

DRONE VIDEO

BLASTmedia



AVAILABLE SF

8,000 - 11,396 SF

LEASE RATE

\$28.00 SF/YR (FULL SERVICE)

### PROPERTY HIGHLIGHTS

- Turnkey Class A office
- Fully furnished and can be made available
- Brand-new updates throughout
- Office spaces available in popular Broad Ripple location (near busy 62nd St. & Keystone Ave.)
- New Traders Point Church & Crunch Fitness Center next door & surrounded by several amenities

FOR LEASE

6161 HILLSIDE AVE.  
Indianapolis, IN 46220



MATT FERGUSON

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### PROPERTY DESCRIPTION

Newly remodeled office building for lease. Prime location, ample parking, & countless amenities. Surrounded by all the perks of Broad Ripple, but just outside of the chaos. Offering a Full Service Gross Lease.

### LOCATION DESCRIPTION

Located in the ever-growing Broad Ripple area. Close to the corner of the very busy 62nd St. & Keystone Ave. Surrounded by various retailers, offices, & more. Couldn't be a better location, especially due to the easy parking, which can be tough in Broad Ripple. Next door to brand-new Crunch Fitness, Chase Bank across the street, as well as Target, Old Navy, Culvers, & Chick Fil A, among many others.

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**Sale Price** **\$3,000,000**

**Square Footage** **11,396**

## PROPERTY INFORMATION

Property Type Office  
Lot Size 0.13 AC

## BUILDING INFORMATION

Building Class A  
Number of Floors 2  
Year Built 1968  
Year Last Renovated 2021  
Year Renovated 2021  
Free Standing Yes  
Number of Buildings 1  
Office Buildout 10

## PARKING & TRANSPORTATION

Parking Price Per Month \$0.00 /month  
Parking Type - Updated 2021 Surface  
Number of Parking Spaces 60  
Security/Video Surveillance System 1  
Entrances 3  
Handicap Access Yes

## OFFICES

Standard. private offices 6  
Mini offices/Call Rooms 4

## CONFERENCE ROOMS

Midsize 3  
6 person, TVs, 2 equipped as 'Zoom Rooms'  
Large 1  
12-15 person, TV  
Huddle Rooms 5  
4-6 people, TVs, 3 are 'Zoom Rooms'

## OTHER AMENITIES

Kitchens 2  
2 refrigerators & 1 dishwasher  
'Mothers" Room 1  
Equipped w/ chair & mini-fridge  
Restrooms 5

