

A&P BUILDING

55 S. State Ave., Indianapolis, IN 46201

FOR LEASE



VIDEO

PROPERTY HIGHLIGHTS

- Large or small flex/warehouse spaces, up to 10,000 SF
- +/- 2 AC fenced lot for additional parking &/or trailer storage
- On-site security, maintenance, property management & free parking
- Auditorium & conference center available, as well as shared breakroom

OFFERING SUMMARY

Lease Rate:	\$8.61 - 22.22 SF/yr (MG; NNN)
Available SF:	405 - 87,120 SF
Building Size:	127,798 SF

MATT FERGUSON

O: 317.454.7171 | C: 317.679.4046
mferguson@premiercres.com

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PROPERTY DESCRIPTION

The A&P Building was designed to serve as an economical workspace catering to small business proprietors & professionals who have moved beyond using their dining room table, basement, or garage as their workspaces. It provides a setting where individuals are immersed in a vibrant community of entrepreneurs fueled by the collaborative atmosphere. This property offers unique flex/warehouse spaces. It also offers 2 acres of fenced land.

LOCATION DESCRIPTION

Less than a mile to the I-70 & I-65 interchange on the east side of Downtown Indianapolis - only one mile to The Circle. Just one block south of E. Washington St./US 40, a main E/W thoroughfare through the city. Adjacent to Willard Park & close to neighborhoods like Mass Ave., Fletcher Place, & Fountain Square.

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Location Amenities



HIGHWAYS

I-65 and I-70

The Building is Located ½ mile from the new I-65 and I-70 exit off Washington Street.

US-40

The property is located 1 block South of State Road 40 (East Washington St) on South State Avenue.

PUBLIC TRANSPORTATION

Bus Service

IndyGo stops approximately 300 yards from the entrance to the Building

Airport

Indianapolis International Airport is approximately 13 miles via I-70 to the Ronald Reagan Expressway.

- 📍 1 Mile East of Monument Circle in Downtown Indianapolis
- 📍 1 Mile from the vibrant neighborhood of Fountain Square
- 📍 Located next to Willard Park direct access through gate
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LEASE INFORMATION

Lease Type: MG; NNN

Lease Term: Negotiable

Total Space: 405 - 87,120 SF

Lease Rate: \$8.61 - \$22.22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	3,320 - 10,000 SF	Modified Gross	\$9.72 SF/yr	Up to 10,000 SF
Suite 100A	Available	3,443 SF	Modified Gross	\$8.71 SF/yr	-
Suite 101	Available	1,084 - 10,000 SF	Modified Gross	\$9.00 SF/yr	Up to 10,000 SF
Suite 106	Available	409 SF	Modified Gross	\$22.00 SF/yr	-
Suite 107	Available	405 SF	Modified Gross	\$22.22 SF/yr	-
Suite 108/109	Available	3,486 SF	Modified Gross	\$8.61 SF/yr	-
Suite 111	Available	3,899 SF	Modified Gross	\$9.23 SF/yr	-
Suite 112	Available	862 SF	Modified Gross	\$13.92 SF/yr	-
Suite 114	Available	2,976 SF	Modified Gross	\$10.08 SF/yr	-
Suite 115	Available	822 SF	Modified Gross	\$14.60 SF/yr	-
Fenced Parking	Available	2 Acres	NNN	Negotiable	More acreage is possibly available for parking & trailer storage.

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