

Office Space

For Lease

425 W South St, Indianapolis, IN 46225



PROPERTY OVERVIEW

- 11,924 SF
- Building Signage
- Free surface parking with additional garage parking
- Contemporary and functional build out
- Corner space with strong glass line
- Additional skylights added for natural light
- Ample storage space available
- Lease Rate: \$22.00/NNN



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 Est. Population	9,495	120,425	281,638
Est. Households	4,661	50,347	114,012
Median HH Income	\$65,994	\$42,855	\$40,321

TRAFFIC COUNTS

South Street:	10,763 ADT
S West St:	12,069 ADT

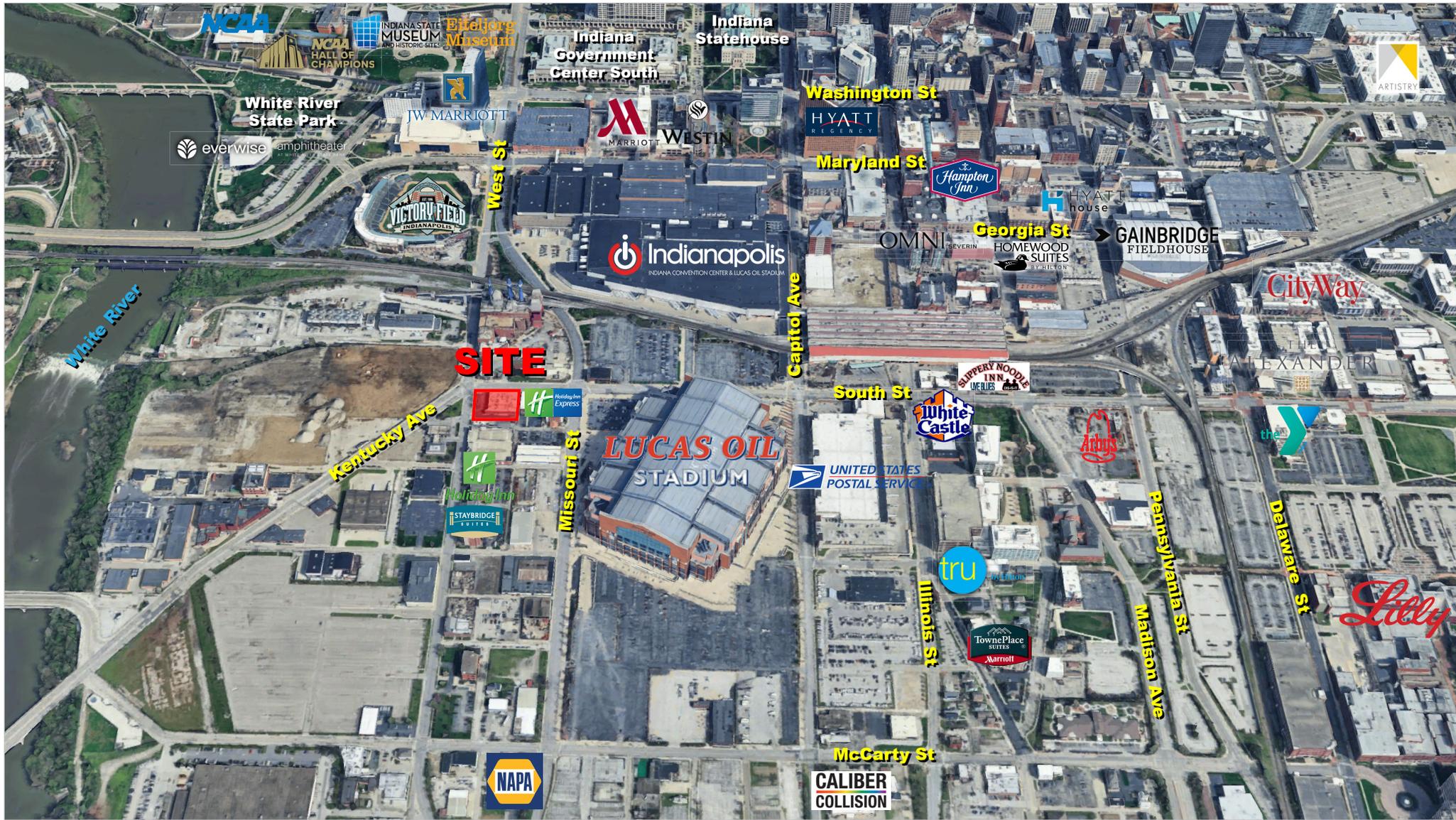
Matt Jackson
mjackson@jacksonig.com
317-340-3969
www.jacksonig.com



