



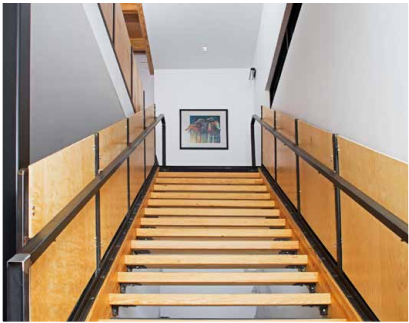
RELIANT
PARTNERS

FOR LEASE: RELIANT BUILDING OFFICE SUITES AVAILABLE

5915 N. College Avenue // Indianapolis, IN 46220

UPSCALE OFFICE SUITES

UNIQUE CONTEMPORARY BUILDING IN THE
HEART OF SOUTH BROAD RIPPLE (SOBRO)



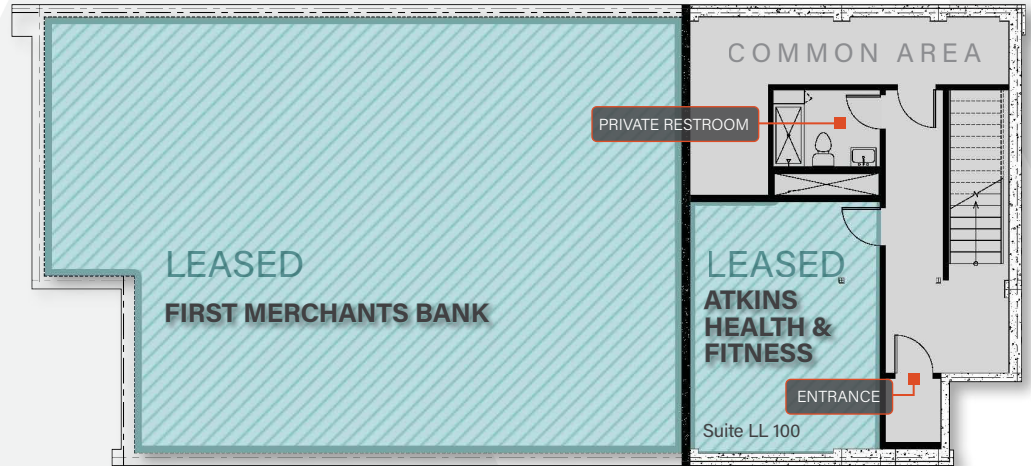
COMMERCIAL REAL ESTATE

LOUNGE & OUTDOOR PATIO AREAS

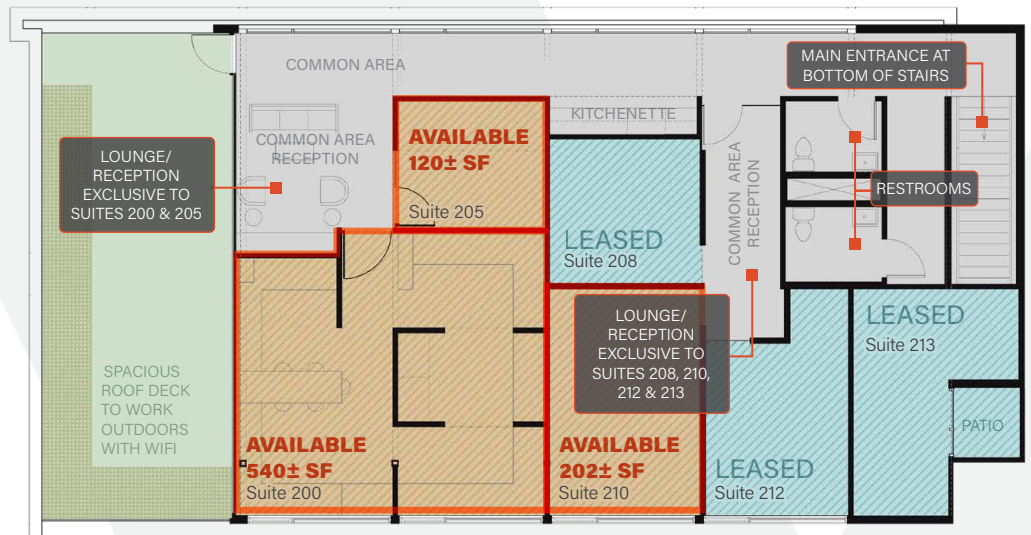
FIRST & SECOND LEVELS:

PROPERTY FEATURES:

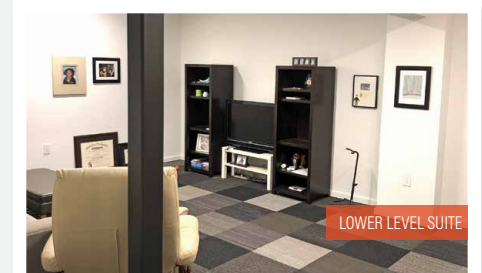
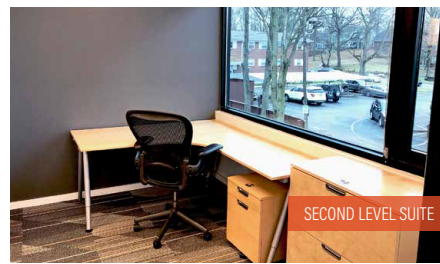
- **FOR LEASE:** Office suites in 6,600 SF RELIANT BUILDING constructed in 2016 in Broad Ripple/SoBro area
 - » Suite 200: 540± SF
 - » Suite 205: 120± SF
 - » Suite 210: 202± SF
 - » Available suites include exclusive common reception/lounge areas and outdoor roof patio/deck
- Distinctive two-story construction with quality Class A finishes and state-of-the-art construction
- Office suites available on second level with abundant natural light and modern feel overlooking College Avenue.
- Common areas (1,200± SF total) and include a kitchenette, lounge and balcony patio overlooking College Ave.
- Great visibility on College Ave with nearby traffic counts estimated at 45,000+ cars per day at convergence of College Avenue and Kessler Boulevard.
- Ample surface lot and street parking available to tenants and visitors
- Locally owned and managed



Ⓐ FIRST & LOWER LEVEL AREA PLAN



Ⓐ SECOND LEVEL AREA PLAN





- Office is near the Monon Rail Trail running throughout Broad Ripple north into Hamilton County and Mass Ave to the south.
- Broad Ripple has the largest concentration of residential/commercial entities in the area and is a synergistic hub for entrepreneurs.
- Located just south of Broad Ripple/SoBro (3 blocks) on College Ave, 15 minutes north of Downtown Indianapolis, and 5 minutes northeast of Butler University, near Indianapolis's affluent north side.
- Broad Ripple (BR) is home to many unique annual events such as the Broad Ripple Art Fair, BR Street Fest, BR Historic Home Tour and more.

- Site is walking distance to commercial/shopping/entertainment in Broad Ripple and amenities at College Avenue and Kessler Boulevard.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population 2023	12,598	81,909	228,043
Households 2023	6,264	36,455	98,917
Avg HH Income 2023	\$131,428	\$99,759	\$82,704
Traffic Counts: College Ave @ 16,933 VPD / Kessler Blvd @ 17,848 VPD			

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