

AERIAL VIEW



AVAILABLE SF
3,320 - 10,000 SF

LEASE RATE
NEGOTIABLE

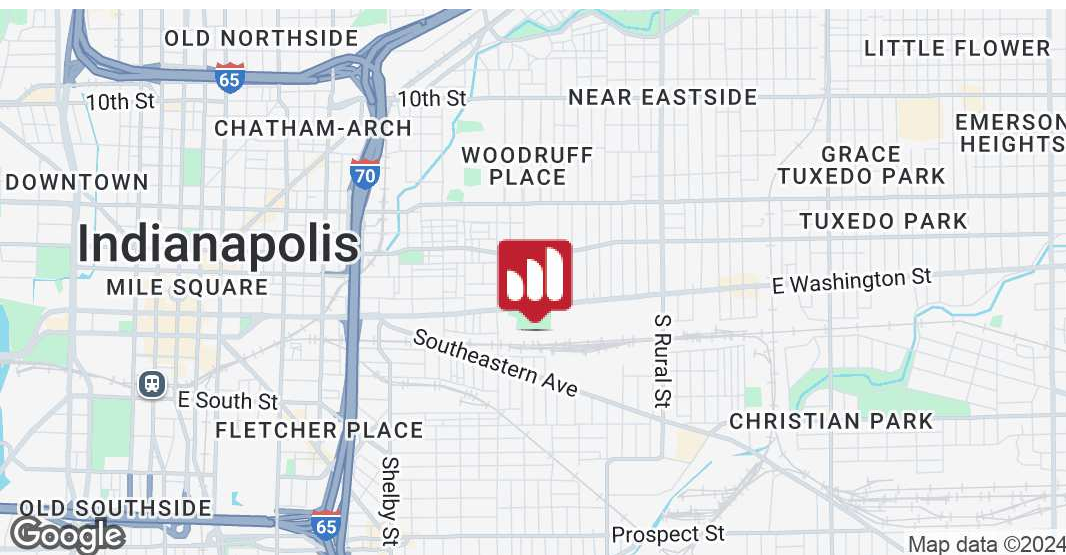
PROPERTY HIGHLIGHTS

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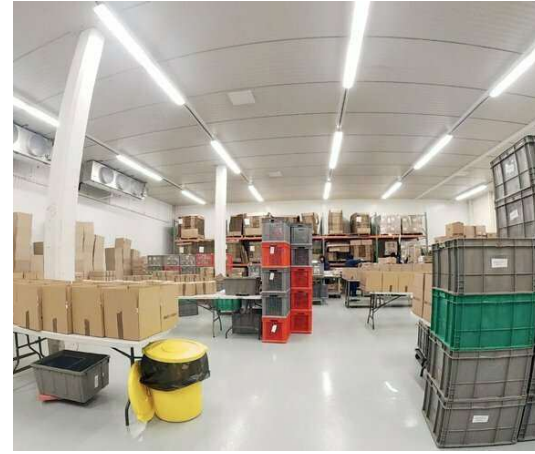
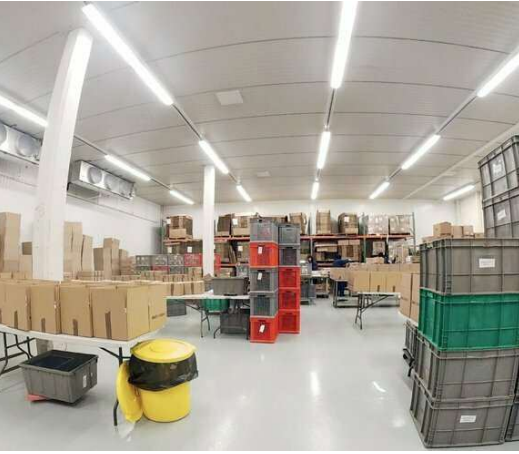
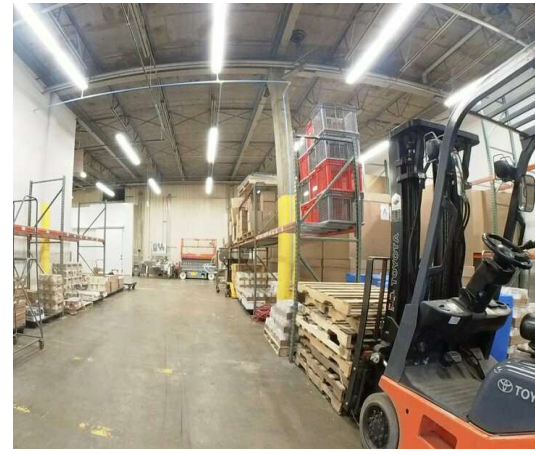
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POPULATION	1 MILE	3 MILES	10 MILES
Total Population	14,383	112,848	826,182
Average Age	34.7	34.7	35.0
Average Age (Male)	34.9	34.4	33.5
Average Age (Female)	33.8	35.0	36.3

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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