

FOR SALE OR LEASE

Delaware Street Business Park

800-838 N Delaware St | Indianapolis, IN 46204

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Delaware Street Business Park consists of four commercial properties along N Delaware Street in Downtown Indianapolis. The portfolio is available for sale as a whole, with individual leasing opportunities throughout.

PROPERTY HIGHLIGHTS

- 4-Property Portfolio Available for Sale
- Individual Leasing Opportunities Available
- Flexible Space Configurations
- Office, Flex, Retail & Industrial
- Downtown Indianapolis / Mile Square
- Minutes from Mass Ave
- On-Site Parking
- Easy I-65/I-70 Access

OFFERING SUMMARY

Sale Price:	Inquire for Price
Total Portfolio Size:	36,183 SF
Lease Rate:	Inquire for Price
Total Lease Availability:	28,650 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,407	4,637	12,139
Total Population	2,387	7,462	20,983
Average HH Income	\$105,316	\$108,666	\$113,004

Robert Coombes

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AVAILABLE SPACES

800-802 N DELAWARE
3,250 SF Available

804 N DELAWARE
4,100 SF Available

814 N DELAWARE
7,800 SF Available

838 N DELAWARE
13,500 SF Available

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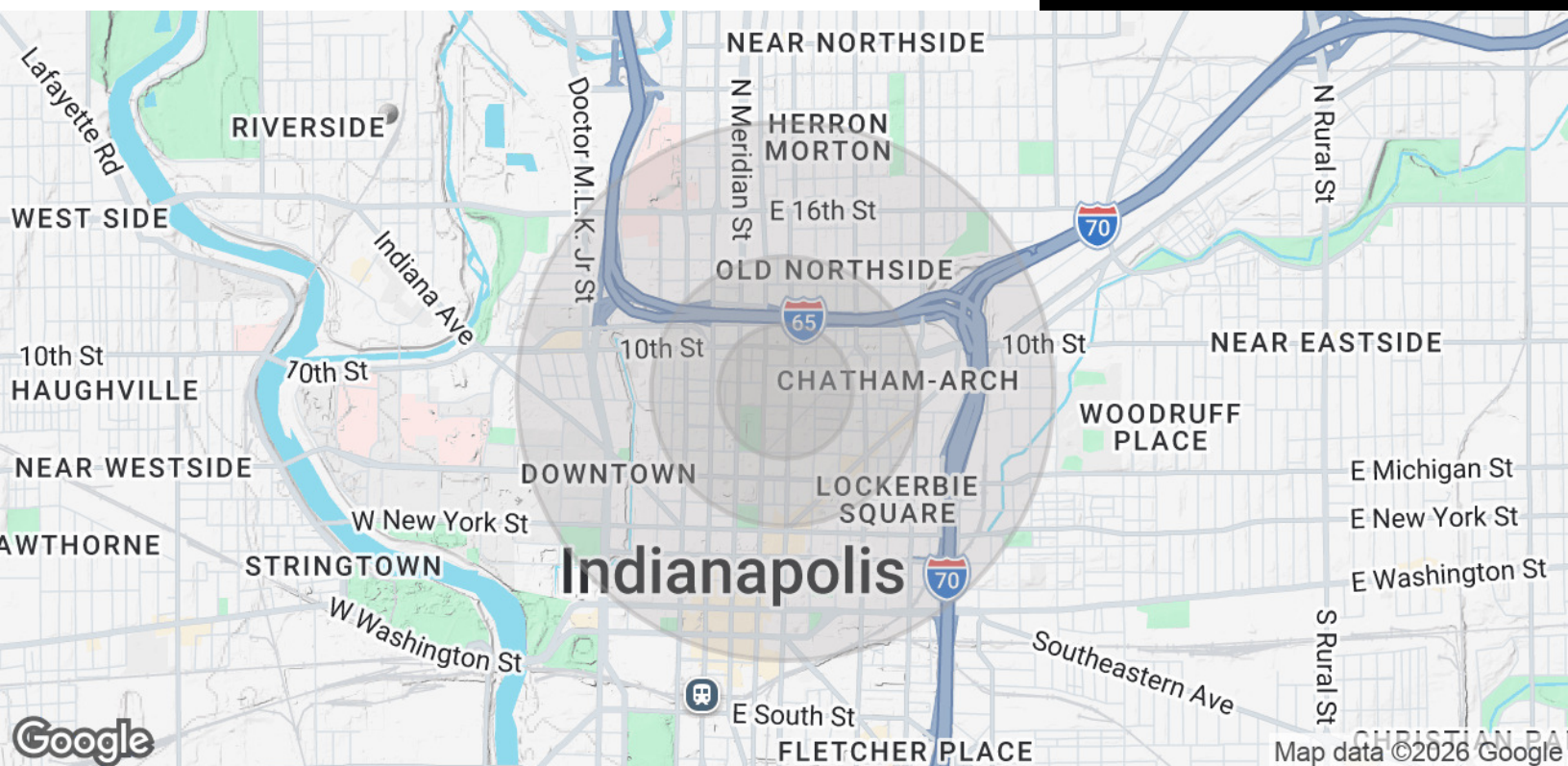
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,387	7,462	20,983
Average Age	34.2	32.7	32.2
Average Age (Male)	34.4	34.6	33.5
Average Age (Female)	29.1	29.4	30.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,407	4,637	12,139
# of Persons per HH	1.7	1.6	1.7
Average HH Income	\$105,316	\$108,666	\$113,004
Average House Value	\$298,587	\$386,664	\$407,573

2023 American Community Survey (ACS)

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