



AVAILABLE SF

2,741 SF

LEASE RATE

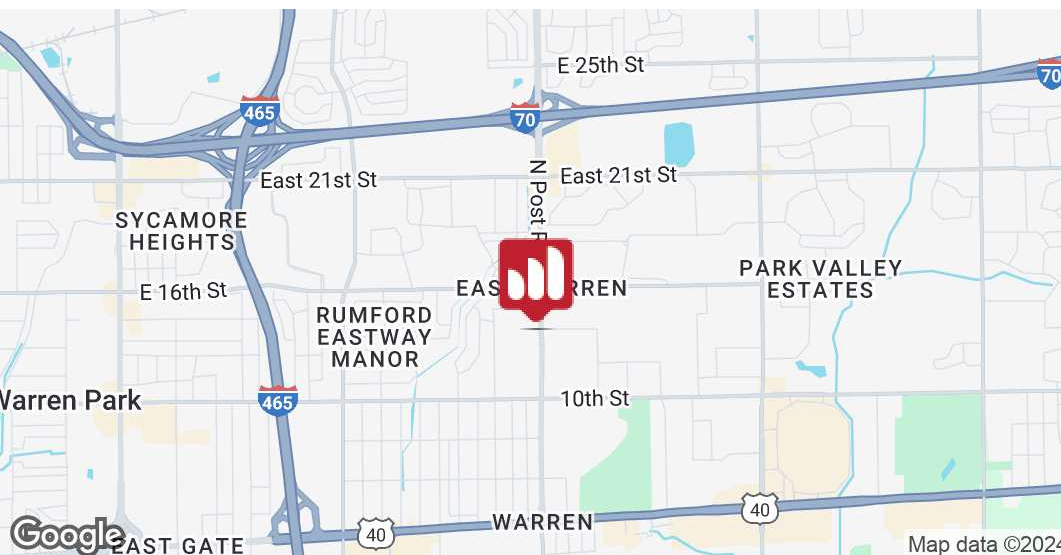
\$18.50 SF/YR (NNN)

## PROPERTY HIGHLIGHTS

- Professional or medical office space available
- Versatile floorplan, w/ multiple private offices & open workspace
- Surrounded by interstates & city thoroughfares
- Attractive & well-maintained exterior & interior

