



**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

**SOLD**

VIDEO BROCHURE 

COMMERCIAL REAL ESTATE

# AVAILABLE | WILLOW MARKETING BUILDING

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WELL-MAINTAINED MODERNIZED OFFICE

### 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 available.
- Meridian Street is on the Red Line Bus Route.
- Building available with city approval.
- 10 buildings with newer carpet throughout
- West zoned thermostat on every floor
- New HVAC and water heater
- Internet (Xfinity, Spectrum) and phone (AT&T)
- Nelson fire and alarm system
- Separate meters (2 per floor) and hoists
- Roof replaced approximately 2012
- New roof approximately 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

### FIRST LEVEL FLOOR PLAN:



**SCOTT LINDENBERG CCIM // 317.506.7885 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us)**

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // [reliantpartners.us](http://reliantpartners.us)

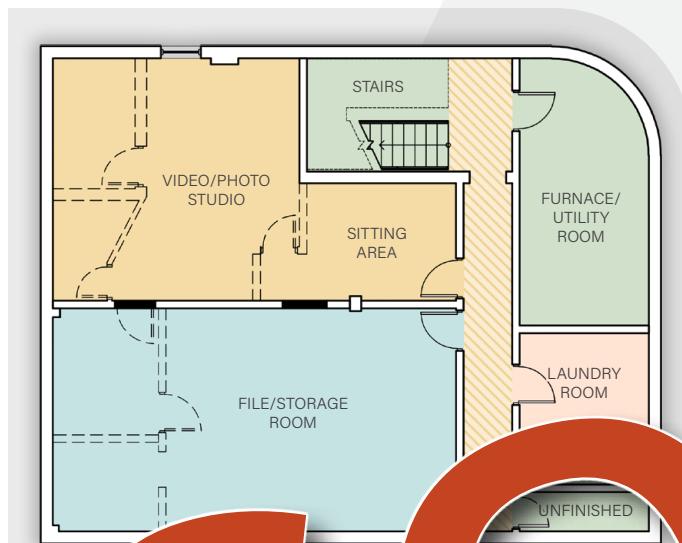


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CONTEMPORARY LAYOUT; MODERN FINISHES

