



ALLIES  
COMMERCIAL  
REALTY

FOR SALE OR LEASE

Two-story office  
space along North  
Keystone Ave.



ASKING PRICE  
\$850,000



ASKING RATE  
\$16.00 PSF Full Service



AVAILABLE SPACE  
+/- 6,720 SF



PRIME LOCATION  
Excellent visibility along  
N. Keystone Ave.

4006 N. KEYSTONE AVE.  
INDIANAPOLIS, IN 46205

VIEW THIS  
LISTING ONLINE



Discover premier office space at 4006 N. Keystone Ave., Indianapolis, offering exceptional visibility and convenience. This two-story office space, now available for sale at an asking price of \$850,000 or for lease at \$16.00 PSF full service, spans approximately 6,720 SF and has been thoughtfully updated in 2023/24 to meet modern business needs. It features fourteen private offices, two conference rooms, and an open workspace, ideal for fostering productivity and collaboration.

Benefit from significant exposure with exterior signage options and a high traffic count of an average of 24,307 vehicles daily. Amenities include onsite parking, three private restrooms, and storage closets, creating a fully equipped environment for your team. Positioned in a prime location with excellent visibility along N. Keystone Ave., this office space is ideally suited for businesses aiming to elevate their presence in Indianapolis.



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For Sale or Lease | 4006 N. Keystone Ave. Indianapolis, IN 46205



## PROPERTY HIGHLIGHTS



**ASKING PRICE**  
\$850,000



**ASKING RATE**  
\$16.00 PSF Full Service



**AVAILABLE SPACE**  
+/- 6,720 SF



**PARKING**  
20 surface spaces  
located onsite



**PRIME LOCATION**  
Excellent visibility along  
N. Keystone Ave.



**2023/24 RENOVATIONS**  
Flooring, HVAC, parking lot,  
bathroom finishes, & cabinets



**TRAFFIC COUNT**  
Average 24,307 VPD on  
N. Keystone Ave



**SIGNAGE**  
Exterior signage available

## FIRST FLOOR HIGHLIGHTS



**PRIVATE OFFICES**  
Small (2)  
Medium (2)  
Large(3)



**CONFERENCE ROOM**  
Large (1)



**OTHER SPECIFICATIONS**  
Breakroom, private restroom,  
storage closet, & lobby/reception

## SECOND FLOOR HIGHLIGHTS



**PRIVATE OFFICES**  
Small (2)  
Medium (4)  
Large(1)



**CONFERENCE ROOM**  
Medium (1)



**OTHER SPECIFICATIONS**  
Storage closet, open workspaces (2),  
private restrooms (2), & breakroom

# LOCATION



# DEMOGRAPHICS

Area Demographics	1 Mile	3 Mile	5 Mile
2023 Total Population	10,614	104,262	260,341
Estimated 2028 Population	10,615	105,056	262,995
2023 Total Households	4,795	44,763	115,188
Estimated 2028 Households	4,824	45,400	117,174
2023 Average Household Income	\$35,715	\$56,883	\$57,513
Estimated 2028 Average Household Income	\$39,857	\$65,623	\$66,694



# SECOND FLOOR



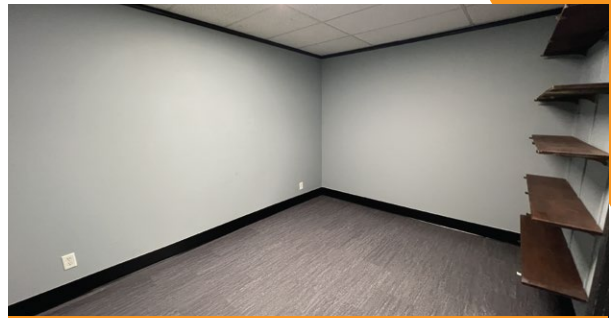
Conference Room



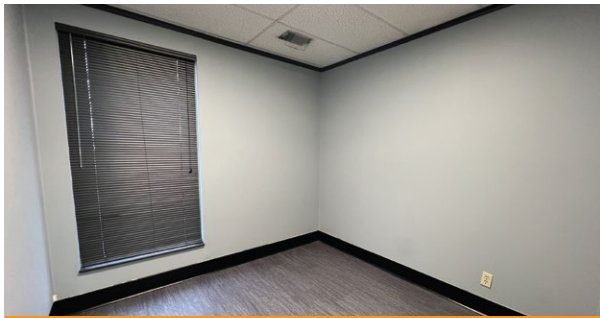
Large Private Office



Medium Private Office



Small Private Office



Small Private Office



Large Open Workspace



Open Workspace



Breakroom



**MITCHELL AYERS**  
Broker

[mitchell@alliescommercialrealty.com](mailto:mitchell@alliescommercialrealty.com)  
317-440-3337