FOR LEASE

1260  
N. POST RD.  
Indianapolis, IN  
46219



**JAMES GRUESSER**

O: 317.454.7171 | C: 317.414.0313  
jgruesser@premiercres.com

**PETE ALVEAL**

O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com

Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

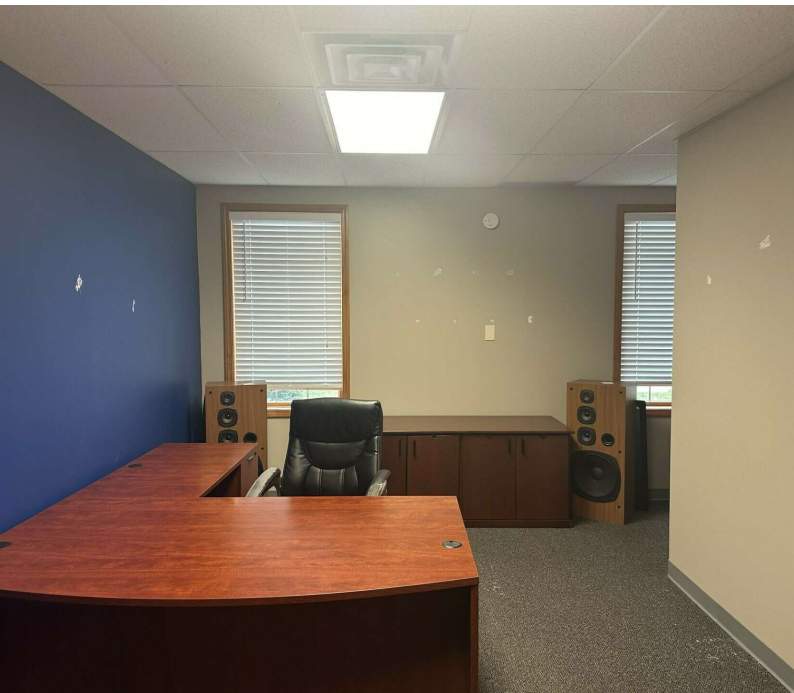
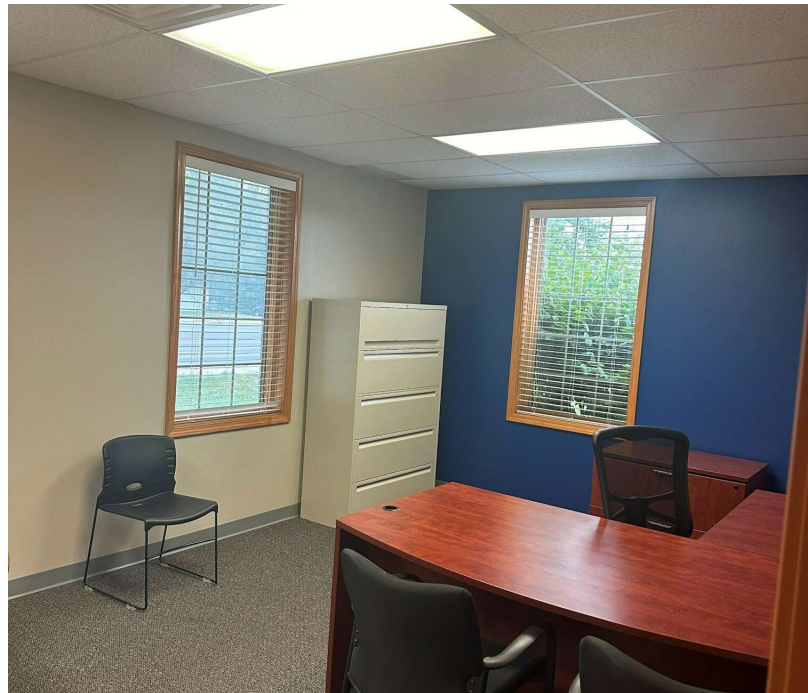
The information contained herein has been obtained from sources we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee the information is correct or complete. Marketing materials & documents alike may only be reproduced in their entirety, without modification or deletion. Photos are the property of their respective Owners, & use of these without the written consent of said Owner is prohibited. © 2024, Premier Commercial Real Estate Services, LLC



# 1260 N. POST RD.

Indianapolis, IN 46219

**FOR LEASE**



**JAMES GRUESSER**

O: 317.454.7171 | C: 317.414.0313  
jgruesser@premiercres.com

**PETE ALVEAL**

O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com



# 1260 N. POST RD.

Indianapolis, IN 46219

**FOR LEASE**



## PROPERTY DESCRIPTION

Professional or medical office lease available. The suite has a reception area, six private offices, a large, open workspace, a private restroom, & a kitchenette. Close proximity to I-465, I-70, US 40, & only a five-minute drive to Downtown Indianapolis. Surrounded by prime retail & office, as well as residents/possible patients. Due east of Downtown Indy & the charming Historic Irvington Neighborhood.

## LOCATION DESCRIPTION

With close proximity to downtown, tenants can experience the dynamic energy of the city while also enjoying the convenience of suburban amenities. Nearby, the renowned Irvington Historic District offers a charming mix of local boutiques, eateries, & cultural attractions, providing a distinct sense of community. Tenants can also take advantage of easy access to major highways, making commutes a breeze.

