



RELIANT
PARTNERS



FOR SALE | 11,565± SF OFFICE BUILDING NEQ OF N COLLEGE AVE & E 64TH STREET

Broad Ripple // 710 E. 64th Street // Indianapolis, IN 46220 (Marion County)

OWNER OCCUPANT OPPORTUNITY | MAY BE SUBDIVIDED



SOUTH ELEVATION ON E. 64TH STREET



EAST ELEVATION TO PARKING

PARTNERING FOR SUCCESS



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OWNER-OCCUPANT OPPORTUNITY

PROPERTY PHOTOS



SPECIFICATIONS*

TOTAL SQUARE FEET	11,565± SF
SITE ACREAGE	.55 Acres
ZONING	C-2
YEAR BUILT	1920
NO. OF STORIES	1
PARKING SPACES	30 (2.59/1,000 SF)
BATHROOMS	6
PRIVATE OFFICES	12+
CONFERENCE ROOMS	3
ENTRANCES	3
BREAK ROOM	2
KITCHENETTE	1
TRAINING ROOM	1
EXERCISE ROOM	1
GARAGE	1
WALKABILITY SCORE	89 (Very Walkable)
TRANSIT SCORE	39 (Some public transportation)

*AS CURRENTLY CONFIGURED

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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.

03.22.2026



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OWNER-OCCUPANT OPPORTUNITY

PROPERTY FEATURES:



- **FOR SALE OFFICE BUILDING: 11,565± SF ON .55± ACRES.**
- Building is well suited to an owner-occupant situation with multiple entrances and restrooms.
- Multiple options to divide the layout to accommodate different square footage requirements and separate temperature controls for 3+ tenants.
- Dedicated parking lot with 30 spaces sits to the east of the building.
- Modern, updated interior finishes for a comfortable work atmosphere.
- Roof and HVAC less than 10 years old and well-maintained
- High walkability score of 89; just two blocks west of the Monon Trail and 3 blocks north of the Central Canal Connector Trail.
- Located in Broad Ripple (one of seven designated cultural districts) in Indianapolis at the NEQ of N College Avenue & E 64th Street.
- Broad Ripple is a socially, economically and ethnically diverse home to many long-established businesses encompassing everything from restaurants and retail to pubs and professional service firms.
- Building features multiple (12+) private offices, 3 conference rooms, 3 entrances (1 accessible with ramp), multiple restrooms, 2 kitchens/breakrooms, storage room, shared office, training room, exercise room and garage. One entrance has a ramp for accessibility with easy access from adjacent parking.
- Well maintained office building with professional landscaping and fresh exterior; small deck to catch some sun.



EAST ELEVATION (ACCESSIBLE ENTRANCE)



WEST ELEVATION FACING ALLEYWAY



EAST ELEVATION | LOUNGING DECK



EAST ELEVATION (ACCESSIBLE ENTRANCE)

