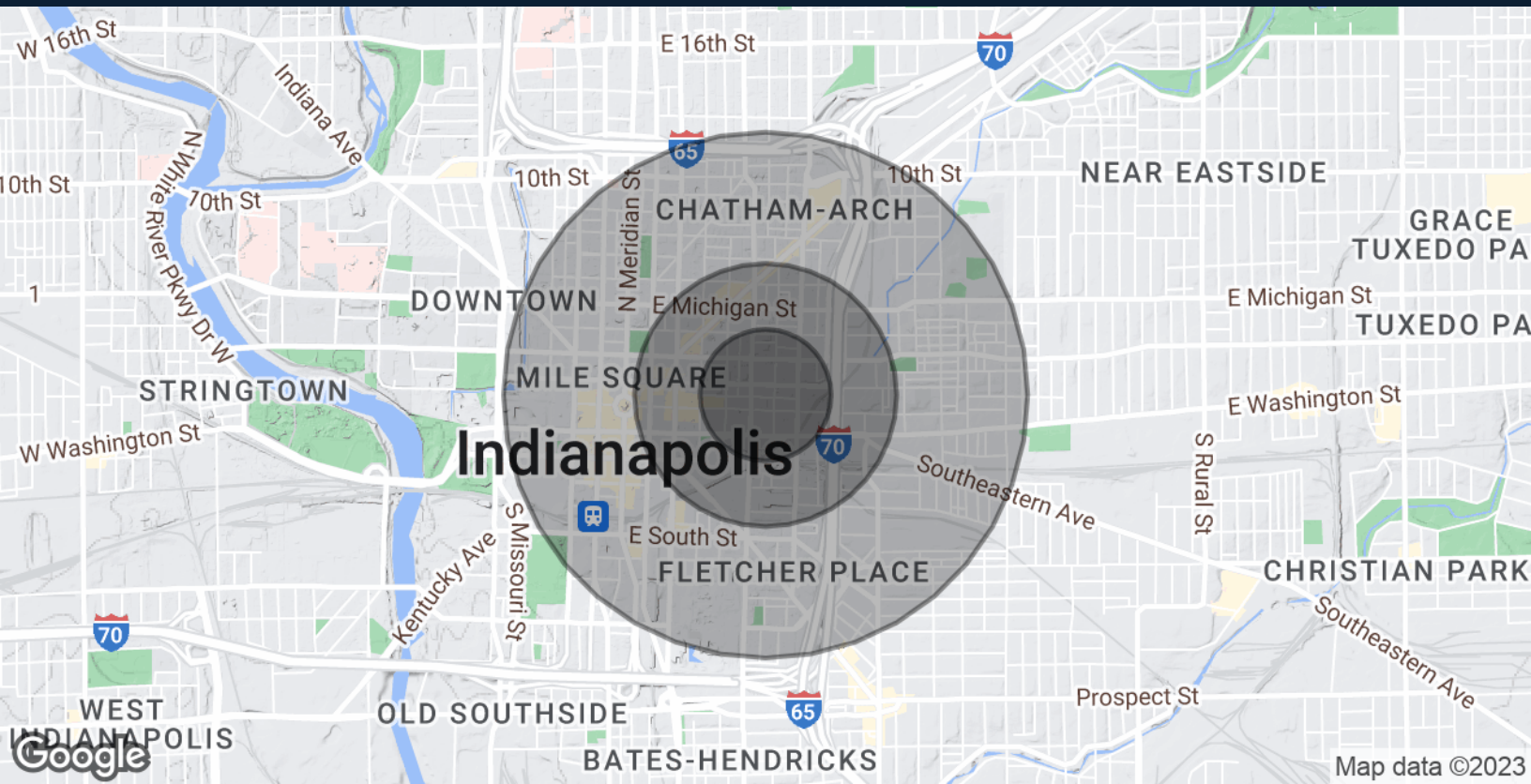
Commercial Broker

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,885	8,632	19,575
Average Age	32.9	34.0	34.0
Average Age (Male)	33.5	34.6	34.6
Average Age (Female)	30.0	32.1	32.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,207	3,655	10,495
# of Persons per HH	2.4	2.4	1.9
Average HH Income	\$111,707	\$100,892	\$85,947
Average House Value	\$339,618	\$294,937	\$311,321

\* Demographic data derived from 2020 ACS - US Census