



AVAILABLE SF  
3,320 - 10,000 SF

LEASE RATE  
NEGOTIABLE

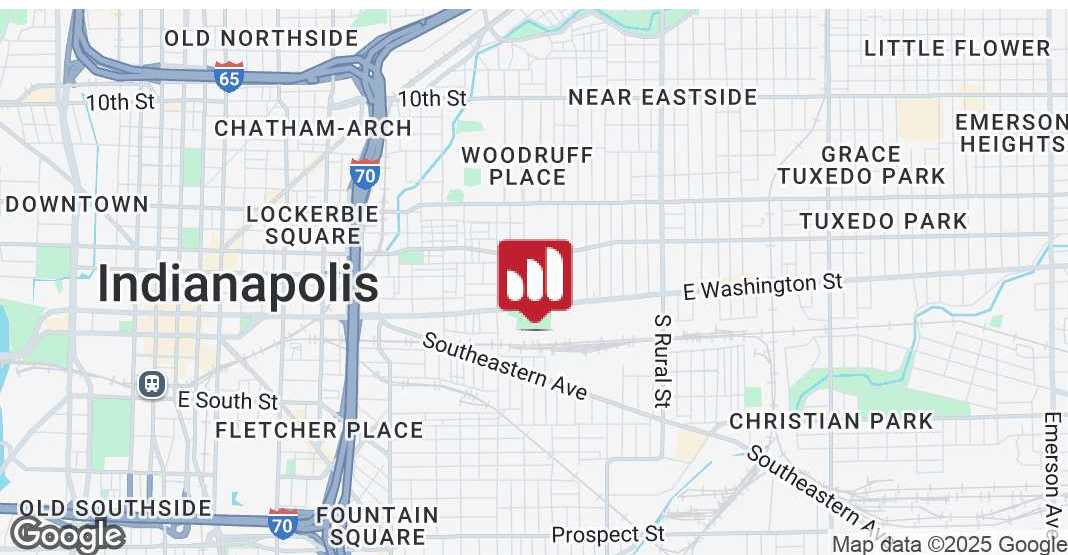
## PROPERTY HIGHLIGHTS

- Large or small flex/warehouse spaces, up to 10,000 SF
- +/- 2 AC fenced lot for additional parking &/or trailer storage
- On-site security, maintenance, property management & free parking
- Auditorium & conference center available, as well as shared breakroom

FOR LEASE

## A&P BUILDING

55 S. State Ave.,  
Indianapolis, IN  
46201



**MATT FERGUSON**

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# A&P BUILDING

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## PROPERTY DESCRIPTION

The A&P Building was designed to serve as an economical workspace catering to small business proprietors & professionals who have moved beyond using their dining room table, basement, or garage as their workspaces. It provides a setting where individuals are immersed in a vibrant community of entrepreneurs fueled by the collaborative atmosphere. This property offers unique flex/warehouse spaces. It also offers 2 acres of fenced land.

## LOCATION DESCRIPTION

Less than a mile to the I-70 & I-65 interchange on the east side of Downtown Indianapolis - only one mile to The Circle. Just one block south of E. Washington St./US 40, a main E/W thoroughfare through the city. Adjacent to Willard Park & close to neighborhoods like Mass Ave., Fletcher Place, & Fountain Square.

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## Location Amenities



### HIGHWAYS

#### I-65 and I-70

The Building is Located ½ mile from the new I-65 and I-70 exit off Washington Street.

#### US-40

The property is located 1 block South of State Road 40 (East Washington St) on South State Avenue.

### PUBLIC TRANSPORTATION

#### Bus Service

IndyGo stops approximately 300 yards from the entrance to the Building

#### Airport

Indianapolis International Airport is approximately 13 miles via I-70 to the Ronald Reagan Expressway.

- 1 Mile East of Monument Circle in Downtown Indianapolis
- 1 Mile from the vibrant neighborhood of Fountain Square
- Located next to Willard Park direct access through gate
- Located next to Willard Park direct access through gate

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	3,320 - 10,000 SF	NNN	Negotiable	Up to 10,000 SF
Suite 101	Available	1,084 - 10,000 SF	NNN	Negotiable	Up to 10,000 SF
Fenced Parking	Available	2 Acres	NNN	Negotiable	More acreage is possibly available for parking & trailer storage.

