



RELIANT
PARTNERS

WILLOW MARKETING BUILDING

OFFICE SPACE AVAILABLE | 5,000± SF SECOND FLOOR
Marion County // 3590 N Meridian St // Indianapolis, IN 46208

EXCELLENT MIDTOWN INDY LOCATION



VIDEO BROCHURE



COMMERCIAL REAL ESTATE

WILLOW MARKETING BUILDING

OFFICE SPACE AVAILABLE | 5,000± SF SECOND FLOOR

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WELL-MAINTAINED MODERNIZED OFFICE

SECOND LEVEL FLOOR PLAN:

PROPERTY FEATURES:

- **5,000± SF AVAILABLE FOR LEASE in the WILLOW MARKETING BUILDING (12,000± SF total on .53± Acres; constructed in 1958)**
- Site is located on the SWC of W 36th Street & N Meridian Street 2 blocks south of W 38th Street in north central Indianapolis.
- Space available is entire second floor of building with some shared spaces on first floor (conference room and unfinished storage)
- Owner-occupied 1st floor with unfinished storage
- Utilities, laundry and studio space in the basement
- Dedicated gated/fenced parking lot with 28 spots; resurfaced in 2021. Street parking also available.
- Meridian Street is on the Red Line Bus Route.
- Building signage available with city approval.
- 15' ceilings with newer carpet throughout
- East/west zoned thermostats; 2 per floor
- New HVAC and water heater 2023
- Internet provider (Spectrum) and fiber (AT&T)
- Nelson fire and alarm system
- Separate meters (2 per floor) and house meter
- Roof replaced approximately 2012
- New sewer line to city in 2021
- Annual Property Taxes: \$17,566.46 (\$1.47/SF)
- Zoned D-9 (Dwelling District Nine) with variance for office use.
- Doors and gated parking area code accessible
- Convenient interstate systems and Downtown Indianapolis
- 5 to 7 minutes to I-65, 12 minutes to Downtown Indianapolis and 24 minutes to the Indianapolis International Airport

FOR LEASE
5,000± SF SECOND LEVEL

GATED AND FENCED PARKING LOT (28 SPOTS)



