



OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	4,007 SF
Lot Size:	0.2 Acres
Price / SF:	\$205.89
Year Built:	1925
Renovated:	2023
Zoning:	D3
Market:	Indianapolis-IN
Submarket:	Midtown

PROPERTY HIGHLIGHTS

- Fully Renovated Mapleton - Fall Creek Office Building For Sale
- Stately Presence with Historic Charm
- 9 to 11 Large Offices, Large Boardroom with Attached Bar or Flex Room
- Fully Finished Basement with Large Break Area, Kitchen & Laundry
- 1 Full + 2 Half-Bathrooms
- Professionally Re-finished Oak Hardwood Floors
- New Windows, New High-Efficiency Furnace
- New Plumbing & Electrical
- Slate Roof
- Large Undeveloped Attic Space



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930 E WASHINGTON STREET, SUITE 200 | INDIANAPOLIS, IN 46202



PROPERTY DESCRIPTION

Situated on a unique street with a blend of historic buildings, 3656 Washington Blvd offers a prime location for both commercial and residential use. The 4007 sq ft building is surrounded by well-established law firms, a software company, and a construction design firm on the 3600 block. The street features generous lot sizes and meticulously maintained properties. The building itself has undergone a full renovation, including 34 new windows, nine offices, a spacious boardroom, a large staff kitchen, and stunning original oak hardwood floors. Additionally, the property provides the convenience of eight on-site parking spots. With its upscale ambiance and bright sunny character, this office premise is ideal for high-end brands in the Accounting/Finance, Legal, Real Estate, Advertising/Marketing, Medical, and/or Technology categories.

LOCATION DESCRIPTION

This historic Washington Boulevard mansion is perfectly located in the heart of the Mapleton Fall Creek neighborhood, just 1.5 blocks south of 38th Street and 5 blocks north of Fall Creek Parkway, providing easy access to Meridian Kessler, Fall Creek Place, Downtown, Broad Ripple, and all of the northside of Indianapolis. It is located among many other creative, historic mansions that have been converted to offices.

SITE DESCRIPTION

Centrally located within Indianapolis' Mapleton-Fall Creek community, 3656 Washington Blvd is a Federalist-style colonial building with red brick and a slate roof. Constructed in 1925 for Clara Stutz, the ex-wife of automobile manufacturer Harry C. Stutz, it served as her residence until her death in 1939. The property also housed Clara's daughter, Emma, and her husband, William S. Horn, who operated the renowned Washington Flower Shop at 30th and Washington Boulevard. In more recent years, the building was the long-term home of the advertising firm Daley Concepts, originally known as Shuel Advertising when it launched in 1972.



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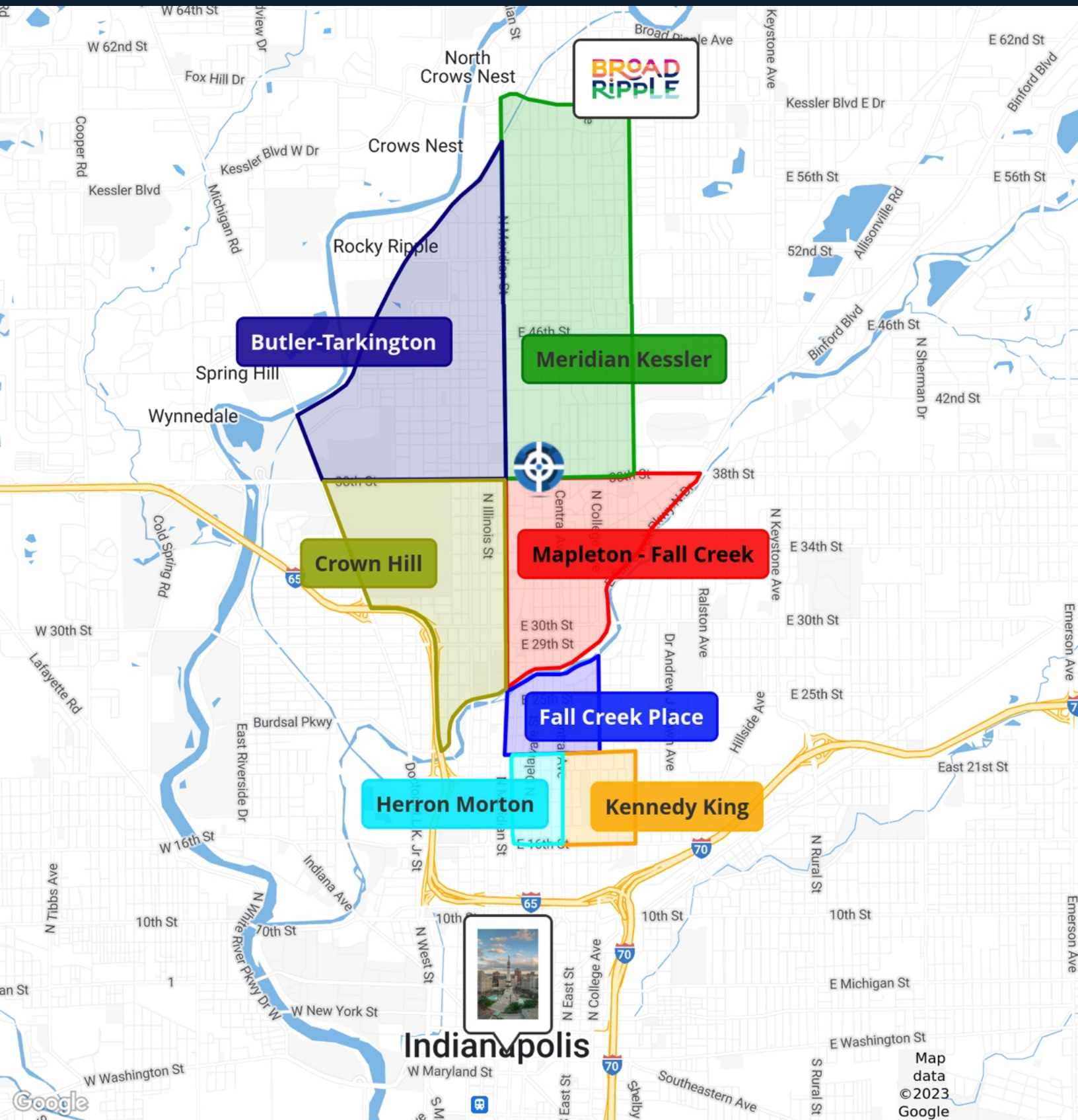


