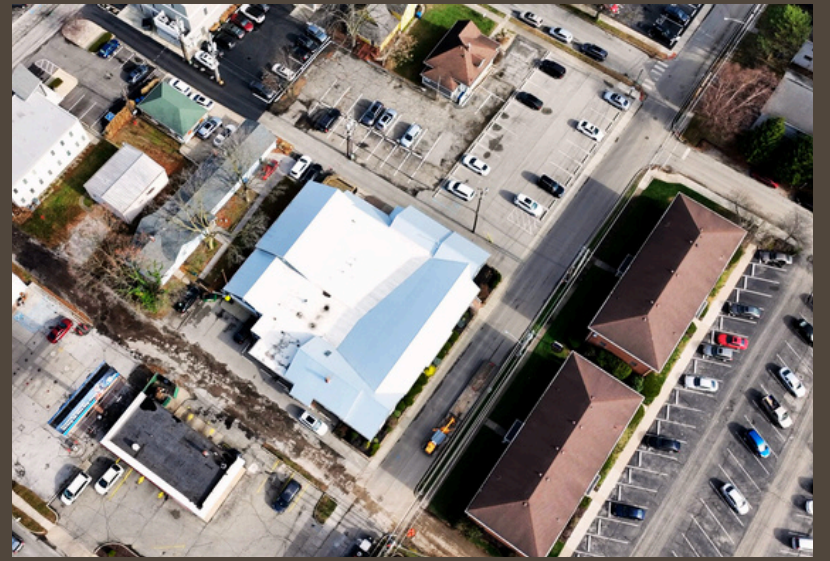


# FOR SALE

710 E 64TH ST

INDIANAPOLIS, INDIANA 46220



SQUARE FEET: 11,565

LAND: .55 AC

ZONING: C-2

PARKING: 30 SPACES

MULTIPLE BATHROOMS

STAFF TRAINING ROOMS

3 ENTRANCES

MULTIPLE EXECUTIVE OFFICES

3 CONFERENCE ROOMS

1 LARGE BREAK ROOM

1 SMALL KITCHENETTE

**HSI**  
COMMERCIAL  
— GROUP —

HAMADA IBRAHIM

317.432.1469

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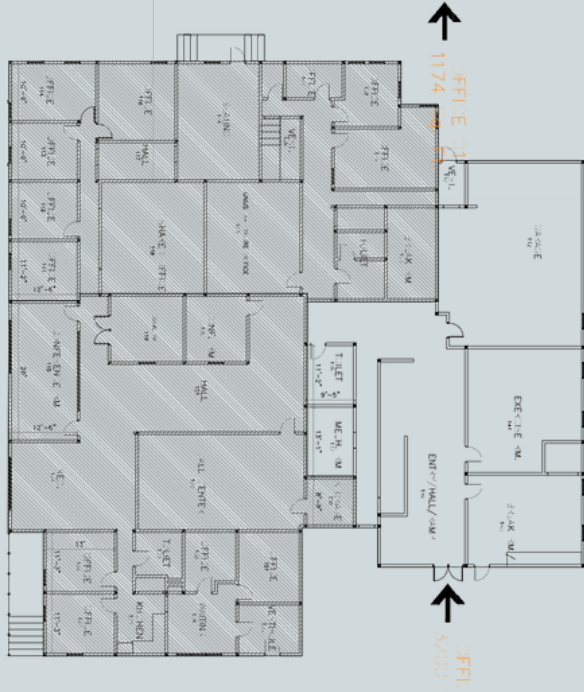
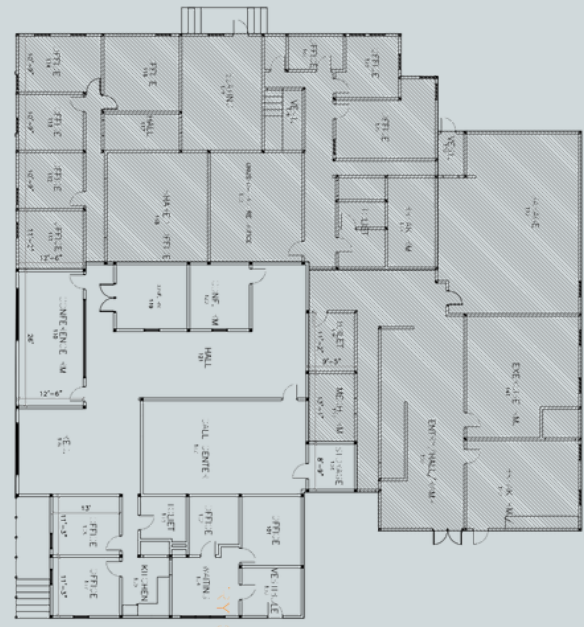
