



## **7750 S Madison Ave**

7750 S Madison Ave, Indianapolis, IN 46227

### **Wesley Paul**

Canaan Real Estates Llc

1050 Massey Ct,Greenwood, N 461437658

[canaanrealestates@gmail.com](mailto:canaanrealestates@gmail.com)

(317) 698-7019



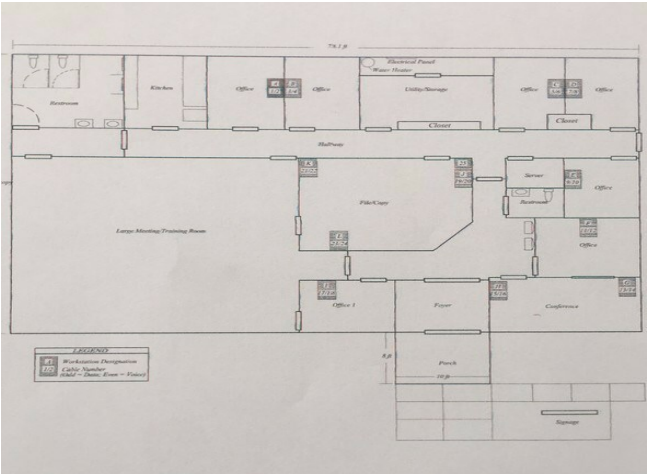
# 7750 S Madison Ave

\$13.00 /SF/Yr

This is a stand alone office building in a quiet park like setting on a busy Madison Ave just north of Stop 11. There are many private newly built medical/doctor offices just south of the property. The building was fully renovated and tastefully designed in 2016. High speed internet, completely upgraded server and communication room, and closed circuit camera monitoring that can be remotely monitored are some of the features of this building. There is a kitchenette with nice maple cabinets and corian counter top. The electrical system includes both phases (single & 3 phase) required for medical/dental office. There is a large storage room with access to a new roof. Tiled lobby, reception entrance and restrooms.

- Completely updated internet, electrical wiring and large parking lot
- Large windows and lots of natural light and textured walls
- Beautiful conference room with exposed stones

Rental Rate:	\$13.00 /SF/Yr
Property Type:	Office
Property Sub-type:	Medical/Office
Building Class:	B
Rentable Building Area:	3,834 SF
Year Built:	1974
Walk Score ®:	31 (Car-Dependent)
Transit Score ®:	27 (Some Transit)
Taxes:	\$458.33 USD/SF/Mo
Operating Expenses:	\$730.00 USD/SF/Mo
Rental Rate Mo:	\$1.08 USD/SF/Mo



1st Floor

Space Available	3,734 SF
Rental Rate	\$13.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 20 Years

Additional fenced parking lot negotiable for lease.



**7750 S. Madison Ave, Indianapolis, IN 46227**



Property Photos



Reception



Tiled Reception Entrance



Property Photos



Large Parking Lot



Conference Room



Property Photos





Property Photos



Reception



Aerial



