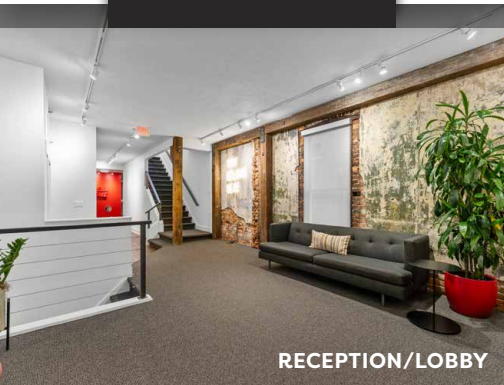


FOR SALE OR LEASE | OFFICE BUILDING

8,194± SF + 1,077± SF STORAGE | TWO STORY BRICK BUILDING

LOCKERBIE HISTORIC DISTRICT | 330 N COLLEGE AVE | INDIANAPOLIS, IN 46202 (MARION COUNTY)



RECEPTION/LOBBY



MAIN ENTRANCE/PATIO/COURTYARD



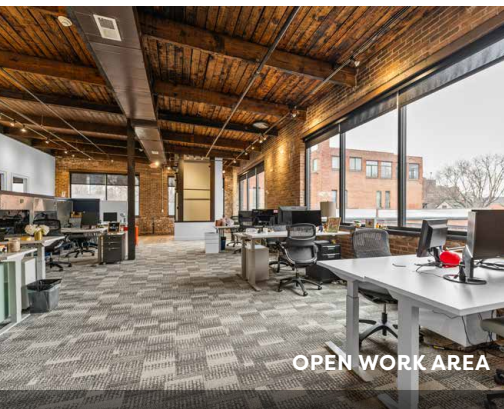
CONFERENCE ROOM



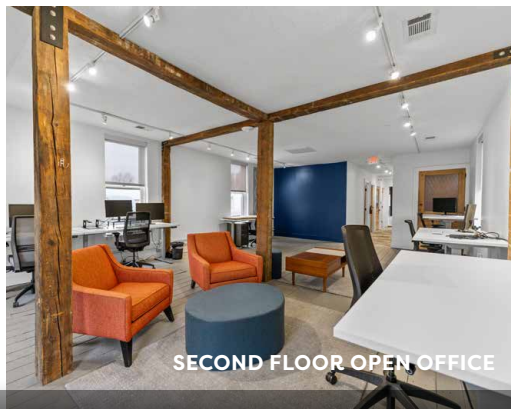
RECEPTION /LOBBY



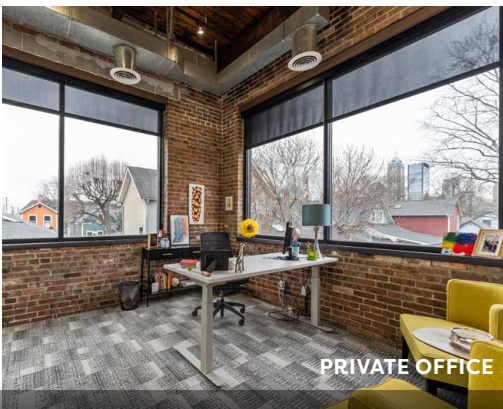
CONTACT BROKER FOR PRICING.



OPEN WORK AREA



SECOND FLOOR OPEN OFFICE



PRIVATE OFFICE



KITCHENETTE

ERIC AHONEN | 317.460.6718 | eric@meridianmarketcre.com | meridianmarketcre.com

FOR SALE OR LEASE | OFFICE BUILDING | 8,194± SF + 1,077± SF STORAGE

HISTORIC LOCKERBIE DISTRICT | 330 N COLLEGE AVE | INDIANAPOLIS, IN 46202 (MARION COUNTY)



330 N COLLEGE AVE | FLOOR PLAN

PROPERTY FEATURES:

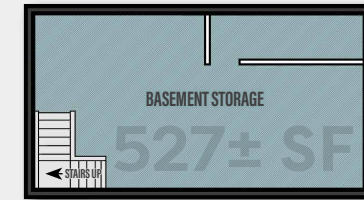
- **AVAILABLE FOR SALE OR LEASE:**
8,194± SF + 1,077± SF office building in the historic Lockerbie District just east of downtown Indianapolis.
- Building underwent extensive improvements in 2024 totaling more than \$300,000.
- Building includes multiple private offices, conference rooms, restroom facilities, kitchenette and large open office spaces; also includes unfinished storage in the attic and basement.
- Parking on site of 12+ spaces.
- Creative signage on front of building
- Oversized windows and natural light throughout with modern finishes in residential-type neighborhood.
- Located on the west side of College Avenue between E. Michigan Street and E. New York Street—four blocks from the I-65/70 interchange.
- Four walkable blocks west to Mass Ave corridor featuring many restaurants, retailers and entertainment options.
- Many multi-family opportunities within walking distance to site.