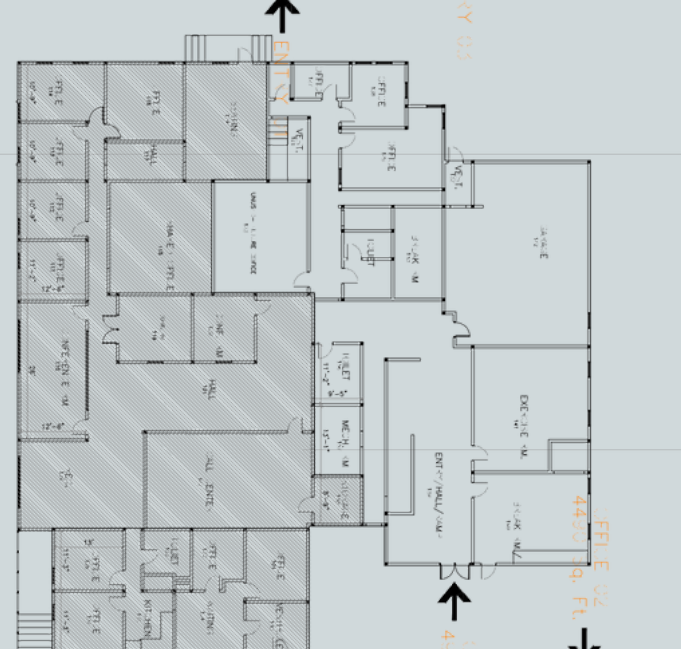
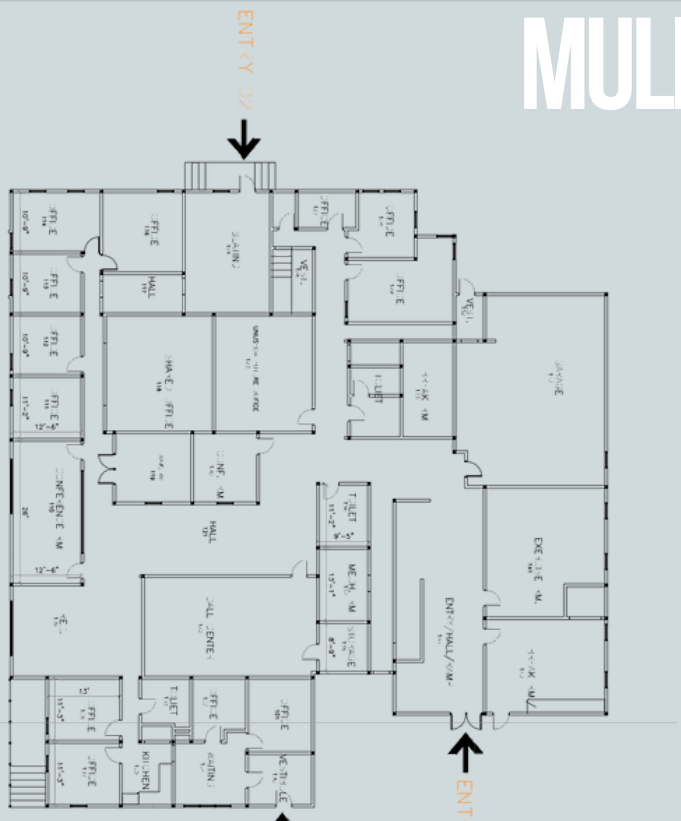


710 E 64TH ST BROAD RIPPLE VILLAGE IS LOCATED IN ONE OF SEVEN AREAS DESIGNATED AS CULTURAL DISTRICTS IN INDIANAPOLIS, INDIANA. LOCATED IN WASHINGTON TOWNSHIP, MARION COUNTY, INDIANA. ABOUT SIX MILES NORTH OF DOWNTOWN INDIANAPOLIS. THE NEIGHBORHOOD HAS A REPUTATION FOR BEING SOCIALLY, ECONOMICALLY, AND ETHNICALLY DIVERSE. BROAD RIPPLE IS HOME TO MANY LONG-ESTABLISHED BUSINESSES FROM RESTAURANTS AND RETAIL SHOPS TO PUBS AND PROFESSIONAL SERVICE FIRMS.





