

PROPERTY WEBSITE

EXTERIOR VIDEO



PREMIER COMMERCIAL
REAL ESTATE SERVICES



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF

1,225 - 3,463 SF

LEASE RATE

\$16.00 SF/YR (MG)

PROPERTY HIGHLIGHTS

- Frontage on US 31 South
- Direct access to suites
- Traffic count: 36,000 vehicles per day
- Flexible spaces

FOR LEASE

BANTA TRAILS OFFICE PARK

6313 - 6439

S. East St.

Indianapolis, IN
46227



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BANTA TRAILS OFFICE PARK

6313 - 6447 S. East St., Indianapolis, IN 46227

FOR LEASE

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,225 - 3,463 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building I - 6319A	Available	3,250 SF	Modified Gross	\$16.00 SF/yr
Building I - 6321	Available	1,600 SF	Modified Gross	\$16.00 SF/yr
Building I - 6323	Available	1,800 SF	Modified Gross	\$16.00 SF/yr
Building I - 6335A	Available	1,225 SF	Modified Gross	\$16.00 SF/yr
Building II - 6407A	Available	1,280 SF	Modified Gross	\$16.00 SF/yr
Building III - 6409	Available	2,956 SF	Modified Gross	\$16.00 SF/yr
Building II - 6411A	Available	3,463 SF	Modified Gross	\$16.00 SF/yr
Building III - 6435B	Available	2,368 SF	Modified Gross	\$16.00 SF/yr

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PROPERTY DESCRIPTION

Under new ownership & management as of 2021. Great flexibility to meet all office space needs. Direct access to suites & ample parking. The flexible spaces available provide the versatility needed to accommodate a range of business needs & layouts. From retail to office space, the property offers a customizable environment that can adapt to various business requirements, making it an ideal choice for tenants seeking a dynamic & adaptable leasing opportunity.

LOCATION DESCRIPTION

Located on the Southside of Indy, directly off US-31 S between Edgewood Ave. & Southport Rd. Only six (6) miles from downtown Indianapolis. The area surrounding Banta Trails Office Park offers a vibrant and dynamic environment ideal for Office / Executive Suites tenants. Situated in a prime location, the property provides convenient access to a variety of local amenities, including dining options like Jockamo Upper Crust Pizza & Seasons 52, as well as popular retail destinations such as Greenwood Park Mall. With its strategic location & access to a diverse array of local attractions, this area is poised to offer an exceptional setting for businesses & professionals.



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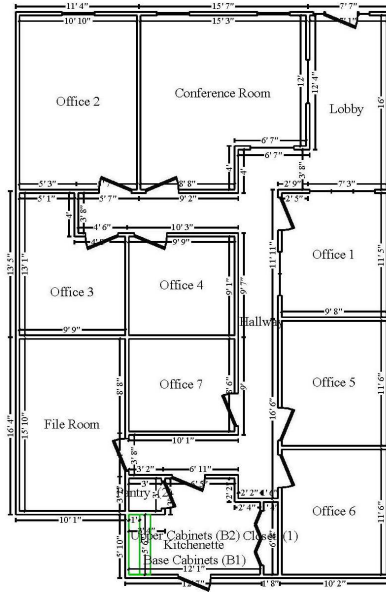
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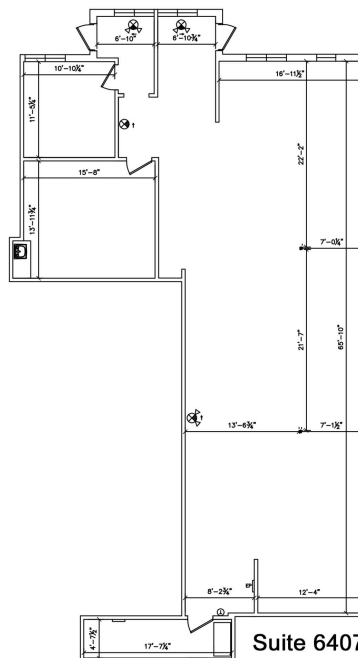
BANTA TRAILS OFFICE PARK

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Suite 6323



Suite 6407

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	82,368	188,514	565,565
Average Age	35.5	37.2	35.7
Average Age (Male)	34.9	36.5	34.3
Average Age (Female)	36.5	37.9	36.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	34,497	80,564	246,232
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$62,866	\$65,600	\$62,548
Average House Value	\$132,411	\$142,270	\$152,023

2020 American Community Survey (ACS)

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