**JAMES GRUESSER**

O: 317.454.7171 | C: 317.414.0313  
jgruesser@premiercres.com

**PETE ALVEAL**

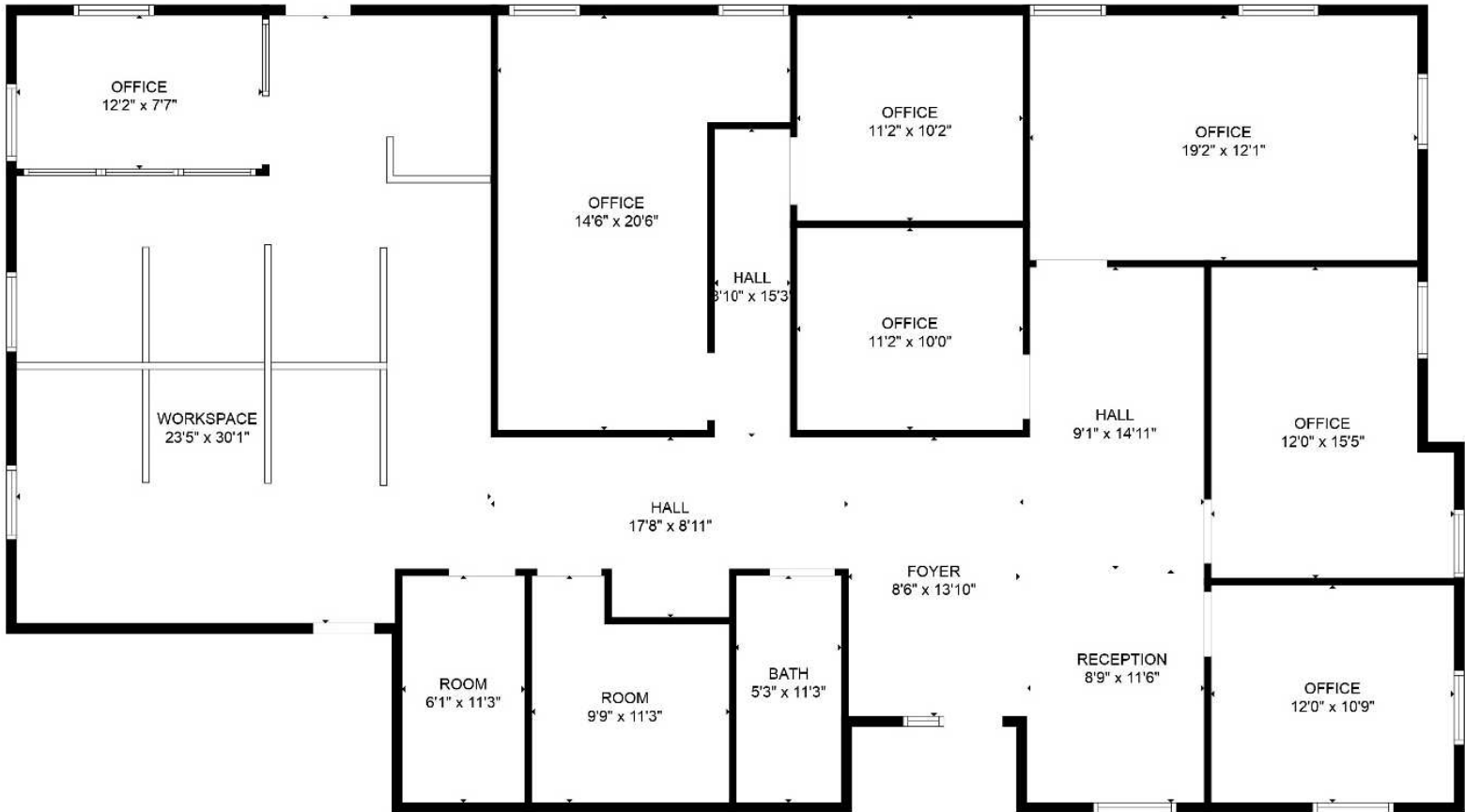
O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com

# 1260 N. POST RD.

Indianapolis, IN 46219

**FOR LEASE**

(Not to Scale)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**JAMES GRUESSER**