NOT TO SCALE

SCOTT LINDENBERG CCIM // 317.506.7885 // scott@reliantpartners.us

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // reliantpartners.us



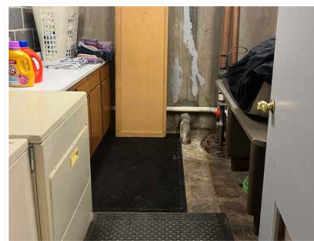
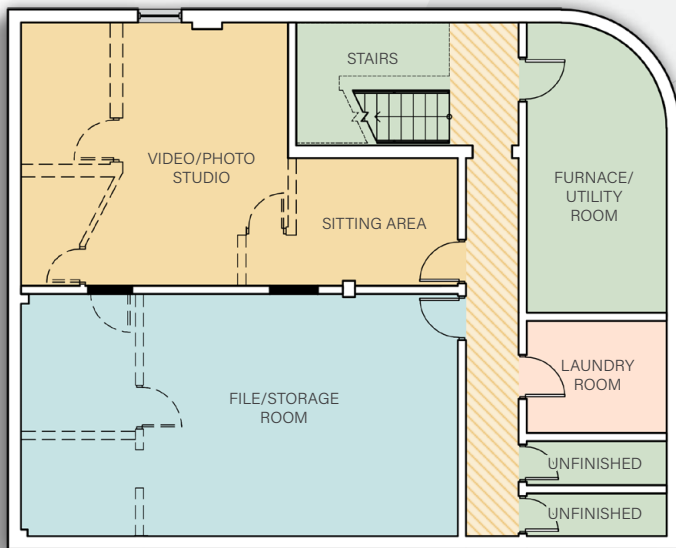
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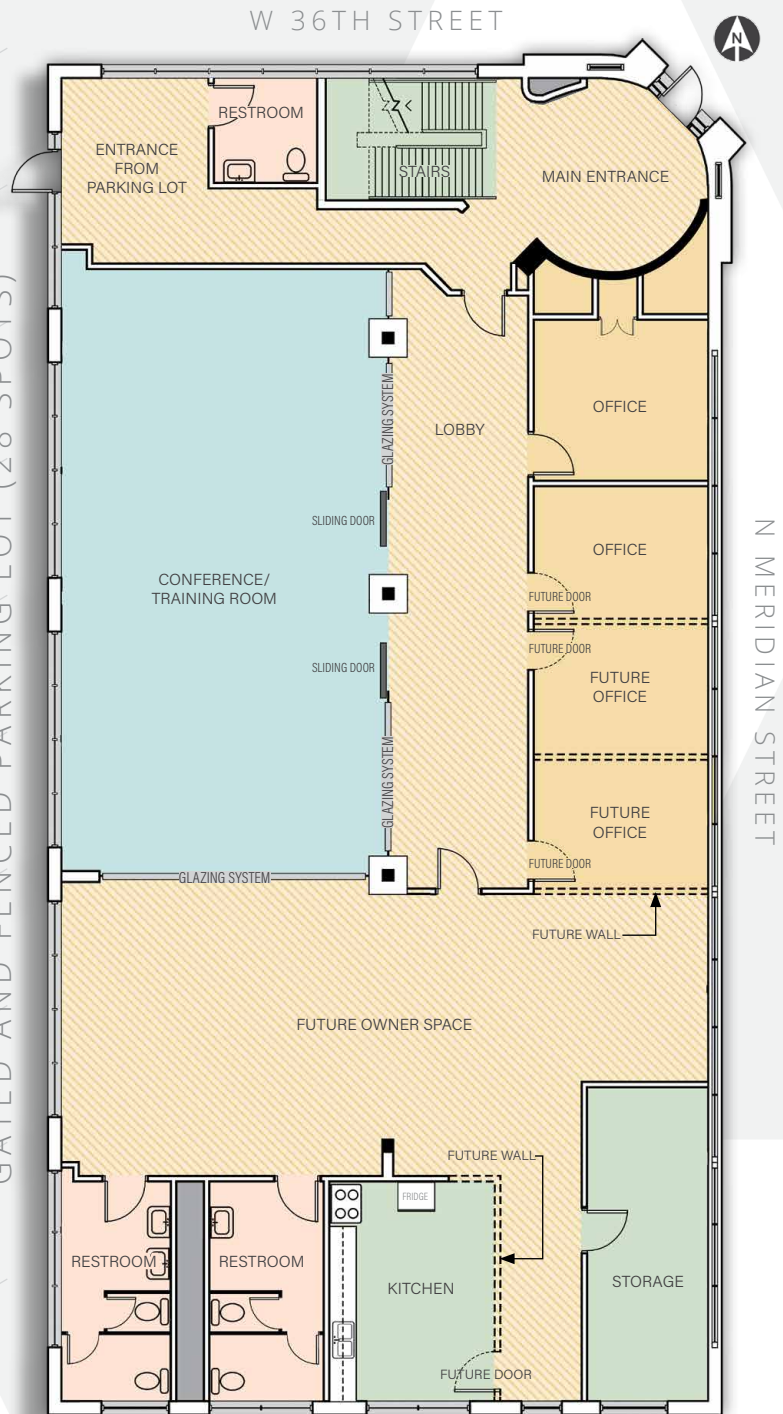
CONTEMPORARY LAYOUT; MODERN FINISHES

FIRST LEVEL FLOOR PLAN:

LOWER LEVEL FLOOR PLAN:



GATED AND FENCED PARKING LOT (28 SPOTS)



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MODERN, CONTEMPORARY FINISHES

SECOND LEVEL INTERIOR IMAGES:



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SWC OF N MERIDIAN & W 36TH STREET

SITE AERIAL:

LEVEL 1: 5,000± SF
LEVEL 2: 5,000± SF
LOWER LEVEL: 2,000± SF
TOTAL: 12,000± SF

INDIANAPOLIS
MARION COUNTY

16,701 AADT

W 36TH STREET

N MERIDIAN STREET

ENTRANCE

GATED AND FENCED PARKING LOT (28 SPOTS)

ENTRANCE

ENTRANCE

TWO FLOORS & LOWER LEVEL APPROXIMATELY 12,000± SF

FOR LEASE
5,000± SF SECOND LEVEL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST. POPULATION 2023	17,391	105,649	297,204
ADJ. DAYTIME DEMOS 16+	19,877	41,290	95,467
PROJ HH ANNUAL GROWTH (2023-2028)	3.15%	3.16%	2.63%
EST. HOUSEHOLDS 2023	7,833	46,100	124,070
EST. AVERAGE HH INCOME 2023	\$64,090	\$74,4577	\$69,665
MEDIAN AGE	36.8	35.9	35.7
BACHELOR DEGREE	18.84%	21.04%	18.24%

