

PROPERTY WEBSITE



AVAILABLE SF

2,741 SF

LEASE RATE

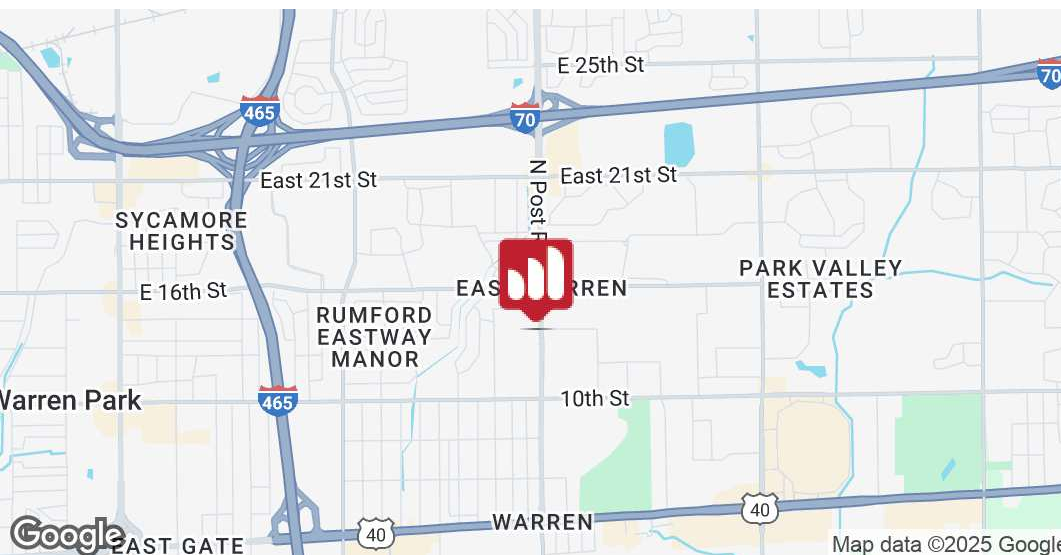
\$18.50 SF/YR (NNN)

## PROPERTY HIGHLIGHTS

- Professional or medical office space available
- Versatile floorplan, w/ multiple private offices & open workspace
- Surrounded by interstates & city thoroughfares
- Attractive & well-maintained exterior & interior

## FOR LEASE

# 1260 N. POST RD. Indianapolis, IN 46219



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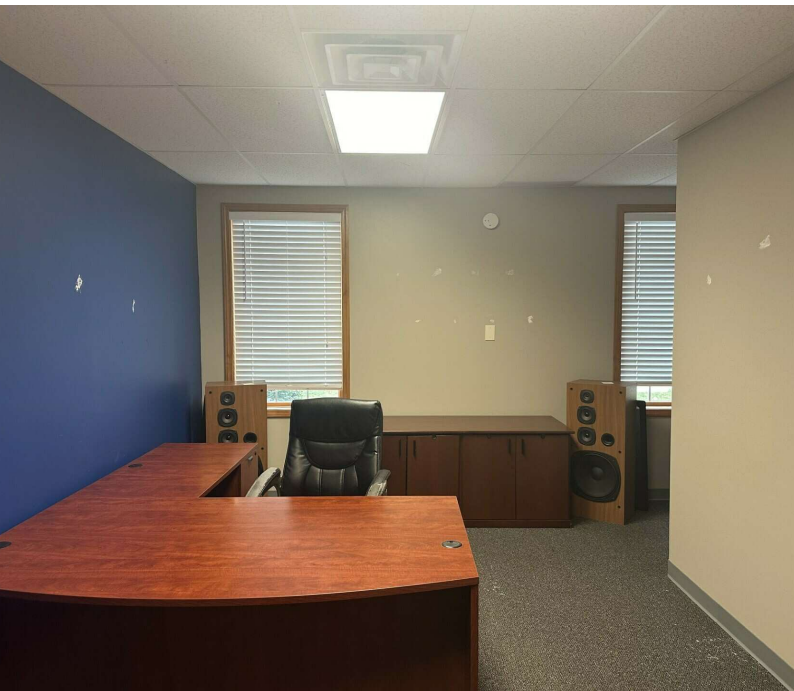
Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

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## PROPERTY DESCRIPTION

Professional or medical office lease available. The suite has a reception area, six private offices, a large, open workspace, a private restroom, & a kitchenette. Close proximity to I-465, I-70, US 40, & only a five-minute drive to Downtown Indianapolis. Surrounded by prime retail & office, as well as residents/possible patients. Due east of Downtown Indy & the charming Historic Irvington Neighborhood.

