

I-465 Interchange

PROPERTY WEBSITE

VIDEO

The Colony

US-31

**103rd St
Roundabout**



AVAILABLE SF

30,000 SF

SALE PRICE

\$3,250,000

PROPERTY HIGHLIGHTS

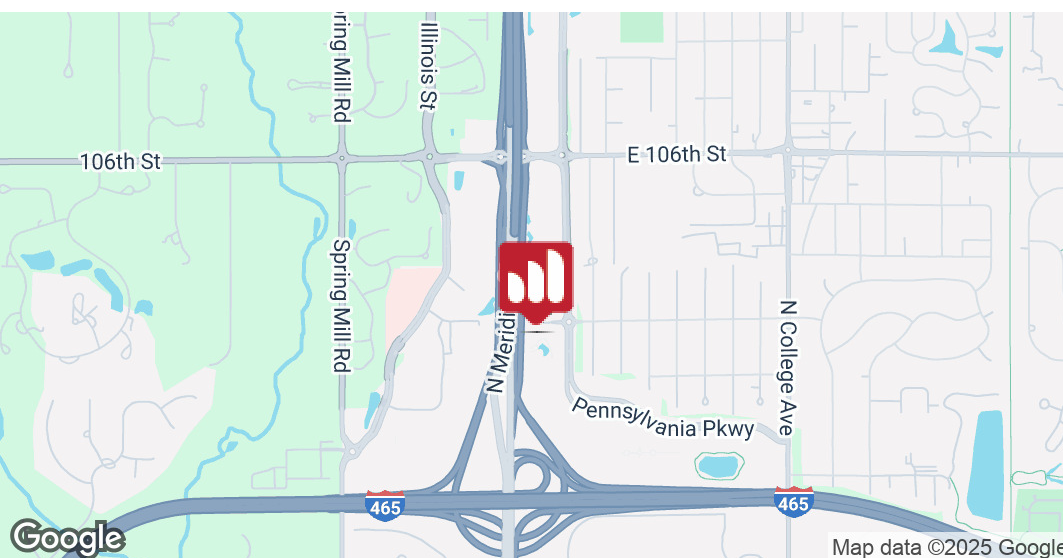
- Location, location, location - I-465 & US 31 Interchange
- The Colony building for sale; visible from main thoroughfares
- Easy access, unique park-like setting, & ample parking
- Multiple redevelopment opportunities - office, exec. suites, co-working space, retail on first floor, mixed-use, multi-family - the sky is the limit w/ opportunities
- Unmatched at only \$110/sf
- 1,054 hotel rooms within a 1 mile radius

FOR SALE

THE COLONY - BUILDING 1

10291 N. Meridian
St.

Indianapolis, IN
46290



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THE COLONY - BUILDING 1

10291 N. Meridian St., Indianapolis, IN 46290

FOR SALE



PROPERTY DESCRIPTION

Step into a premier investment opportunity in the heart of the busy Indianapolis/Carmel corridor. This office building, totaling approx. 30,000 SF, combines modern amenities, timeless curb appeal, & a very strategic location surrounded by thriving businesses & easy access routes.

This property has undergone over \$1 million in improvements, creating a refreshed asset for the next owner. Recent upgrades include, but are not limited to:

- A brand-new cooling tower to support operational efficiency
- Resurfaced asphalt parking lot for a polished first impression & durability
- Remodeled elevators & entrances designed to elevate the tenant & customer experience
- Gorgeous park-like setting, w/ updated landscaping

With flexible & efficient floor plans, The Colony can support a wide variety of tenants, making it an attractive rental & investment opportunity.

In short: The Colony isn't just an office property —it's a long-term business opportunity with immediate appeal & future upside.

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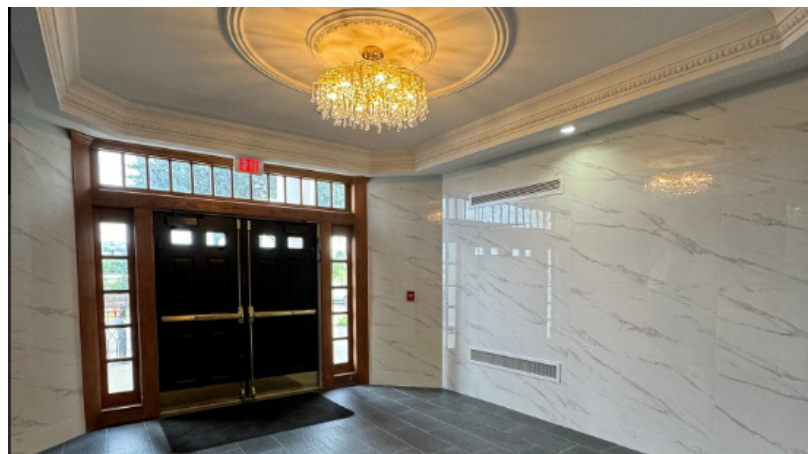
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FOR SALE