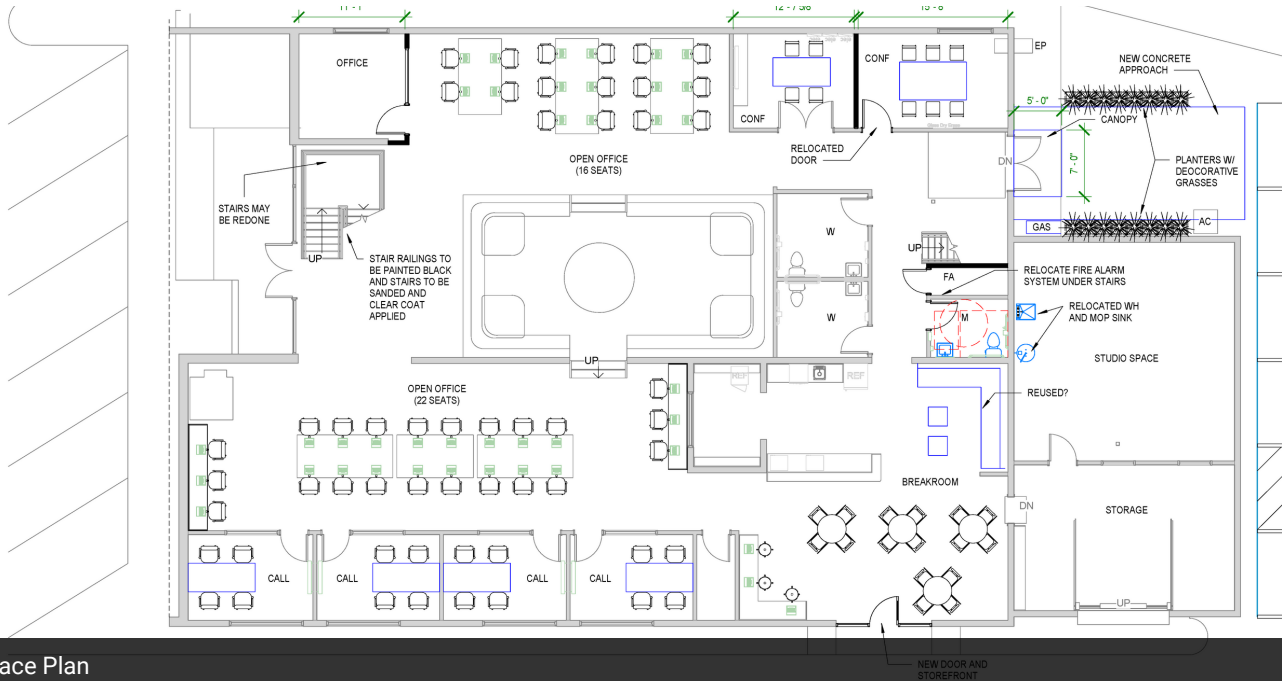
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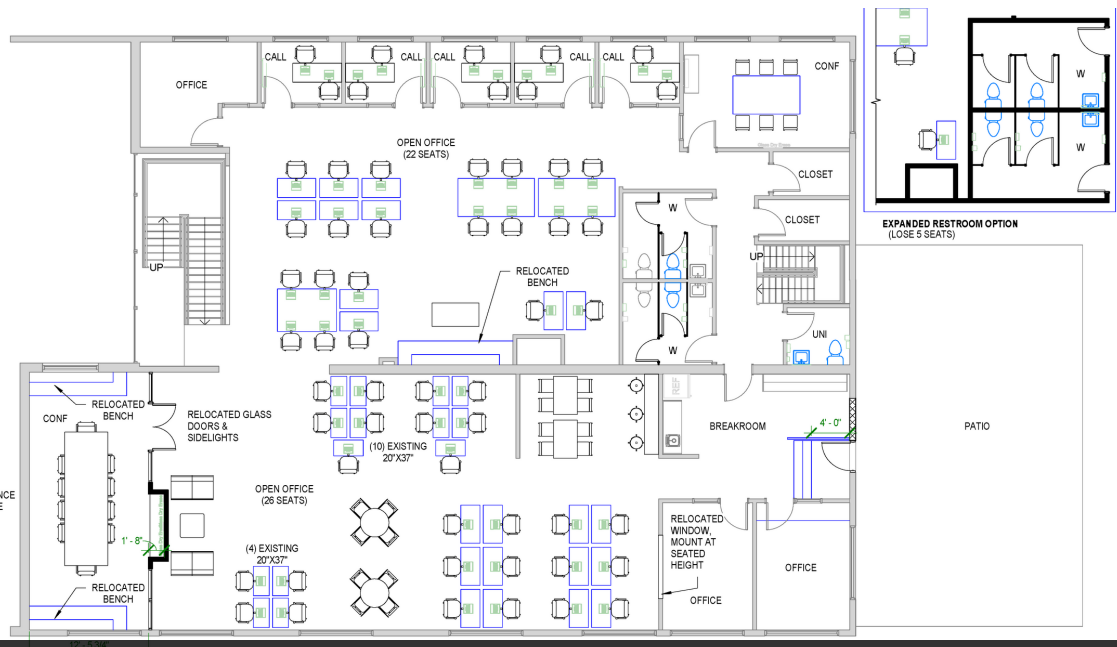
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First Floor Space Plan



