

# RELIANT BUILDING FOR SALE

## 6,631± SF MIXED-USE BUILDING

Marion County // NEQ of College Ave & Kessler Blvd  
5915 N College Avenue // Indianapolis, IN 46220



EXCELLENT SECOND FLOOR OWNER-OCCUPANT OPPORTUNITY

UPSCALE OFFICE BUILDING

UNIQUE CONTEMPORARY BUILDING IN THE  
HEART OF SOUTH BROAD RIPPLE (SOBRO)



PARTNERING FOR SUCCESS.

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### BUILDING PHOTOS INTERIOR & EXTERIOR

STAIRWELL TO SECOND LEVEL



NE QUADRANT OF N COLLEGE AVE & KESSLER BLVD



LOWER LEVEL OFFICE



KITCHENETTE/SECOND LEVEL COMMON AREA



SECOND LEVEL OFFICE



### OWNER-OCCUPANT OPPORTUNITY

**FOR INFORMATION,  
PLEASE CONTACT:**

**SCOTT LINDENBERG, CCIM // 317.449.9697 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us) // [reliantpartners.us](http://reliantpartners.us)**  
**THOMAS WILLEY // 317.513.7790 // [tom@reliantcr.com](mailto:tom@reliantcr.com) // [reliantcr.com](http://reliantcr.com)**

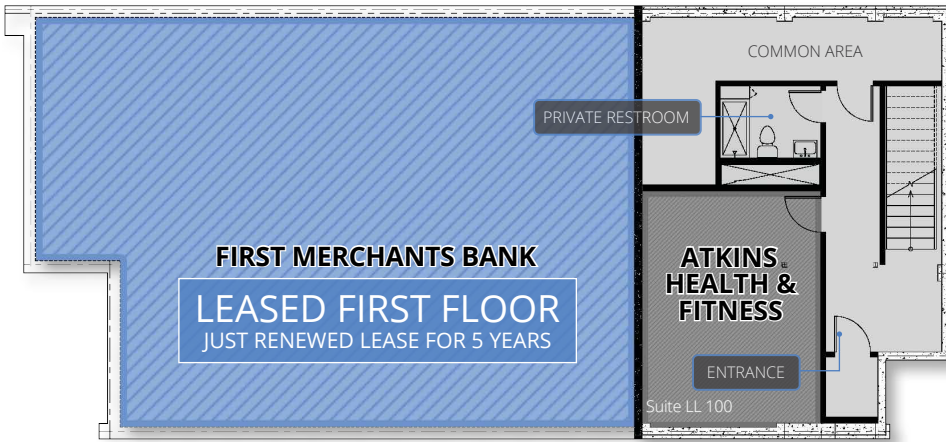
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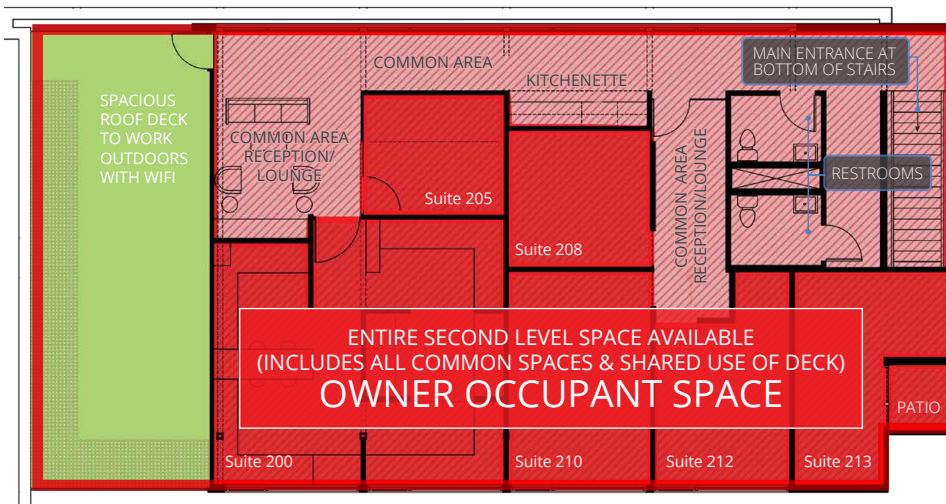
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### FIRST & SECOND LEVEL FLOOR PLANS

#### Ⓐ FIRST & LOWER LEVEL (NOT A BASEMENT) AREA PLAN



#### Ⓐ SECOND LEVEL AREA PLAN



#### PROPERTY FEATURES:

- AVAILABLE: Office building/space in 6,631± SF RELIANT BUILDING constructed in 2016 in Broad Ripple/ SoBro area
  - » LEASED: first level 2,750± SF
  - » AVAILABLE: second level 2,402± SF plus 628± SF balcony patio (3,030± SF total)
  - » LEASED: lower level 851± SF (optional for new tenant spillover or storage)
- First Merchants Bank (first level tenant) just renewed lease for 5 years.
- 15 surface parking spaces (3 reserved for bank) along with street parking
- Zoned MU-1 (Mixed-Use 1 District) accommodates retail/commercial and residential uses
- Second floor is available for an owner-occupant for operations/investment to continue operating as office suites or convert to residential.
- Second floor space has several private offices, common reception/lounge area, kitchenette, restrooms and balcony patio with lots of natural light.
- Distinctive two-story construction with quality Class A finishes and state-of-the-art construction
- Common areas (1,200± SF total) include a kitchenette, lounge and balcony patio overlooking College Ave.
- Great visibility on College Ave with nearby traffic counts estimated at 45,000+ cars per day at convergence of College Ave and Kessler Blvd
- Currently locally owned and managed

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BROAD RIPPLE TRADE AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population 2024	13K	82.9K	228.8K
Households 2024	6.4K	36.7K	99.2K
Employees 2024	6.1K	28.5K	129.7K
Avg HH Income 2023	\$145.9K	\$111.3K	\$90.9K
Traffic Counts: College Ave @ 16,933 VPD / Kessler Blvd @ 17,848 VPD			

- Office is near the Monon Rail Trail running throughout Broad Ripple north into Hamilton County and Mass Ave to the south.
- Broad Ripple has the largest concentration of residential/commercial entities in the area and is a synergistic hub for entrepreneurs.
- Located just south of Broad Ripple/SoBro (3 blocks) on College Ave, 15 minutes north of Downtown Indianapolis, and 5 minutes northeast of Butler University, near Indianapolis's affluent north side.
- Broad Ripple (BR) is home to many unique annual events such as the Broad Ripple Art Fair, BR Street Fest, BR Historic Home Tour and more.
- Site is walking distance to commercial/shopping/entertainment in Broad Ripple and amenities at College Avenue and Kessler Boulevard.

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