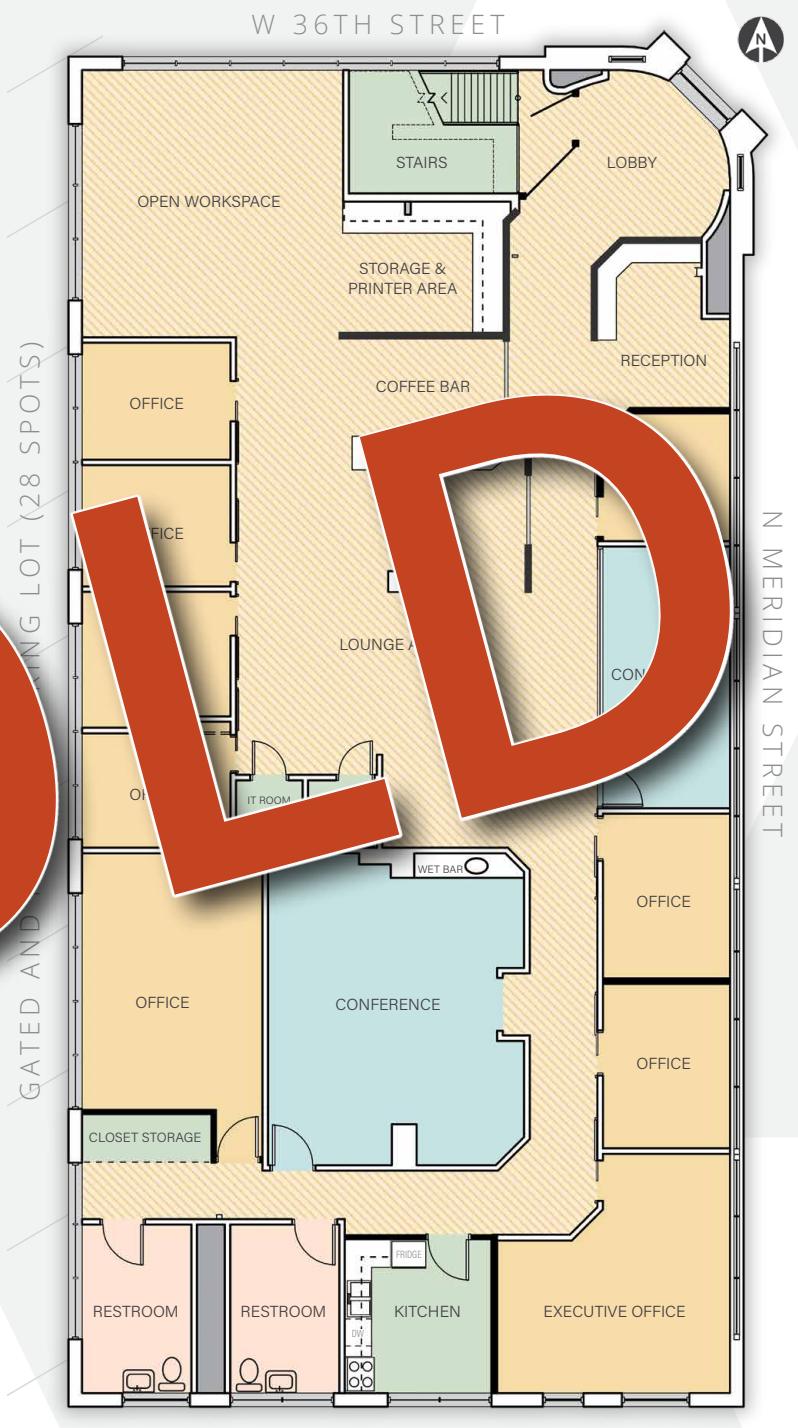
## LOWER LEVEL FLOOR PLAN:



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## SECOND LEVEL FLOOR PLAN:



NOT TO SCALE

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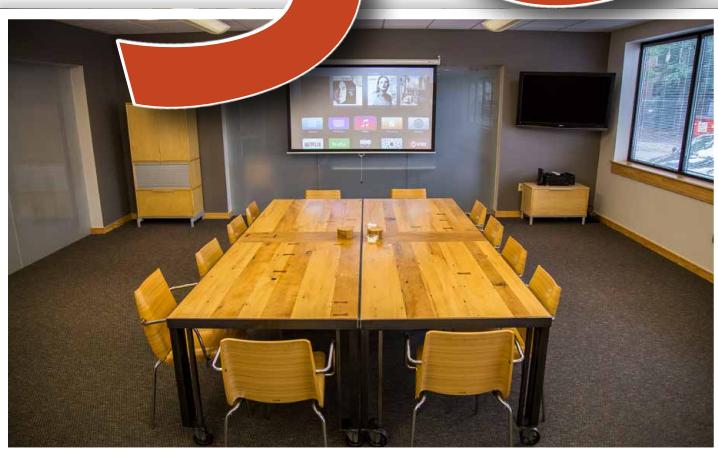


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MODERN, CONTEMPORARY FINISHES

FIRST LEVEL INTERIOR IMAGES:



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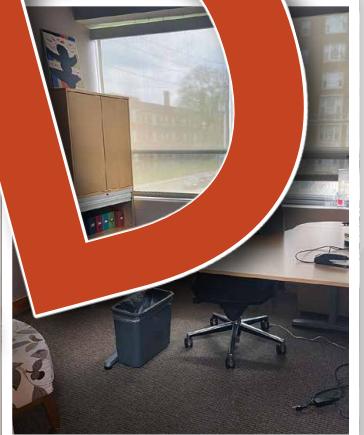


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SECOND LEVEL INTERIOR IMAGES:



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SWC OF N MERIDIAN & W 36<sup>TH</sup> STREET

SITE AERIAL:



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NEAR NORTHSIDE LOCATION

AERIAL:



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