**ADAM STEPHENSON**  
Owner & Managing Director

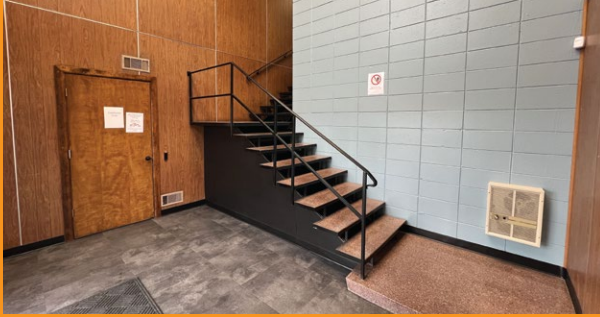
[adam@alliescommercialrealty.com](mailto:adam@alliescommercialrealty.com)  
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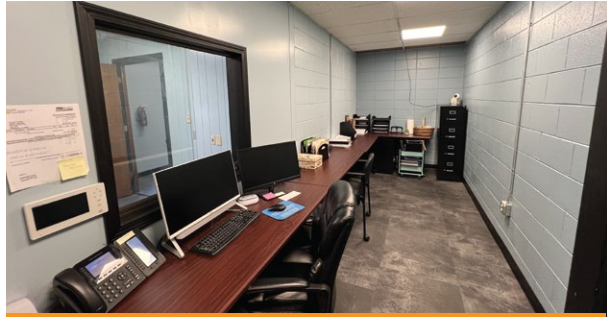


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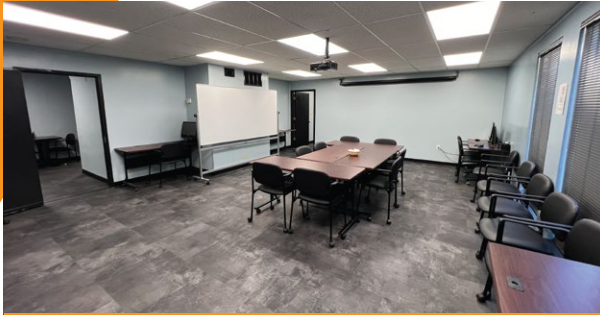
# FIRST FLOOR



Foyer



Reception



Conference Room



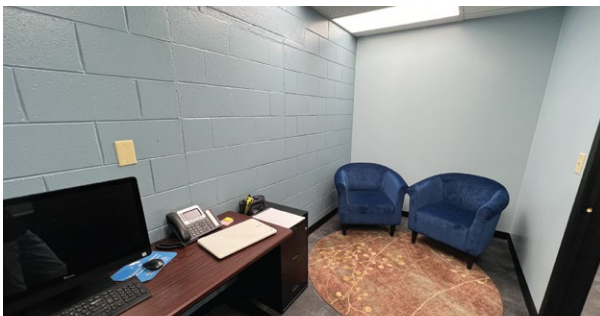
Large Private Office



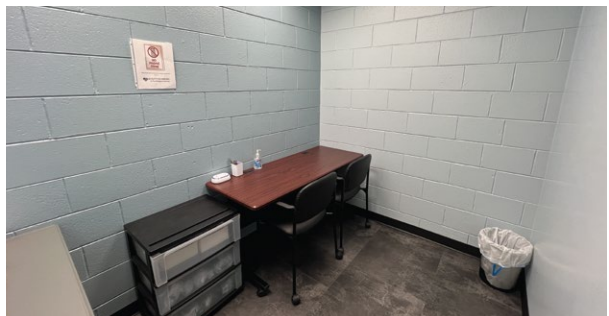
Large Private Office



Medium Private Office



Small Private Office



Small Private Office