



SALE

Founders Road Professional Building

3334 FOUNDERS ROAD

Indianapolis, IN 46268

PRESENTED BY:

JESS LAWHEAD, CCIM

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IN #RB14047741

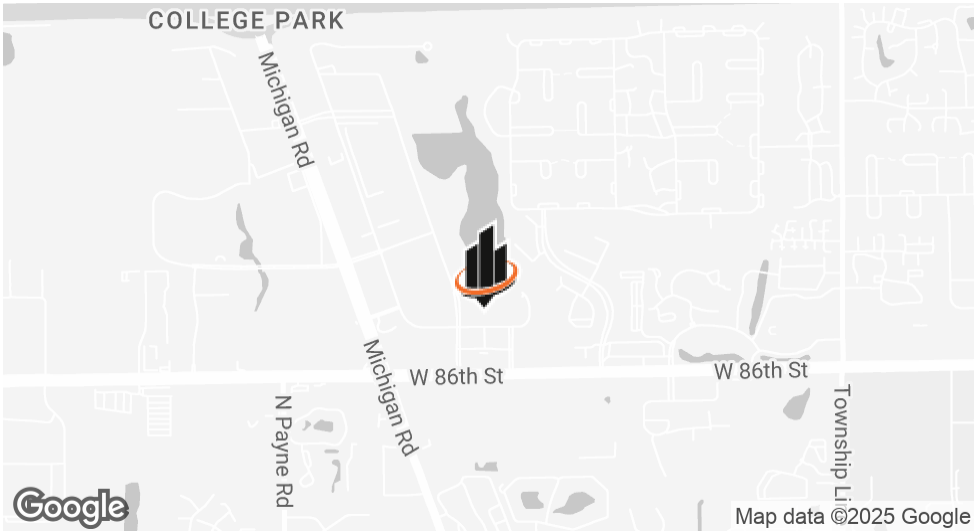
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LOT SIZE:	1.014 Acres
BUILDING SIZE:	10,790 SF
	C4

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PROPERTY DESCRIPTION

SVN Northern Commercial is pleased to present 3334 Founders Road, an office building on Indianapolis’ northwest side. The property provides functional space for a variety of professional uses and is conveniently located near Interstate 465 and Michigan Road, with easy access to downtown Indianapolis. Nearby retail, dining, and service options make the location practical for both employees and clients.

PROPERTY HIGHLIGHTS

- 10,790 square feet of well-maintained office space
- 36 surface parking spaces
- Suitable for professional offices, medical, or administrative uses
- Located in the College Park area of northwest Indianapolis
- Convenient access to Interstate 465 and Michigan Road

