

OFFICE BUILDING FOR SALE

9955 CROSSPOINT BLVD

Indianapolis, IN 46256

FOR MORE INFORMATION, CONTACT:

PAT HUFFINE

Director
317.670.0373
pat@alopg.com

LORA MOORE

Executive Managing Director
765.918.4999
lora@alopg.com



PROPERTY SUMMARY

For Sale | 9955 Crosspoint Blvd, Indianapolis, IN 46256



PROPERTY DESCRIPTION

9955 Crosspoint Boulevard presents the opportunity to acquire a 7,432 SF office building in Indianapolis, Indiana. The two-story property offers a functional layout designed to accommodate a variety of professional office users and is well-suited for organizations such as technology, engineering, healthcare, consulting, and corporate headquarters.

Zoned PUD-C, the building provides flexibility for a range of office uses while supporting long-term occupancy needs. Its efficient configuration and multi-tenant design create flexibility for future leasing strategies or owner occupancy, with the first floor subject to an existing lease through 2028. Thoughtfully configured office space, multiple private offices, and collaborative work areas provide flexibility for a variety of operational needs, while the adaptable floor plan and professional office environment position the property to accommodate evolving business requirements over time.

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	0.64 Acres
Building Size:	7,432 SF
Parking:	48 Surface Spaces
Zoning	PUD-C

PROPERTY HIGHLIGHTS

- Investment & Owner-User Opportunity
- Two-Story, Multi-Tenant Configuration
- Located Within Crosspoint Business Park
- Immediate Access to I-69, I-465 & Binford Boulevard
- Well-Suited for Technology, Engineering, Healthcare, Consulting & Corporate Headquarters

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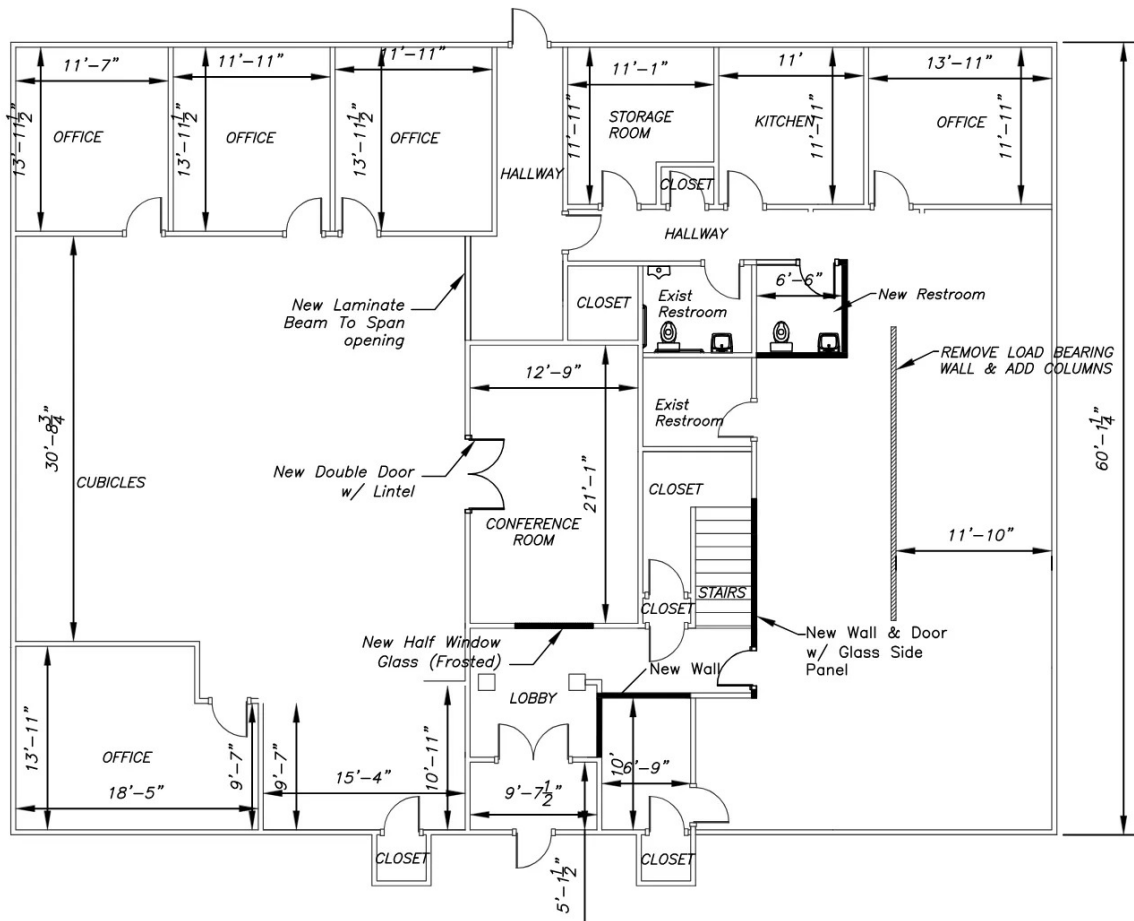
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ALO Property Group
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FLOOR PLANS - FIRST LEVEL