O: 317.454.7171 | C: 317.414.0313  
jgruesser@premiercres.com

**PETE ALVEAL**

O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com



# 1260 N. POST RD.

Indianapolis, IN 46219

**FOR LEASE**



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

**JAMES GRUESSER**

O: 317.454.7171 | C: 317.414.0313  
jgruesser@premiercres.com

**PETE ALVEAL**

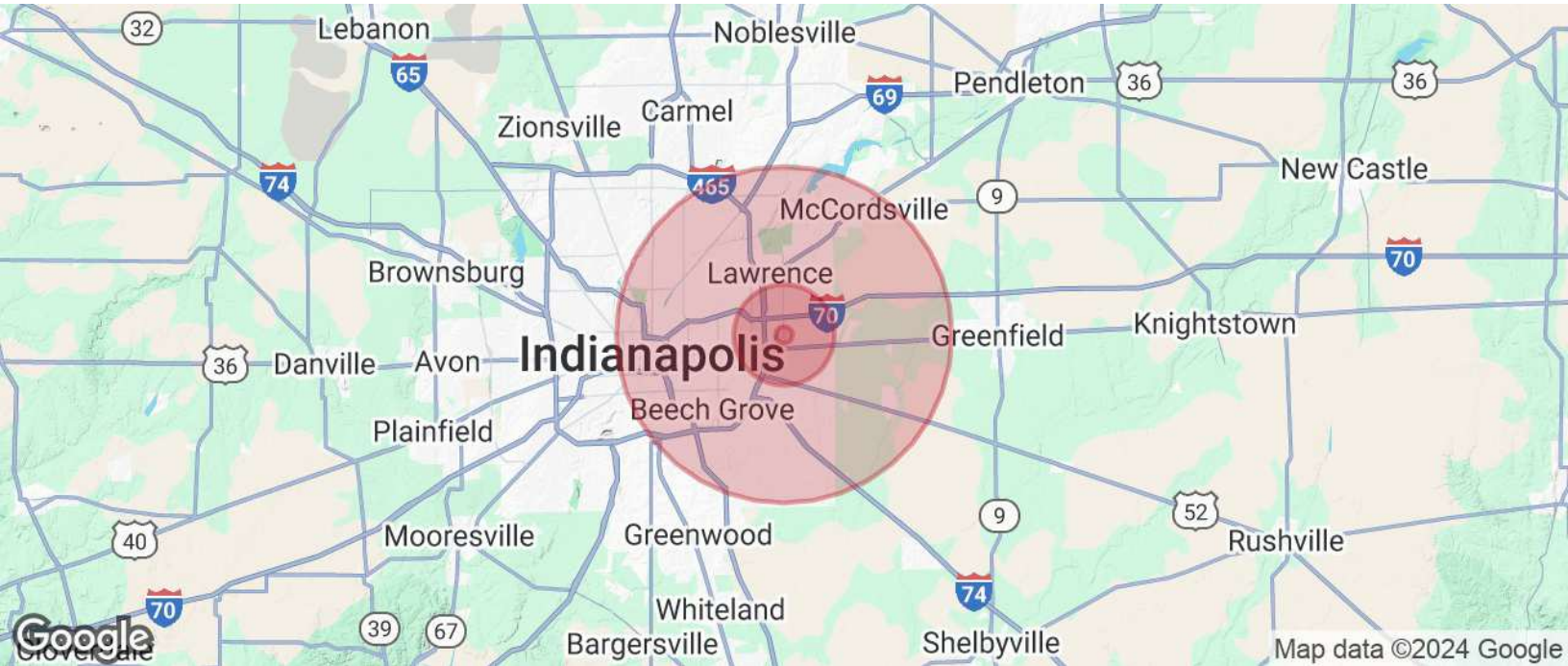
O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com



# 1260 N. POST RD.

Indianapolis, IN 46219

**FOR LEASE**



POPULATION	0.5 MILES	3 MILES	10 MILES
Total Population	1,660	67,711	625,005
Average Age	43	38	38
Average Age (Male)	41	36	37
Average Age (Female)	45	39	39

HOUSEHOLDS & INCOME	0.5 MILES	3 MILES	10 MILES
Total Households	630	26,332	255,211
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$84,769	\$73,009	\$89,704
Average House Value	\$187,839	\$197,829	\$267,979

*Demographics data derived from AlphaMap*

**JAMES GRUESSER**

O: 317.454.7171 | C: 317.414.0313  
jgruesser@premiercres.com

**PETE ALVEAL**

O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com