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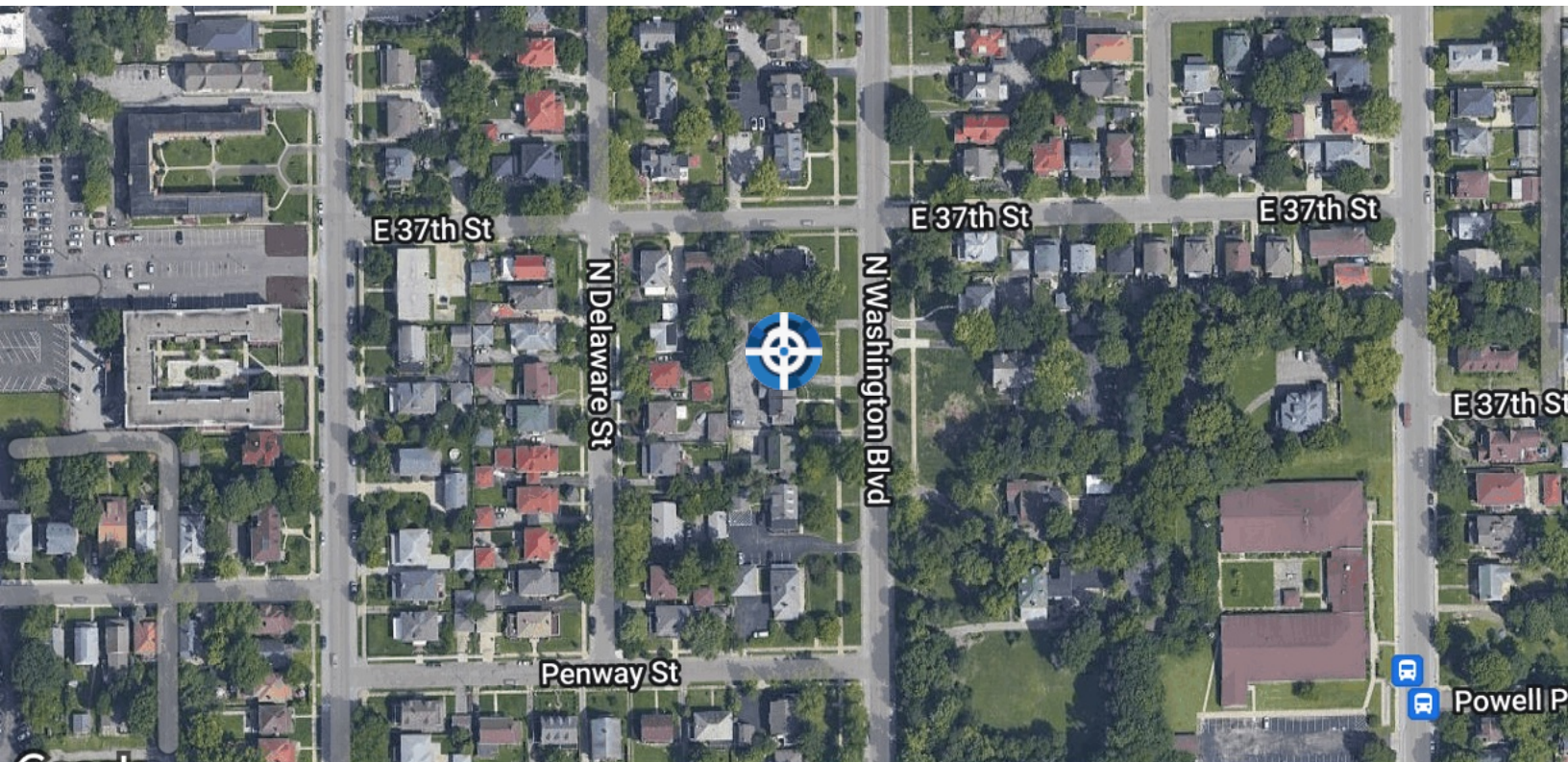