## LOCATION DESCRIPTION

With close proximity to downtown, tenants can experience the dynamic energy of the city while also enjoying the convenience of suburban amenities. Nearby, the renowned Irvington Historic District offers a charming mix of local boutiques, eateries, & cultural attractions, providing a distinct sense of community. Tenants can also take advantage of easy access to major highways, making commutes a breeze.

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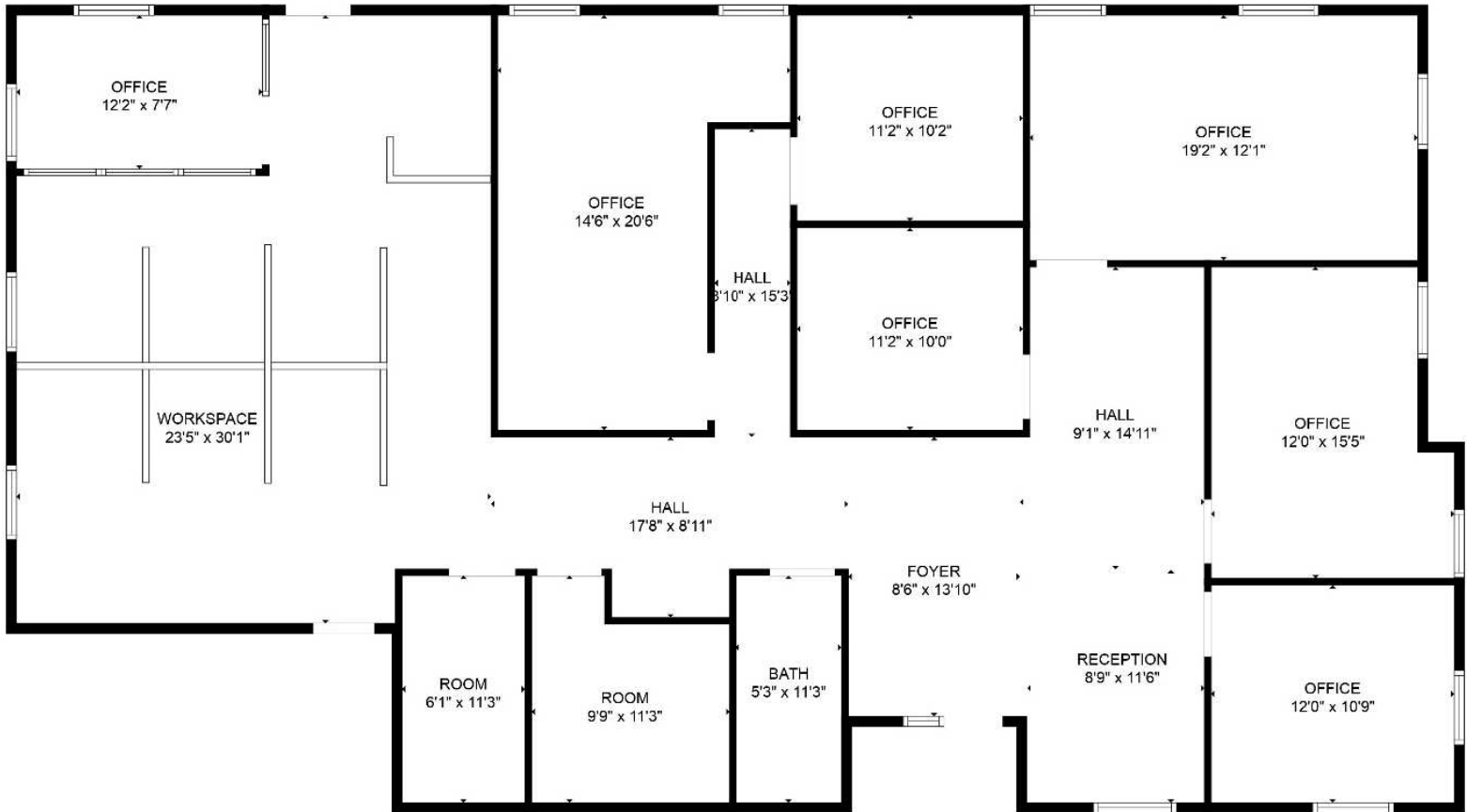
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(Not to