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RELIANT PARTNERS

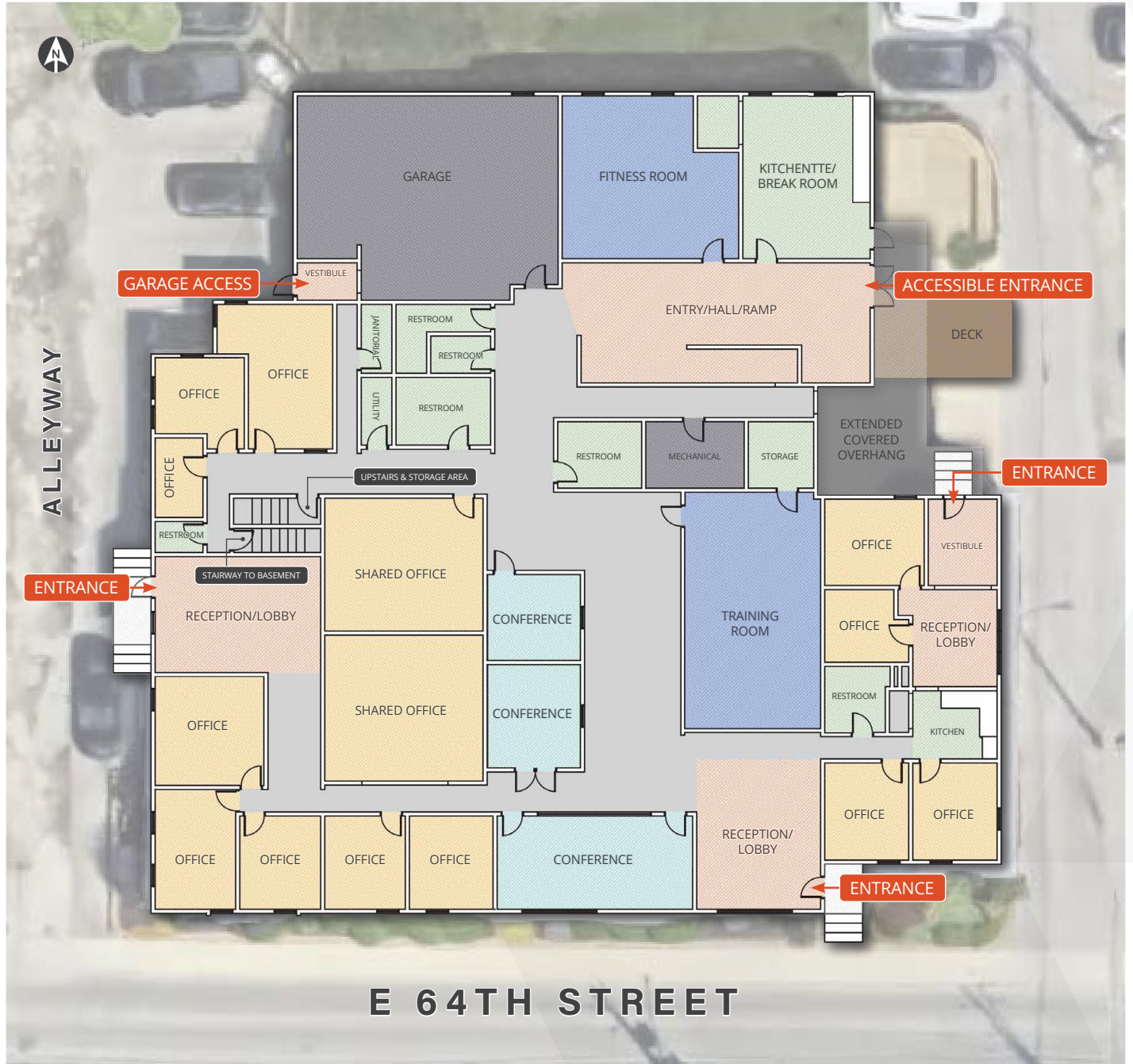


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MULTIPLE OPTIONS TO SUBDIVIDE

FLOOR PLAN:



*NOT TO SCALE

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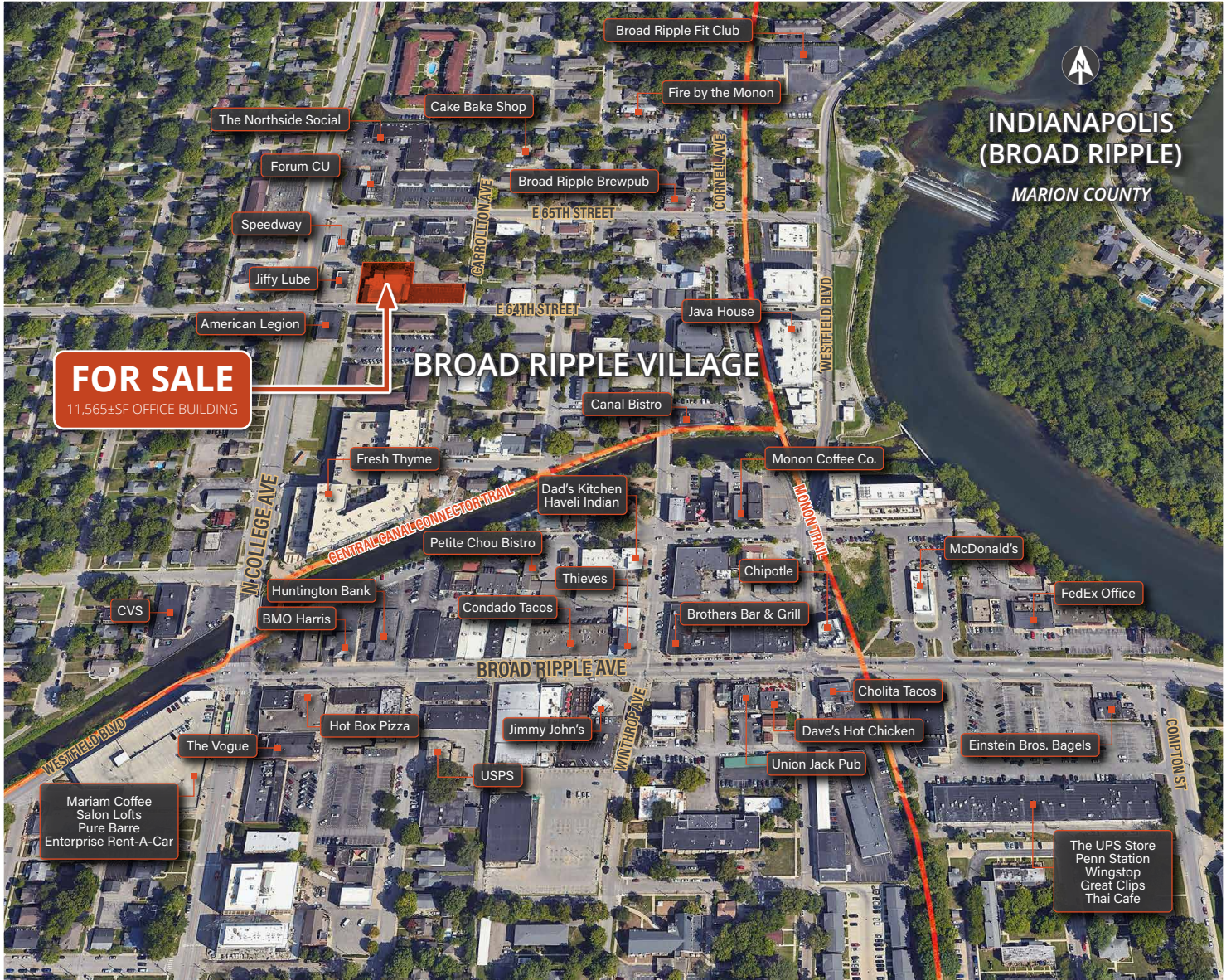


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RARE UNIQUE OPPORTUNITY

TRADE AERIAL:



- Office is just minutes to the Monon Trail which runs throughout Broad Ripple up into Hamilton County to the north and Mass Ave to the south.
- Broad Ripple has the largest concentration of residential and commercial in the area and is known as a synergistic hub for entrepreneurs and start-ups.
- Location is within walking distance to commercial/shopping/entertainment in Broad Ripple Village.
- Office building is in the northeast quadrant of College Avenue and E. 64th Street; just 15 minutes north of Downtown Indianapolis and five minutes northeast of Butler University, near Indianapolis' affluent north side
- Broad Ripple Village is home to many unique annual events such as the Broad Ripple Art Fair, BR Street Fest, BR Historic Home Tour and more.

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