Second Floor Space Plan

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BROCKTON

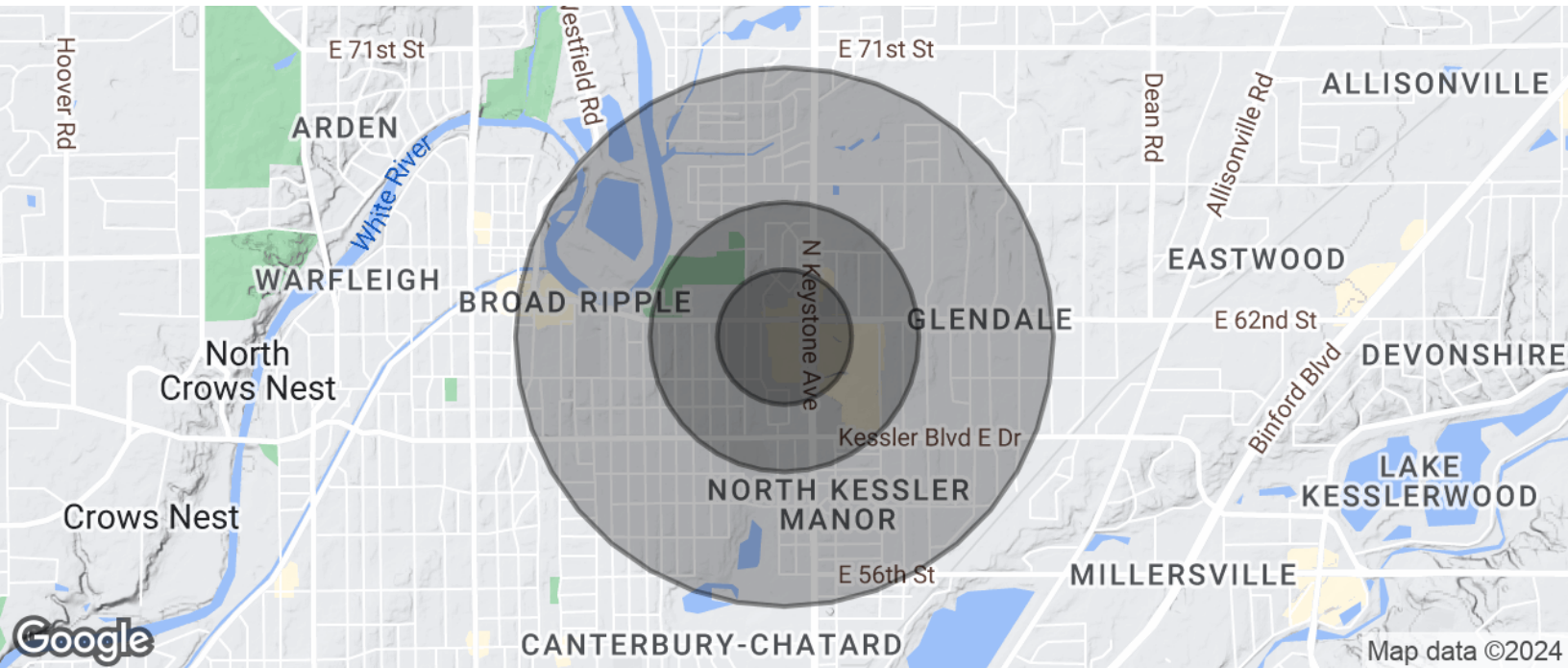
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	733	2,560	10,345
Average Age	35.1	37.0	36.9
Average Age (Male)	34.4	35.4	34.4
Average Age (Female)	34.9	37.6	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	370	1,281	5,215
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$96,844	\$91,632	\$88,906
Average House Value	\$215,645	\$207,446	\$212,273

\* Demographic data derived from 2020 ACS - US Census

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