ADDITIONAL PHOTOS



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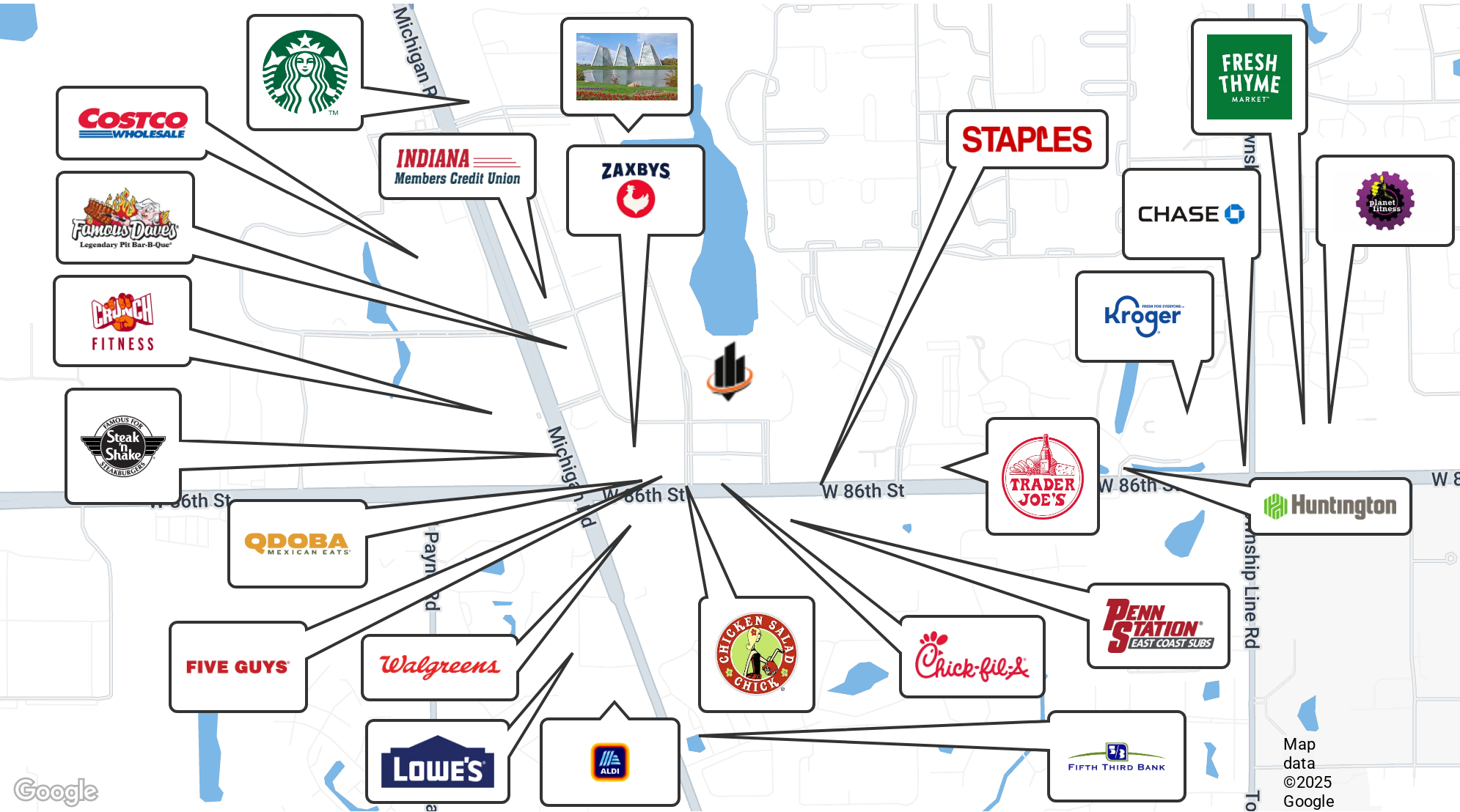
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The floor plan illustrates the layout of the second floor, featuring a central corridor system and several distinct rooms. The areas are as follows:

- Top Left Section:**
 - Room 1: 114 sq. ft.
 - Room 2: 114 sq. ft.
 - Room 3: 19' 8" x 12' 0" = 235 sq. ft.
 - Room 4: 734 sq. ft.
 - Room 5: 15' 1" x 10' 0" = 151 sq. ft.
 - Room 6: Bathroom
- Middle Left Section:**
 - Room 7: 191 sq. ft.
 - Room 8: Bathroom (193 sq. ft.)
 - Room 9: Bathroom (17' 10" x 14' 4" = 252 sq. ft.)
 - Room 10: 537 sq. ft.
 - Room 11: 99 sq. ft.
 - Room 12: 103 sq. ft.
- Central Section:**
 - Room 13: 1,316 sq. ft. (Large Central Hall)
 - Room 14: 21' 8" x 24' 5" = 499 sq. ft.
 - Room 15: 95 sq. ft.
 - Room 16: 95 sq. ft.
 - Room 17: 217 sq. ft.
 - Room 18: 117 sq. ft.
 - Room 19: 16' 10" x 11' 8" = 196 sq. ft.
- Right Section:**
 - Room 20: 175 sq. ft.
 - Room 21: 184 sq. ft.
 - Room 22: 17' 11" x 20' 1" = 360 sq. ft.
 - Room 23: 16' 2" x 12' 0" = 194 sq. ft.
 - Room 24: 16' 2" x 12' 8" = 205 sq. ft.
 - Room 25: 16' 2" x 12' 4" = 199 sq. ft.
 - Room 26: 14' 5" x 12' 3" = 177 sq. ft.
 - Room 27: 28' 6" x 10' 2" = 209 sq. ft.
 - Room 28: 167 sq. ft.
 - Room 29: 15' 8" x 19' 3" = 293 sq. ft.
 - Room 30: 19' 11" x 24' 3" = 483 sq. ft.
 - Room 31: 863 sq. ft.
 - Room 32: 166 sq. ft.
 - Room 33: 166 sq. ft.
 - Room 34: 250 sq. ft.