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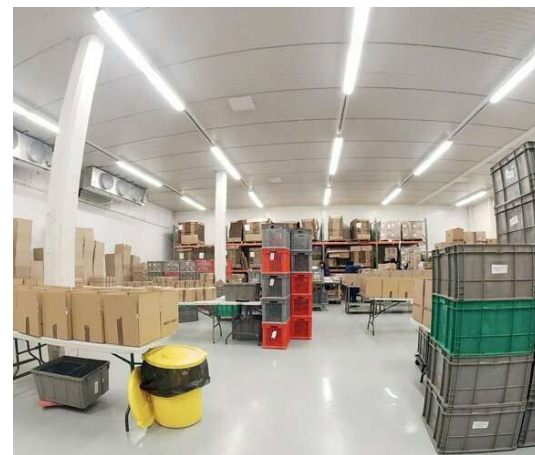
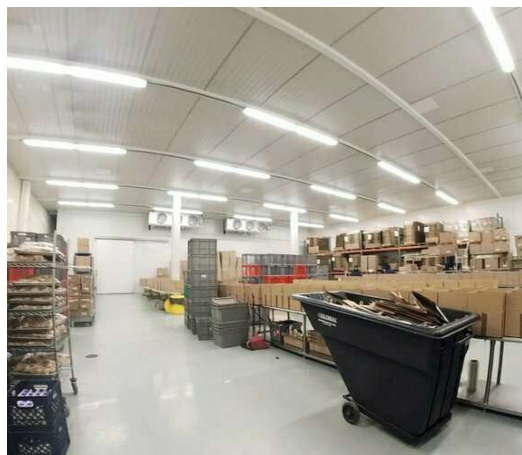
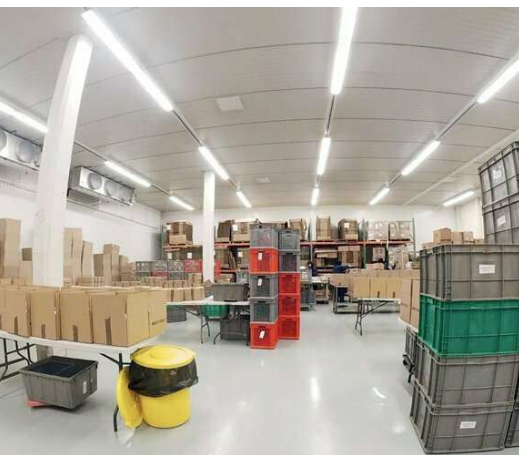
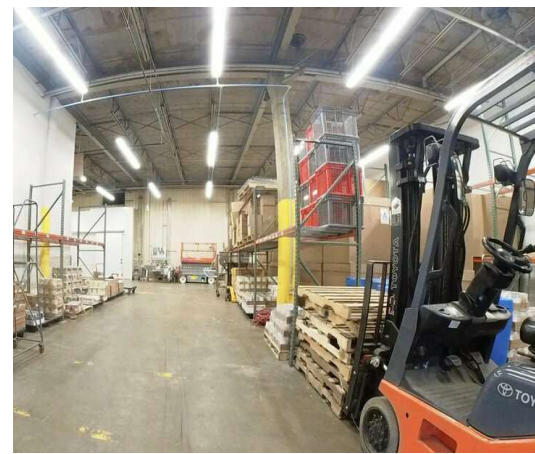
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## A&P BUILDING

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POPULATION	1 MILE	3 MILES	10 MILES
Total Population	14,383	112,848	826,182
Average Age	34.7	34.7	35.0
Average Age (Male)	34.9	34.4	33.5
Average Age (Female)	33.8	35.0	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	7,774	59,542	367,746
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$44,462	\$50,444	\$60,037
Average House Value	\$149,950	\$169,242	\$143,347

2020 American Community Survey (ACS)

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