



RELIANT
PARTNERS

WILLOW MARKETING BUILDING

OFFICE BUILDING AVAILABLE | 12,000± SF TOTAL

Marion County // 3590 N Meridian St // Indianapolis, IN 46208

EXCELLENT MIDTOWN INDY LOCATION



VIDEO BROCHURE



COMMERCIAL REAL ESTATE

AVAILABLE | WILLOW MARKETING BUILDING OFFICE BUILDING | 12,000± SF TOTAL (5,000± SF PER FLOOR)

Marion County // 3590 N Meridian Street // Indianapolis, IN 46208

WELL-MAINTAINED MODERNIZED OFFICE

FIRST LEVEL FLOOR PLAN:

PROPERTY FEATURES:

- **AVAILABLE WILLOW MARKETING BUILDING: 12,000± SF OFFICE BUILDING FOR SALE OR LEASE (5,000± SF/floor & 2,000±SF lower level)**
- Lease space is divisible to 5,000± SF or entire floor—some shared spaces on first floor (conference room and unfinished storage).
- Building sits 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.
- Utilities, laundry and studio space in the basement
- Dedicated gated/fenced parking lot with 28 spots; resurfaced in 2021. Street parking
- Meridian Street is on the Red Line Route.
- Building available with city approval.
- New paint throughout
- New west zoned thermostat per floor
- New A/C and water heater
- Internet (strum) and phone (AT&T)
- Nelson fire and alarm system
- Separate meters (2 per floor) and hot water
- Roof replaced approximately 2012
- New windows 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



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

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

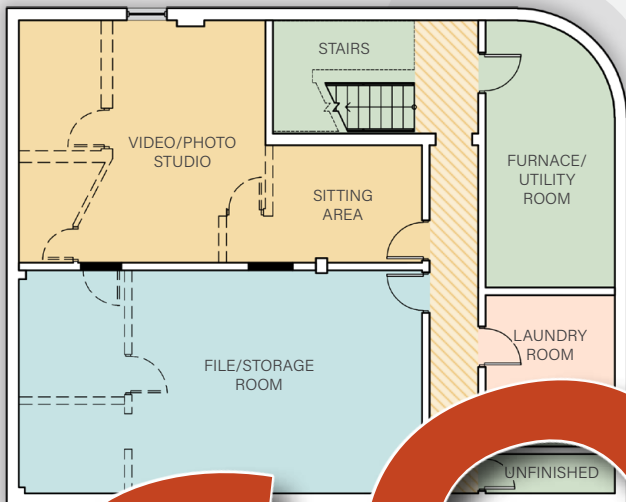


AVAILABLE | WILLOW MARKETING BUILDING OFFICE BUILDING | 12,000± SF TOTAL (5,000± SF PER FLOOR)

Marion County // 3590 N Meridian Street // Indianapolis, IN 46208

CONTEMPORARY LAYOUT; MODERN FINISHES

LOWER LEVEL FLOOR PLAN:



SECOND LEVEL FLOOR PLAN:



NOT TO SCALE

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

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

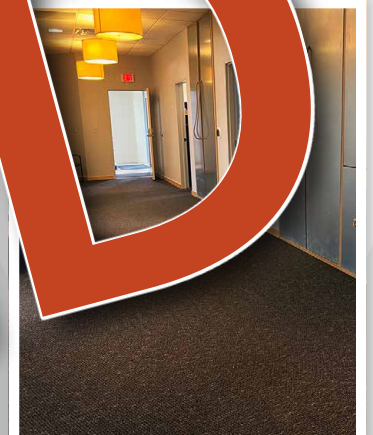


AVAILABLE | WILLOW MARKETING BUILDING OFFICE BUILDING | 12,000± SF TOTAL (5,000± SF PER FLOOR)

Marion County // 3590 N Meridian Street // Indianapolis, IN 46208

MODERN, CONTEMPORARY FINISHES

FIRST LEVEL INTERIOR IMAGES:



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

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

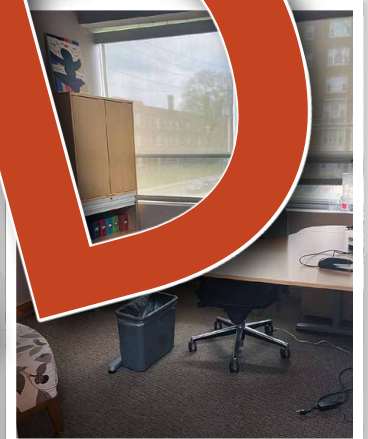
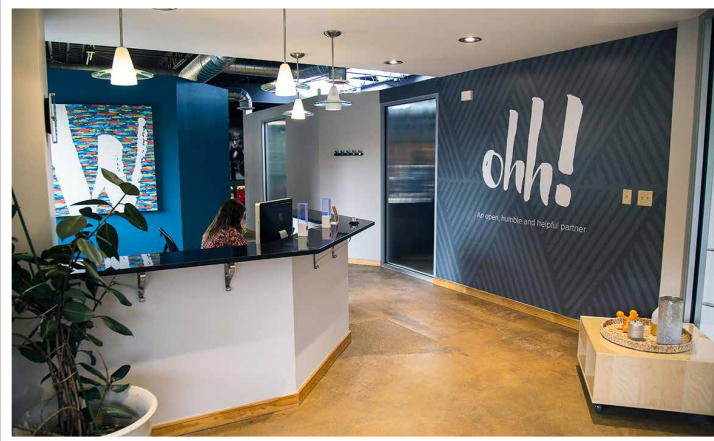


AVAILABLE | WILLOW MARKETING BUILDING OFFICE BUILDING | 12,000± SF TOTAL (5,000± SF PER FLOOR)

Marion County // 3590 N Meridian Street // Indianapolis, IN 46208

MODERN, CONTEMPORARY FINISHES

SECOND LEVEL INTERIOR IMAGES:



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

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



AVAILABLE | WILLOW MARKETING BUILDING OFFICE BUILDING | 12,000± SF TOTAL (5,000± SF PER FLOOR)

Marion County // 3590 N Meridian Street // Indianapolis, IN 46208

SWC OF N MERIDIAN & W 36TH STREET

SITE AERIAL:



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

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



AVAILABLE | WILLOW MARKETING BUILDING OFFICE BUILDING | 12,000± SF TOTAL (5,000± SF PER FLOOR)

Marion County // 3590 N Meridian Street // Indianapolis, IN 46208

NEAR NORTHSIDE LOCATION

AERIAL:



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

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.