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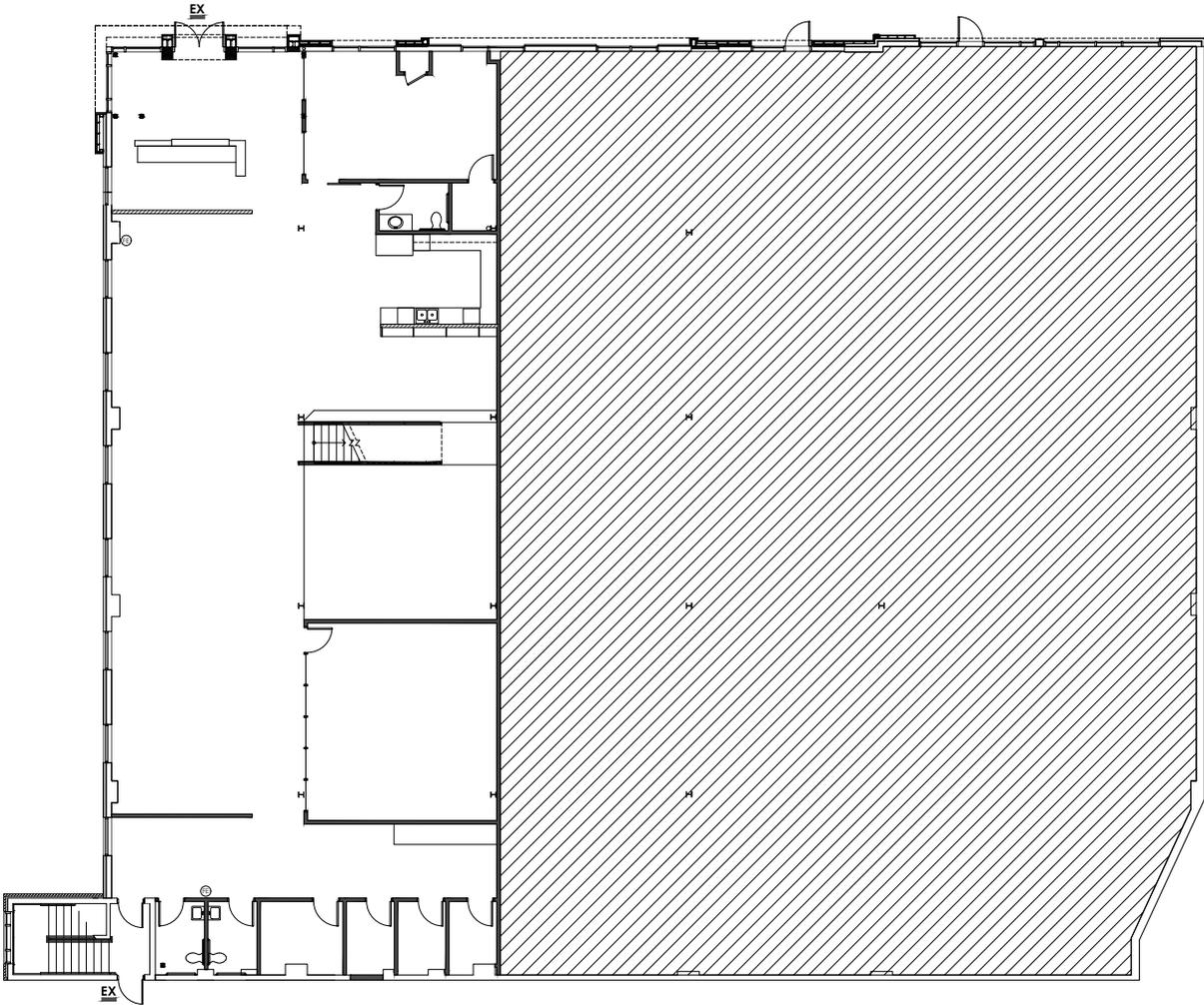