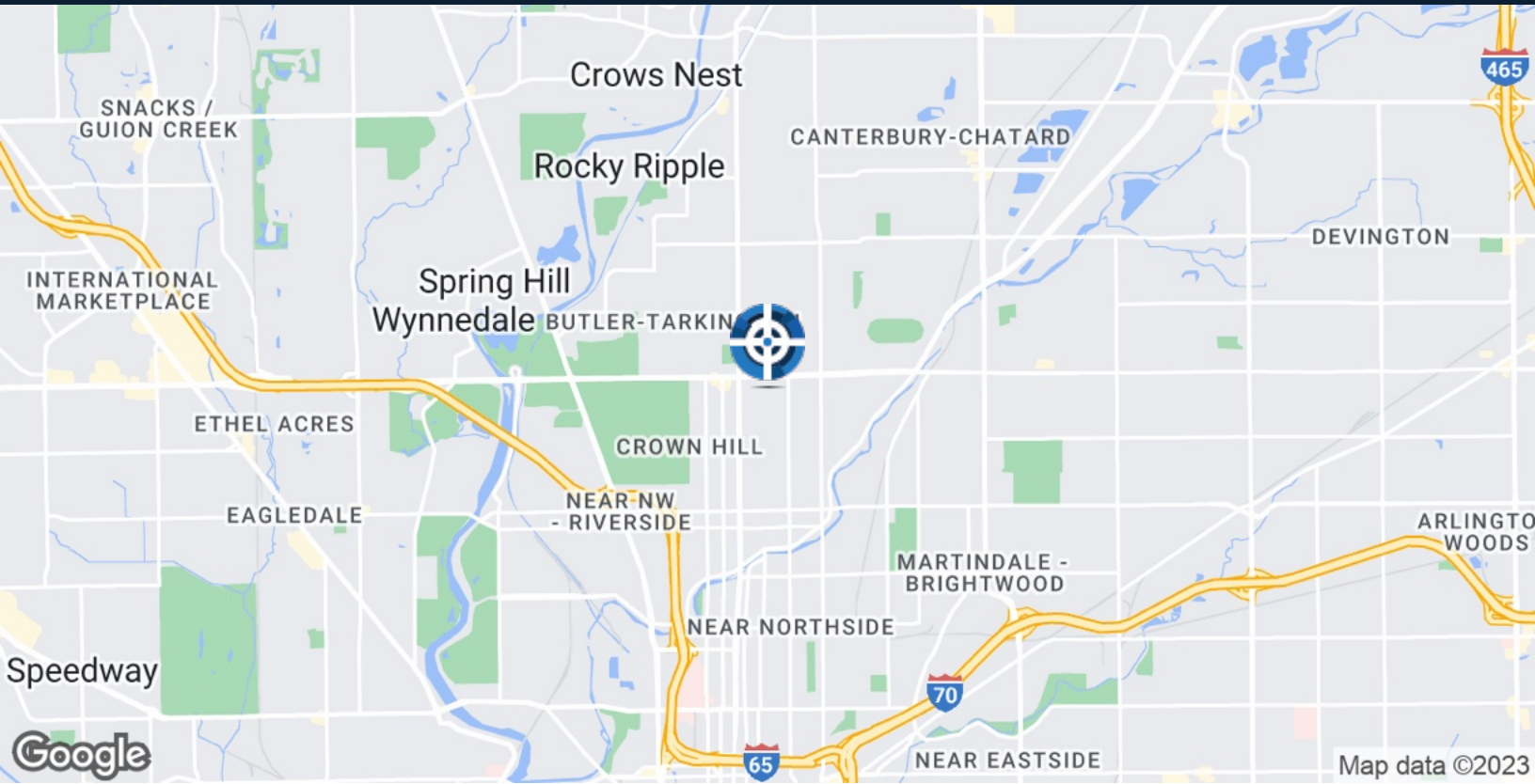
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