Scale)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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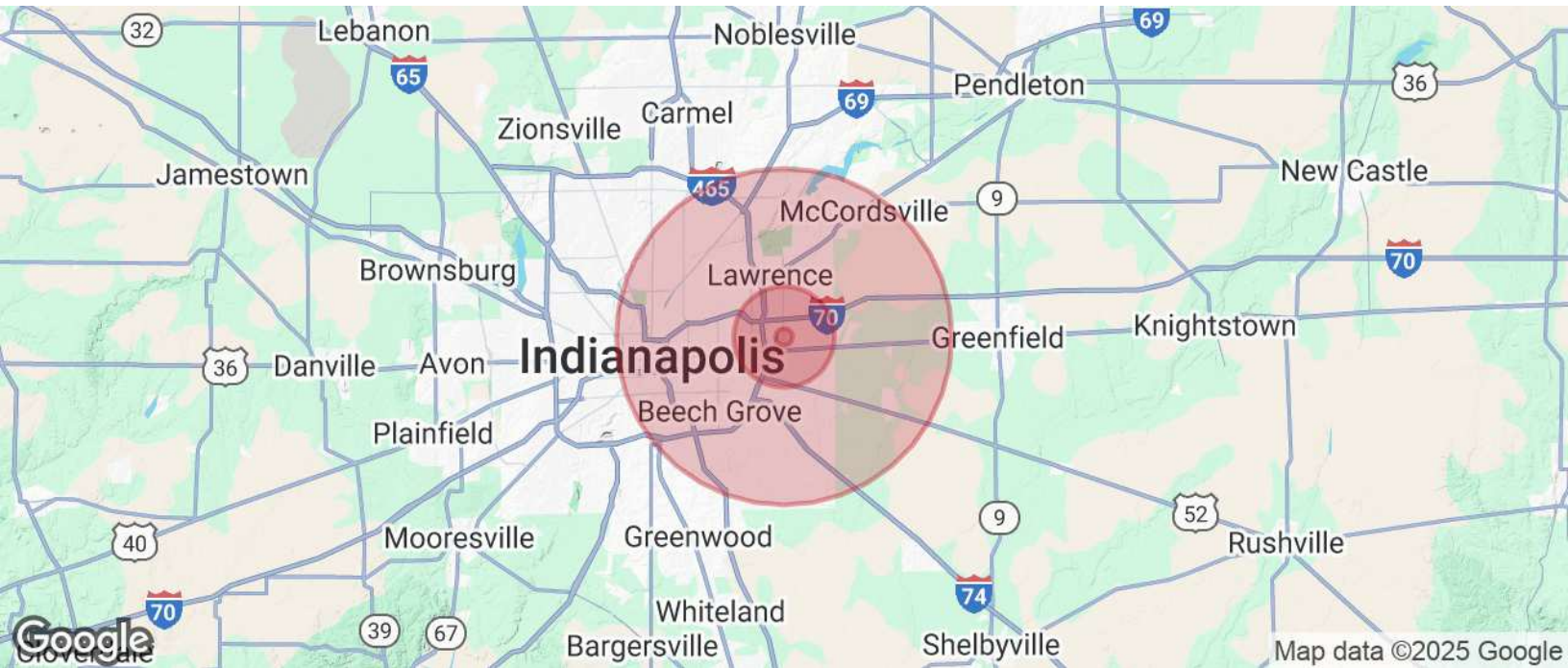
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POPULATION	0.5 MILES	3 MILES	10 MILES
Total Population	1,660	67,711	625,005
Average Age	43	38	38
Average Age (Male)	41	36	37
Average Age (Female)	45	39	39

HOUSEHOLDS & INCOME	0.5 MILES	3 MILES	10 MILES
Total Households	630	26,332	255,211
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$84,769	\$73,009	\$89,704
Average House Value	\$187,839	\$197,829	\$267,979

Demographics data derived from AlphaMap

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