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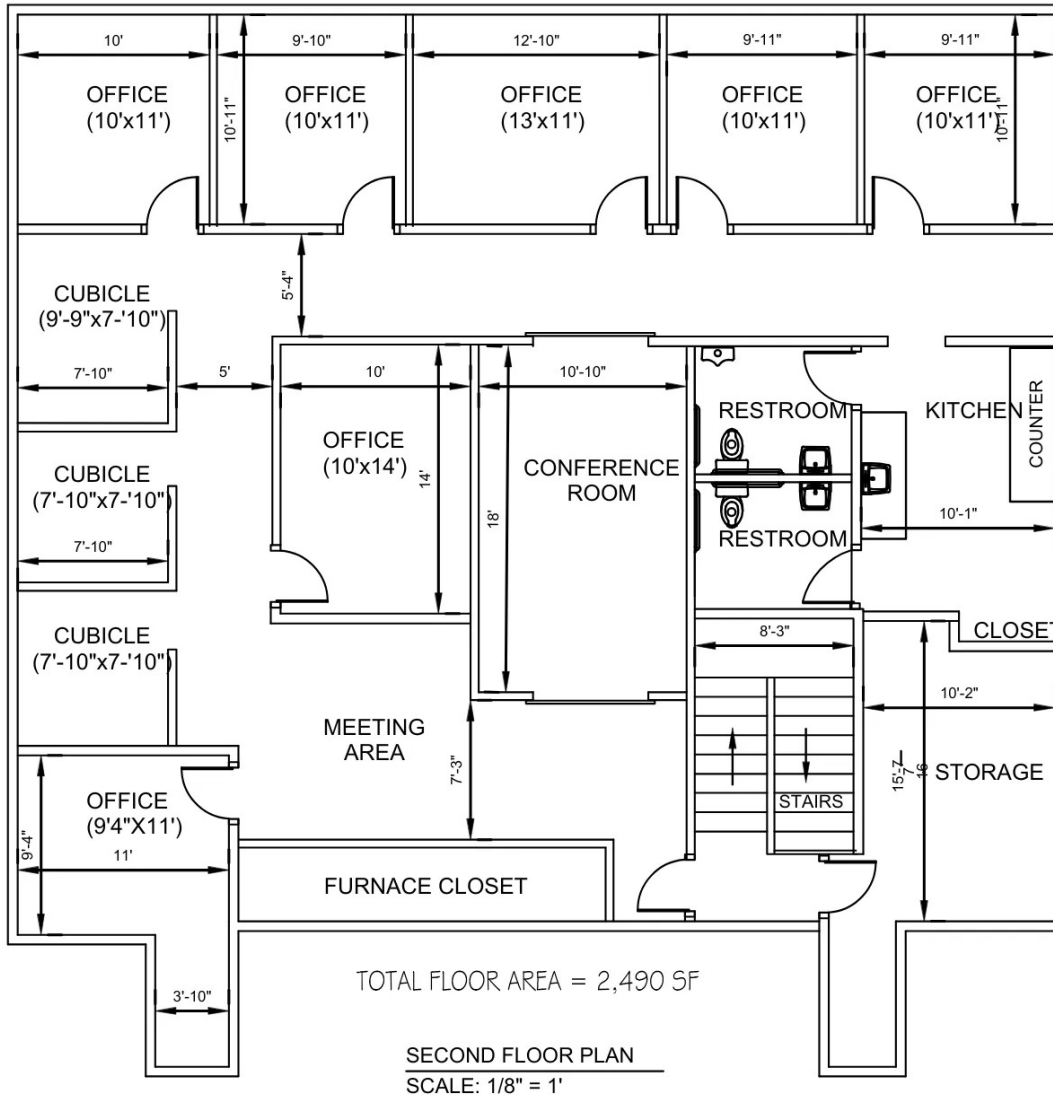
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FLOOR PLAN - SECOND LEVEL