# MULTIPLE FLOOR LAYOUT OPTIONS







710 E 64TH ST OFFICE PROPERTY OFFERS 11,565 SF RIGHT IN THE HEART OF BROAD RIPPLE. NESTLED IN THE HEART OF BROAD RIPPLE WITH MULTIPLE OPTIONS PER OWNER USER. THE DIVERSITY OF THE SPACE LAYOUT ALLOWS FOR AS MANY AS THREE USERS AS SHOWN IN THE ATTACHED ILLUSTRATION. THE BUYER CAN UTILIZE AS MUCH SPACE AS THEY NEED. THERE ARE THREE ENTRANCES WHICH ALLOWS THE BUYER TO LEASE ANY REMAINING UNUSED SPACE. THIS OFFICE COMES WITH 30 PARKING SPACES WHICH IS RARE IN BROAD RIPPLE VILLAGE. POSITIONED ON .55 ACRES ALONGSIDE INDY'S MAIN WATERWAY, THE WHITE RIVER, THE NEIGHBORHOOD IS NESTLED BETWEEN THE MONON TRAIL AND THE NORTHERN PORTION OF THE INDIANA CENTRAL CANAL. COMPLETELY RENOVATED AND UPDATED OFFICE BUILDING.







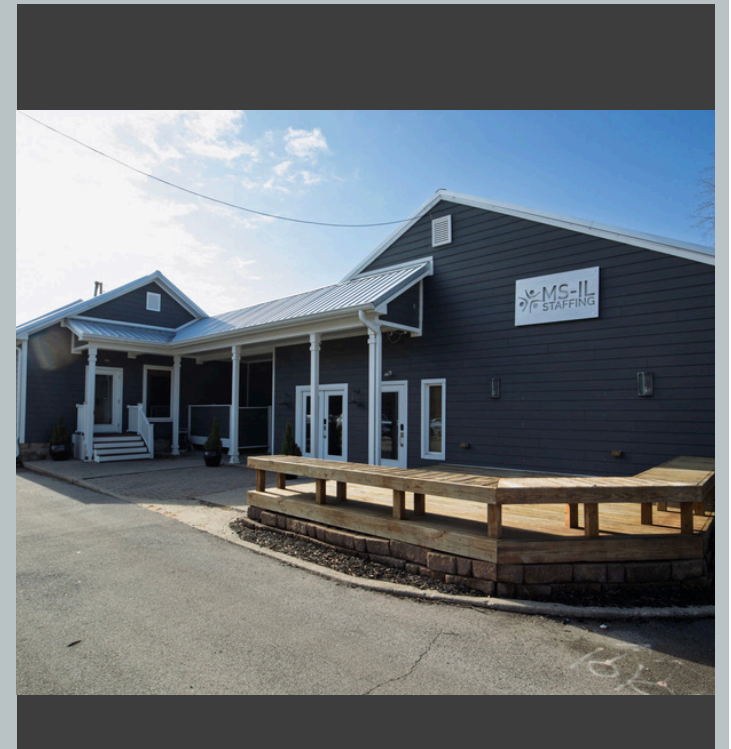
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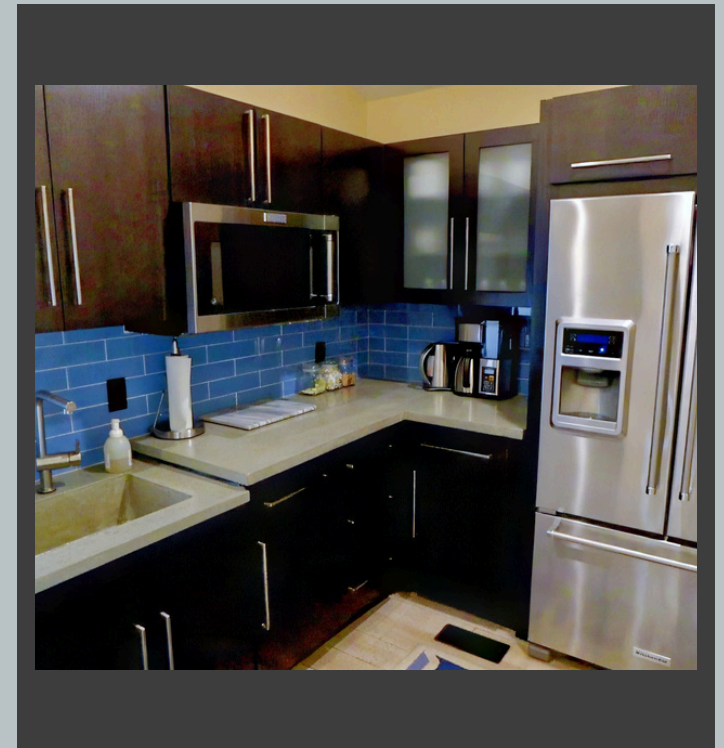




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