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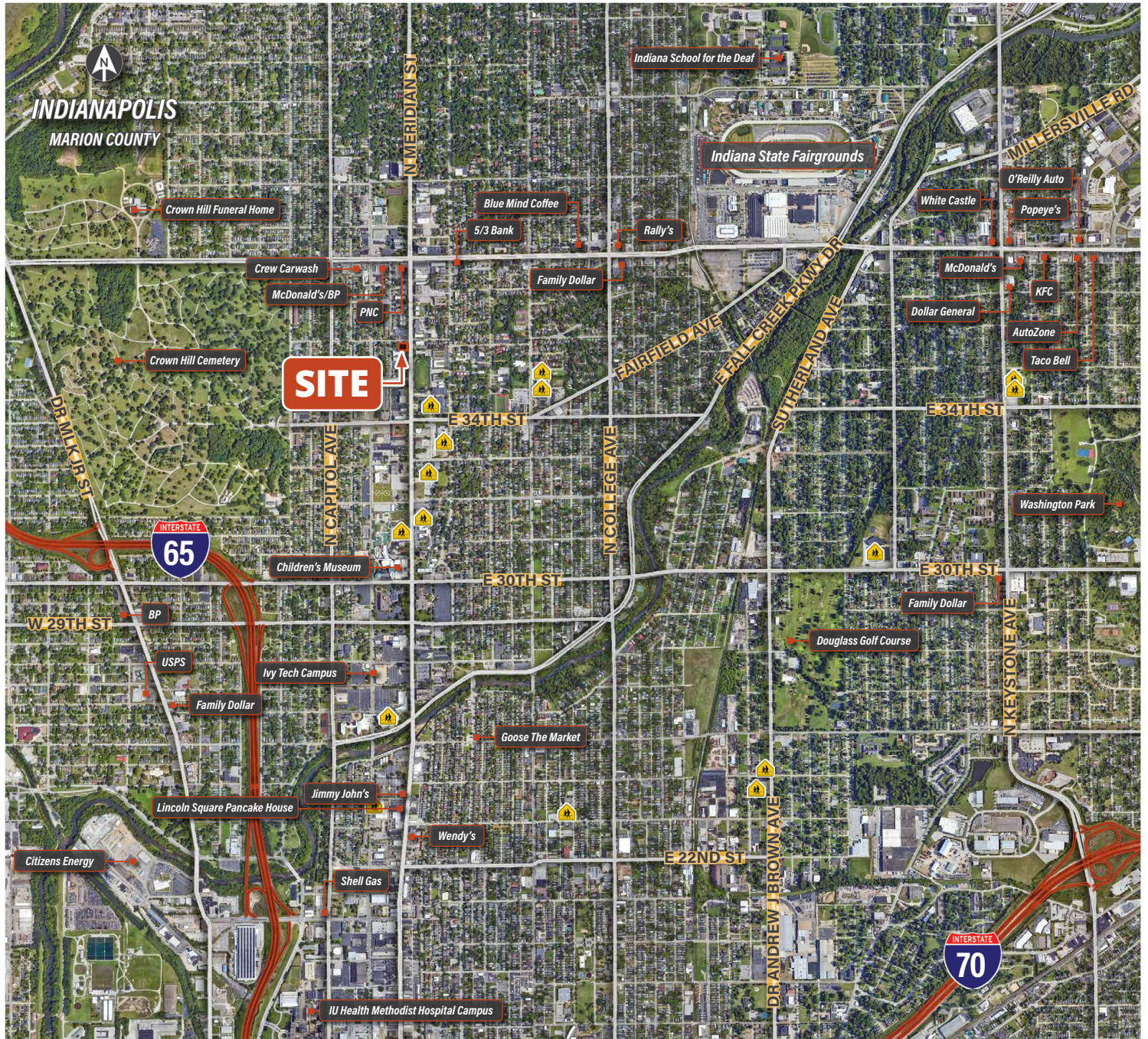


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NEAR NORTHSIDE LOCATION

AERIAL:



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