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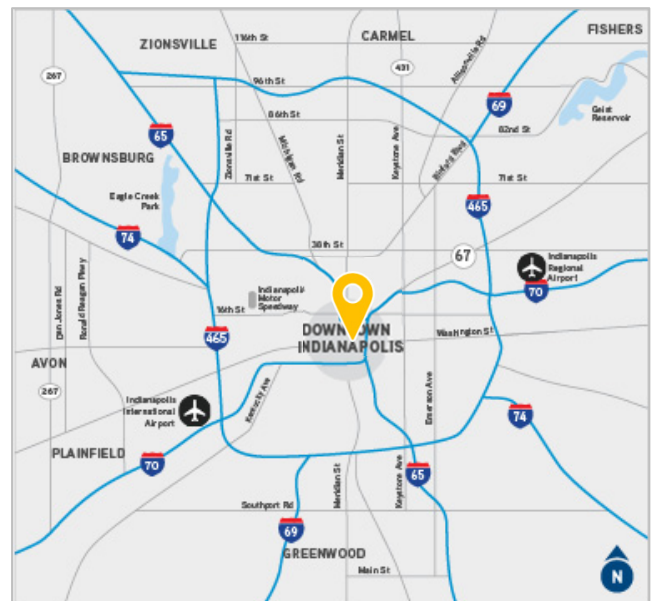
220 N Davidson Street

Indianapolis, IN

Freestanding CBD flex opportunity with easy downtown access

Property Highlights

- ± 4,643 SF office building + warehouse
- Exposed high ceilings
- High-end interior finishes
- Exterior signage available
- On-site parking
- Proximity to I-70 & I-465
- Walkable amenities nearby: Sun King Brewery, Easley Winery, and The Great Divide