FIRST FLOOR



PARKING

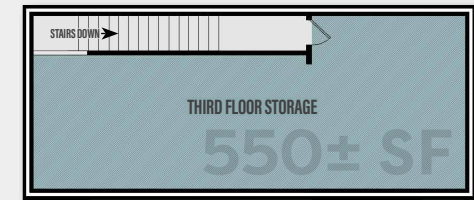
BASEMENT (UNFINISHED)



SECOND FLOOR



THIRD FLOOR (UNFINISHED)



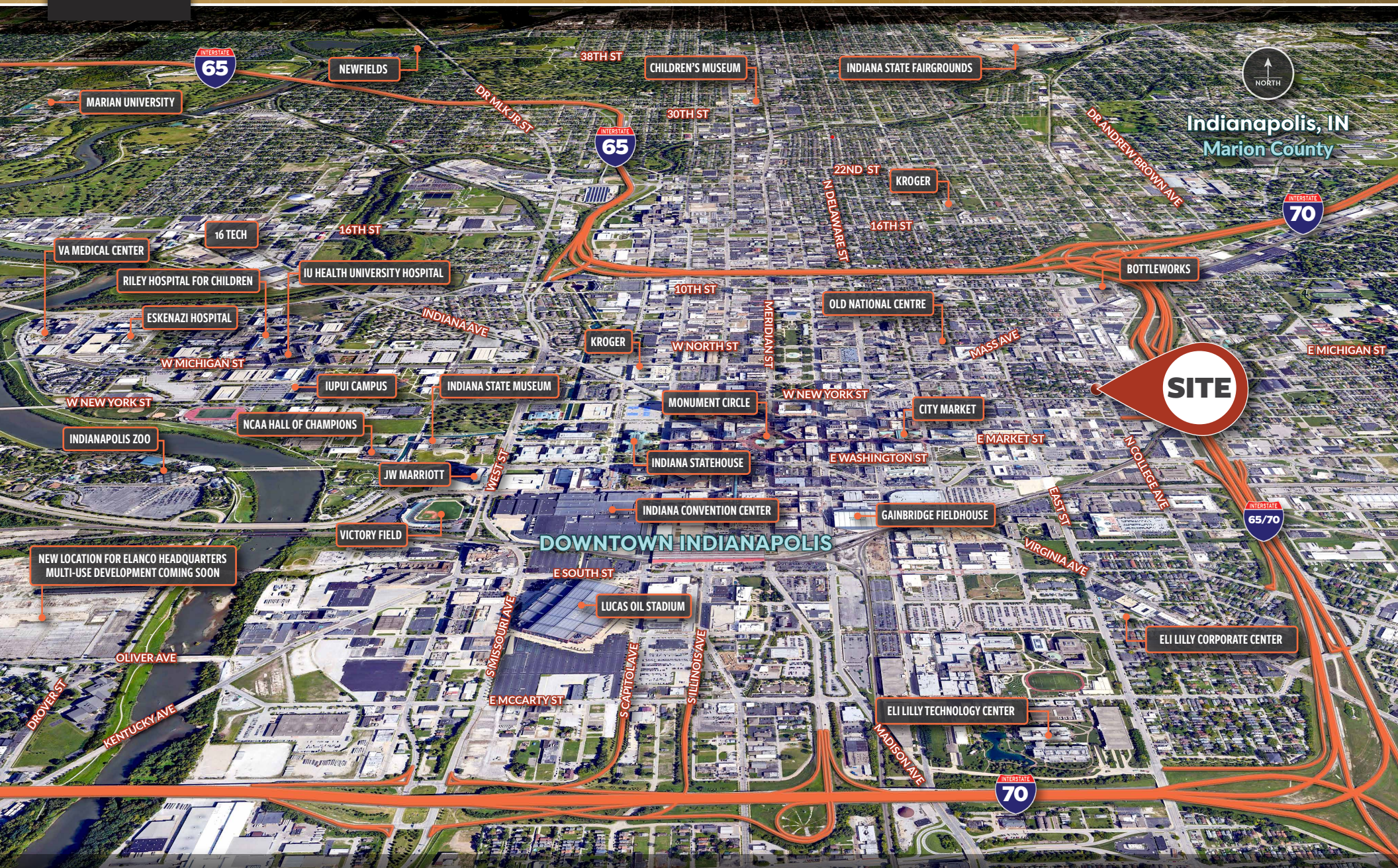
N COLLEGE AVE

NOT TO SCALE

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FOR SALE OR LEASE | OFFICE BUILDING | 8,194± SF + 1,077± SF STORAGE

HISTORIC LOCKERBIE DISTRICT | 330 N COLLEGE AVE | INDIANAPOLIS, IN 46202 (MARION COUNTY)



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