

PRICE REDUCED
\$2,500,000

6219 GUILFORD AVENUE

INDIANAPOLIS, INDIANA 46220

FOR SALE OR LEASE

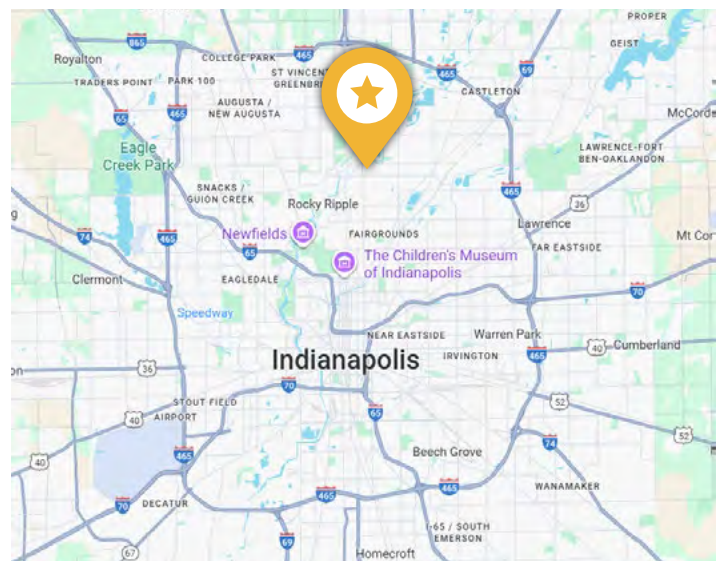
Exceptional opportunity in the heart of Broad Ripple Village. High-visibility location surrounded by popular restaurants, retail shops, entertainment venues, and established neighborhoods.



TWO-STORY ±8,488 SF OFFICE BUILDING

- Recently renovated
- Private, fenced outdoor terrace
- Income potential
- Abundant area amenities
- 16 dedicated auto parking spaces
- Strong pedestrian traffic

[**CLICK HERE FOR VIRUTAL TOUR**](#)



6219 GUILFORD AVE

INDIANAPOLIS, IN

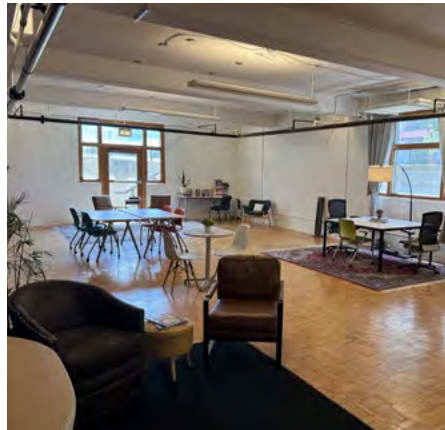
FOR LEASE

Suite 100: 981 USF (1,177 RSF)	\$20.50/SF	\$2,015/Month	
Suite 150: 697 USF (836 RSF)	\$20.50/SF	\$1,450/Month	
Suite 200: 981 USF (1,177 RSF)	\$20.50/SF	\$2,015/Month	
Suite 250: 1,500 USF (1,800 RSF)	\$20.50/SF	\$3,075/Month	
Conference Room: 217 RSF	\$20.50/SF	\$375/Month	LEASED

FOR SALE

Unique owner-user opportunity

Asking Price: \$2,700,000 **\$2,500,000**



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AREA AMENITIES





**For more information,
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