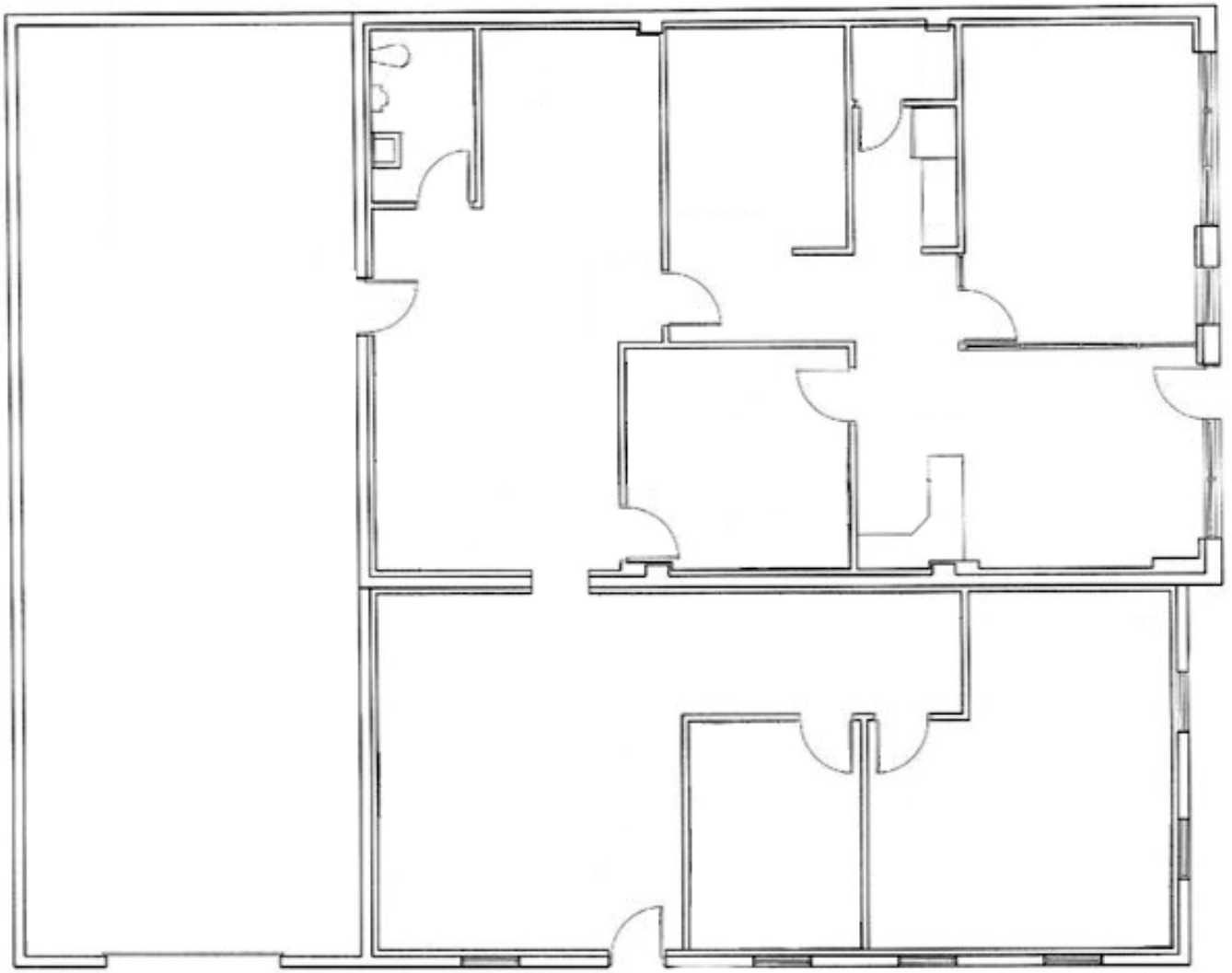


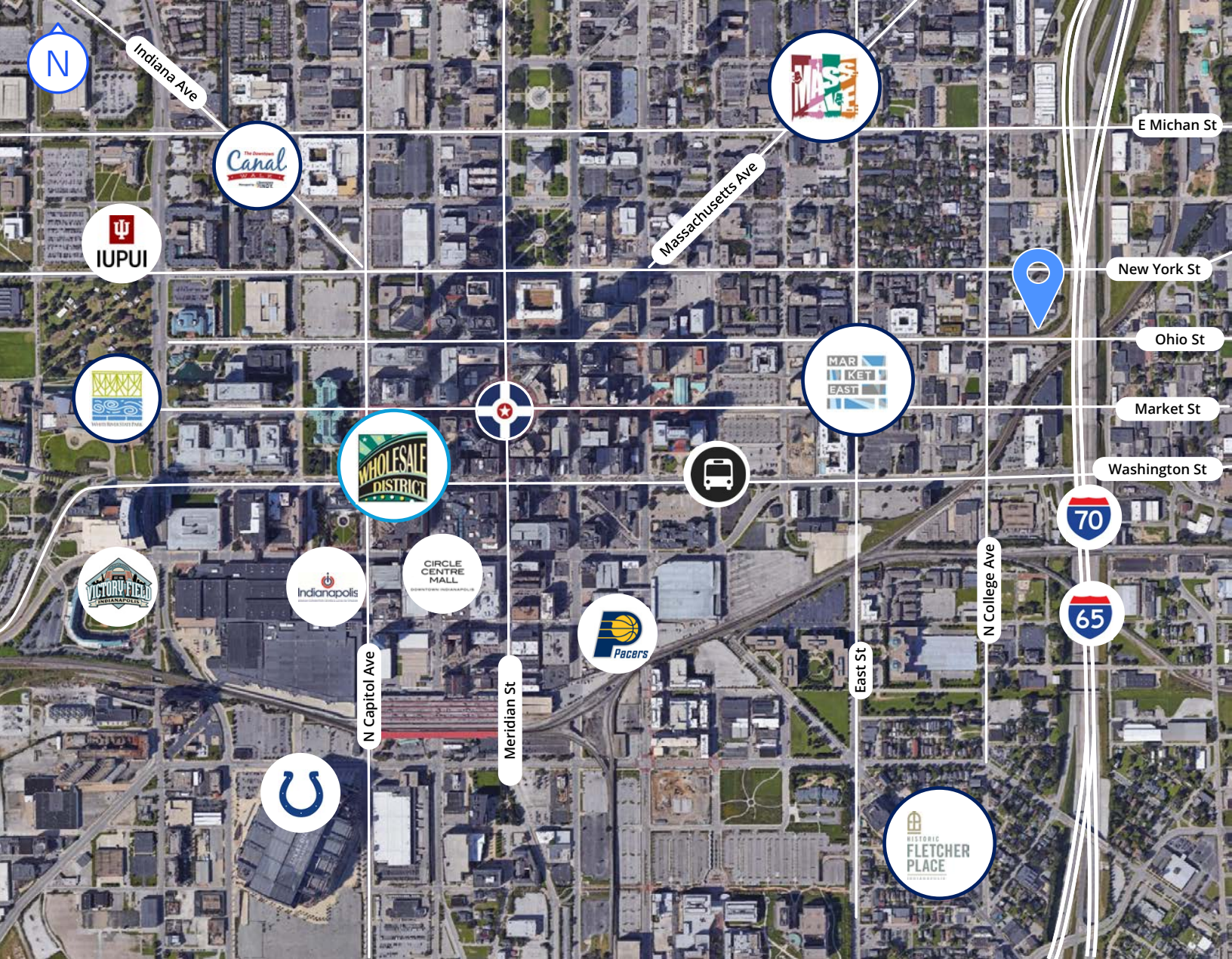
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population 2025	19,763	114,249	262,442
Total Population Projection 2030	20,294	118,070	266,626
Total Daytime Population 2025	60,279	228,324	364,537
Total Households 2025	11,388	51,746	111,765
Total Projected Households 2030	11,808	53,795	114,196
Average Household Income 2025	\$125,075	\$90,492	\$81,923

 **75**
WALK SCORE

 **60**
TRANSIT SCORE

 **78**
BIKE SCORE

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