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First Floor Plan



LIFE SAFETY PLAN - FIRST FLOOR
SCALE: 1/8"=1'-0"

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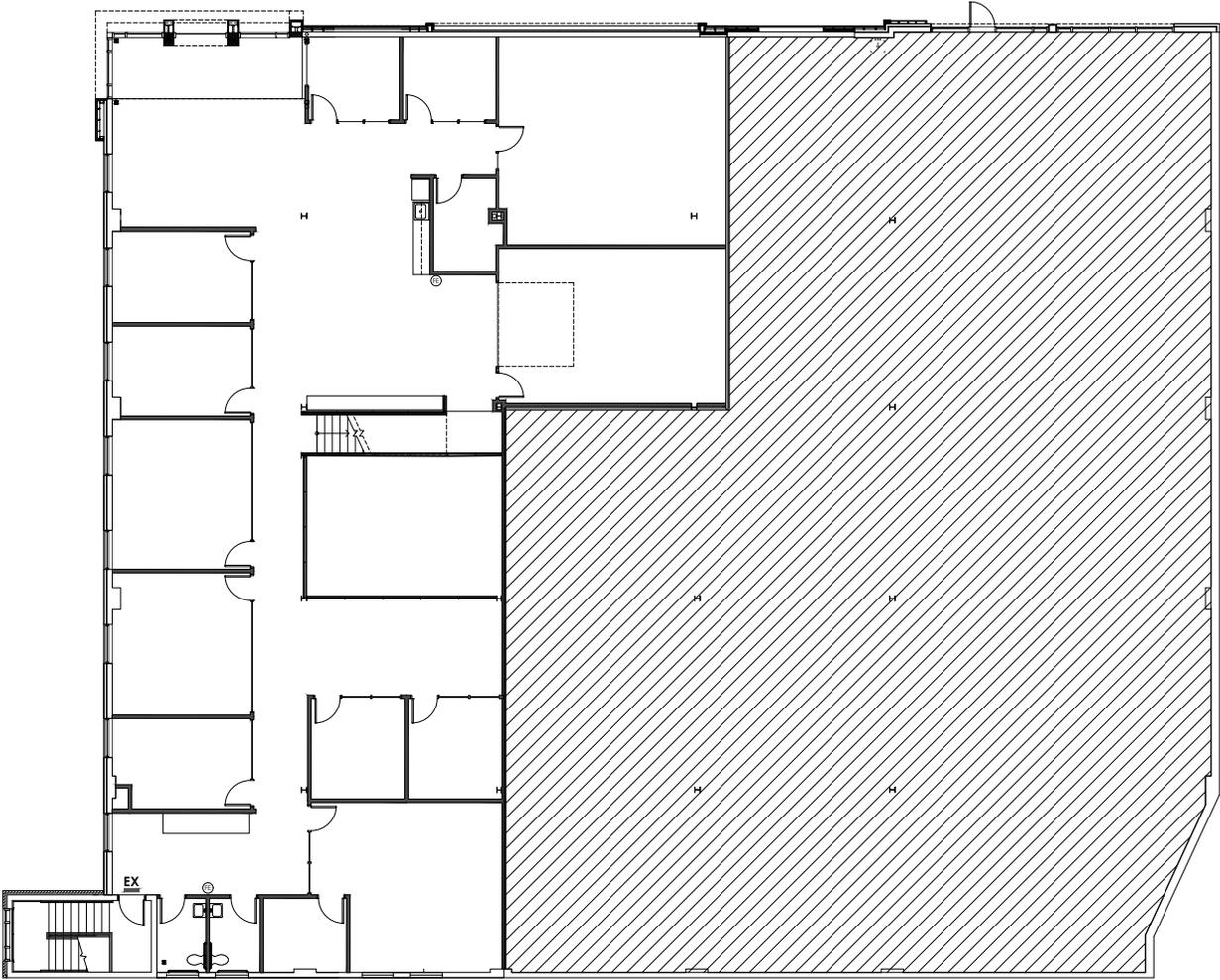


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Second Floor Plan



LIFE SAFETY PLAN - SECOND FLOOR
SCALE: 1/8"=1'-0"

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