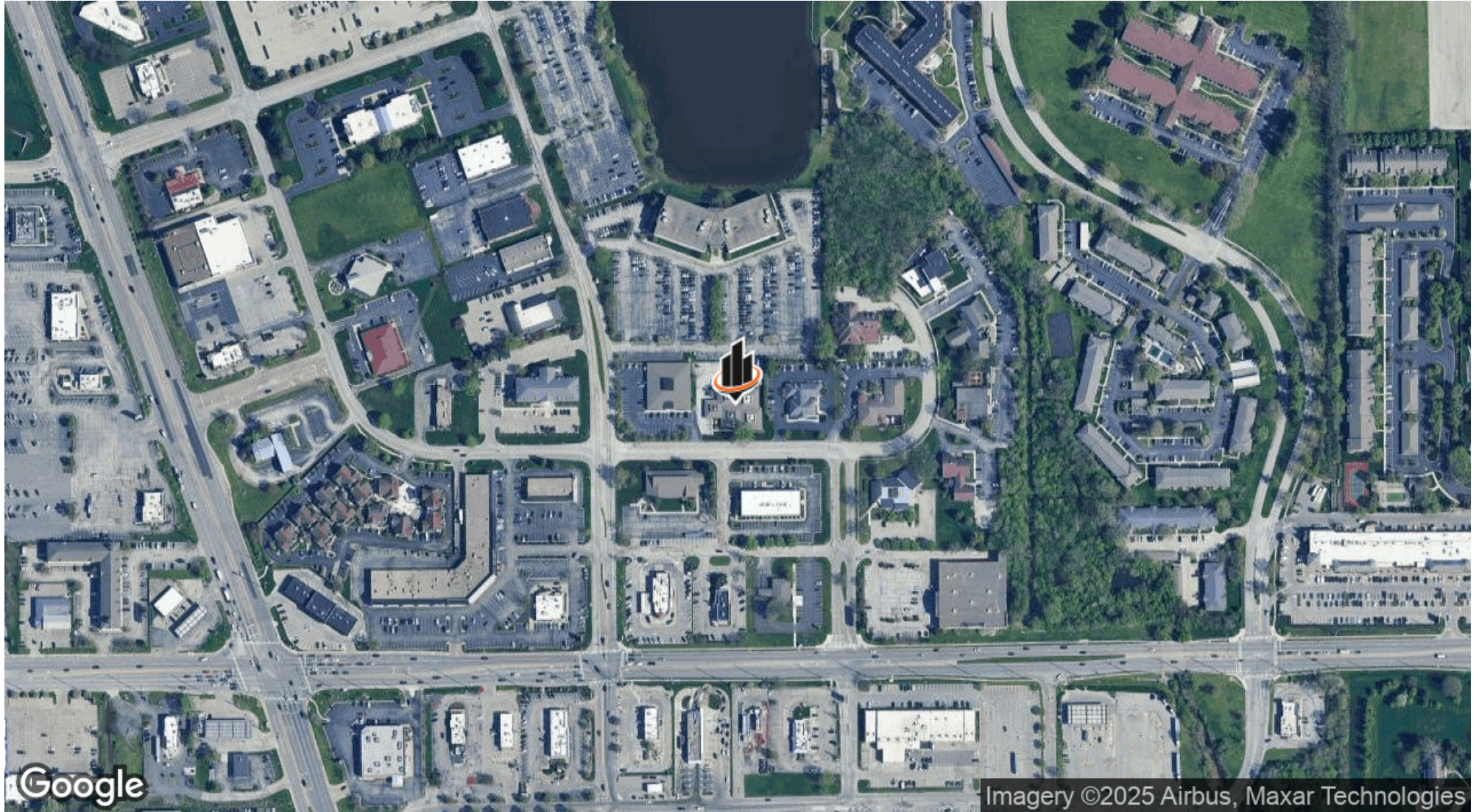
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RETAILER MAP



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LOCATION MAP



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