

# THE COLONY - BUILDING 1

10291 N. Meridian St., Indianapolis, IN 46290

**FOR SALE**



## VIDEO

## PROPERTY HIGHLIGHTS

- Location, location, location - I-465 & US 31 Interchange
- The Colony-Building 1 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
- Approx. 1,200 hotel rooms within a 1-mile radius

## OFFERING SUMMARY

Sale Price: \$3,250,000

Building Size: 30,000 SF

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## PROPERTY DESCRIPTION

Step into a premier investment opportunity in the heart of the busy Indianapolis/Carmel corridor. The Colony features two office buildings, each totaling approx. 30,000 SF. Building 1 is currently for sale, which 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 opportunity.

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

## LOCATION DESCRIPTION

Situated in the heart of Indianapolis' prestigious N. Meridian Corridor, the location offers exceptional connectivity & a vibrant professional environment. Just minutes from Carmel's thriving business district & Keystone @ the Crossing, the area is surrounded by top-tier dining, retail, & hospitality options, including Ruth's Chris Steak House, Ironworks Hotel, & The Fashion Mall. Convenient access to I-465 & U.S. 31 places downtown Indianapolis & the Indianapolis International Airport within easy reach. Nearby healthcare & corporate hubs, such as Ascension St. Vincent Hospital & major regional headquarters, enhance the appeal. This dynamic location combines accessibility with an upscale suburban atmosphere ideal for business.

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