

# PARK 31 SOUTH - BUILDING B

5222 S. East St., Indianapolis, IN 46227

FOR SALE



## PROPERTY HIGHLIGHTS

- Great long-term equity building and control over workspace
- Below-market rents
- Prime location just off of US 31 & very close proximity to I-465
- Customizable interiors & flexible floor plans

## OFFERING SUMMARY

Sale Price:	\$1,073,940
Number of Units:	8
Lot Size:	77,537 SF
Building Size:	7,671 SF

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### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Indianapolis area! This 7,671 SF building at 5222 S. East St. presents an ideal space for office building investors. This property offers spaces ranging from 594 to 1,254 square feet, providing great long-term equity building & control over workspace. With below-market rents, investors can capitalize on this lucrative asset & tailor it to their specific needs.

### LOCATION DESCRIPTION

Discover the vibrant surroundings of Park 31 South at 5222 S. East St. in Indianapolis, IN. This dynamic location offers convenient access to key business districts, with numerous dining & entertainment options nearby. Just a six (6) mile drive away, the bustling downtown area provides a thriving hub for commerce & culture. With easy access to major highways like US 31 & I-465, the area fosters connectivity for both professionals & visitors alike. This is the fastest-growing suburb in the MSA, with great demographics for a prime investment opportunity to thrive off of.

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