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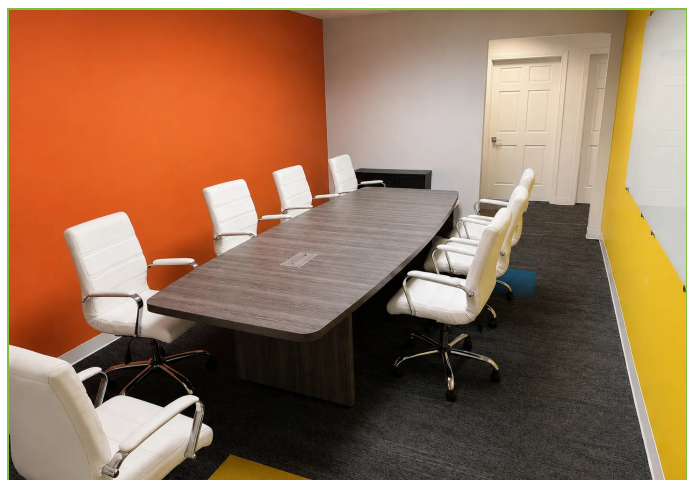
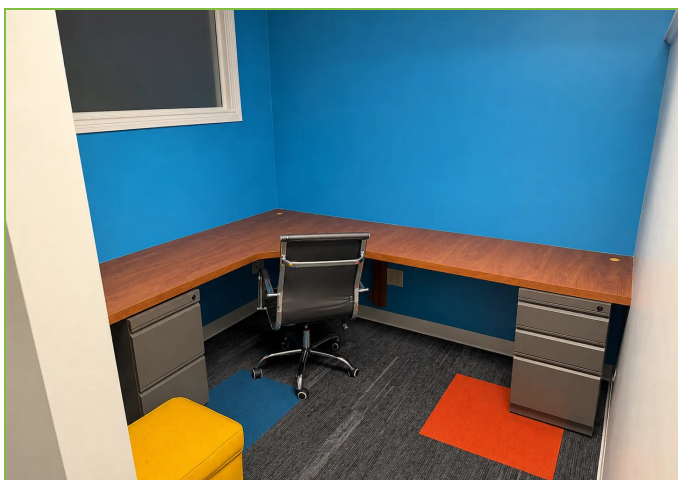
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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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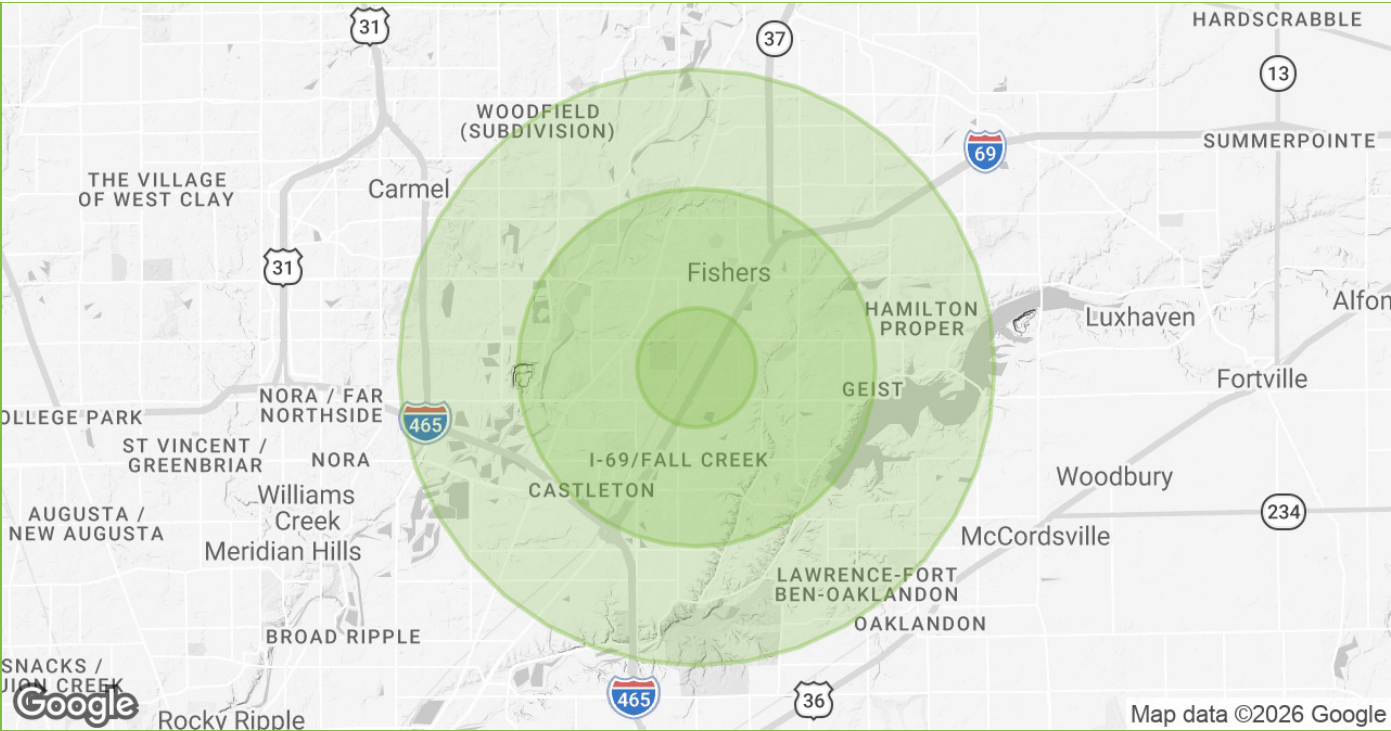
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,024	58,510	166,155
Average Age	39.2	39.4	39.9
Average Age (Male)	37.7	38.5	39.3
Average Age (Female)	39.2	40.6	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,504	25,456	67,666
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$100,340	\$115,206	\$136,000
Average House Value	\$282,119	\$320,771	\$377,285

2023 American Community Survey (ACS)

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LOCATION MAP

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