Sale Price

\$3,250,00,000

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Buildings

BUILDING INFORMATION

Building Size	30,000 SF
Building Class	B
Tenancy	Multiple
Number of Floors	3
Number of Buildings	2
Each Building SF	~29,000 SF
Average Floor Size	9,693 SF
Year Built	1988
Year Last Renovated	2024
Updates:	Over \$1M in Updates
Not limited to...	New cooling tower
	New asphalt parking lot
	Remodeled elevators
	Remodeled entrances

LOCATION INFORMATION

Building Name	The Colony - Building 1
Street Address	10291 N. Meridian St.
City, State, Zip	Indianapolis, IN 46290
County	Hamilton

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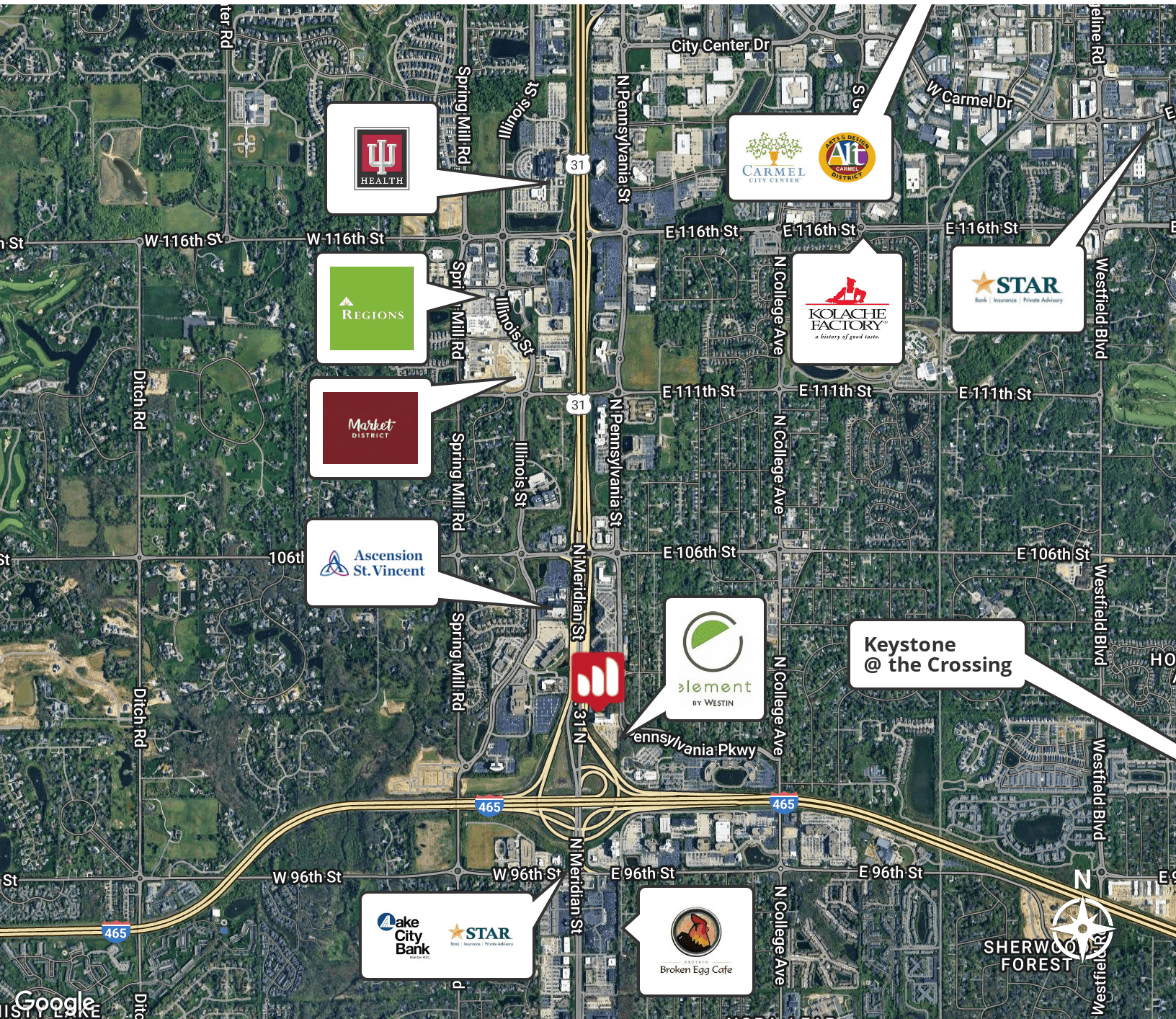
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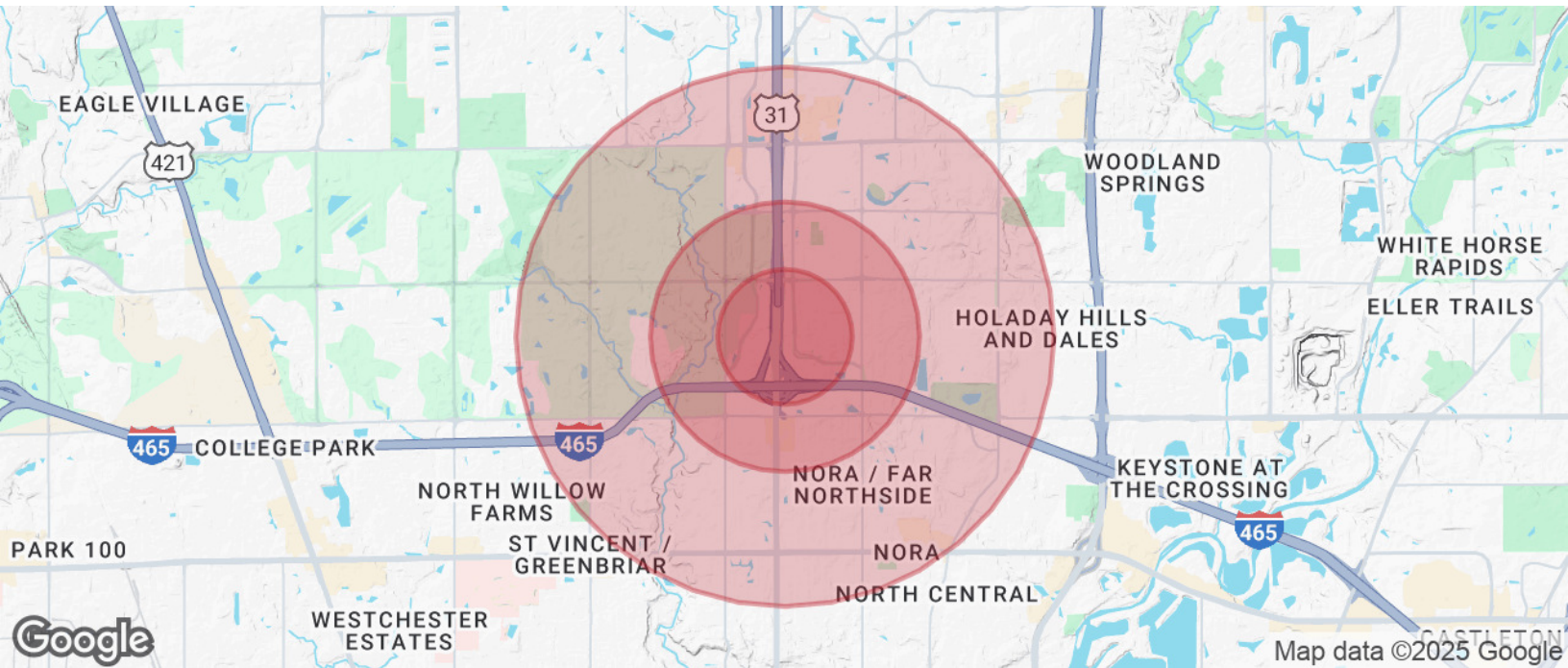
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	712	4,208	24,212
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	296	1,914	11,413
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$173,810	\$150,462	\$134,966
Average House Value	\$522,382	\$493,273	\$451,936
# of Hotel Rooms	632	1,054	3,064

Demographics data derived from AlphaMap

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