

FOR SUBLEASE

47 S. Illinois St.

Indianapolis, IN 46204



- Space: 9,609 SF at street level
- Lease Termination: June 30, 2032 (Sublessor will accept a shorter term.)
- Rent: \$19.14 + Utilities (Sublessor will subsidize the rent.)
- Located in the heart of the Indianapolis CBD
- Address listed as 49 W. Maryland Street; space is at 47 S. Illinois Street between Ruth's Chris and P.F. Chang's
- Easy access to downtown dining, sports and entertainment, hotels, the convention center, Indiana State government offices, and cultural attractions
- Signage and entrances on Illinois Street and inside Circle Centre Mall with convenient access to underground parking
- Current buildout is unique and move-in ready
- Exceptional flexibility for a range of uses: coworking space, traditional office, coffee shop, or restaurant. Some restaurant infrastructure already in place including hood system and walk-in freezers
- Furniture and fixtures can be included in the sublease
- Space will not be affected by Hendricks Commercial Properties' redevelopment of Circle Centre Mall

Listed By:



Pat O'Hara

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(317) 796-4733

Powered By:



95/99

Walk/Bike Score

20.4%

Population Growth Since 2020
Within 2 Miles

131,817

Total Employees
Within 2 Miles

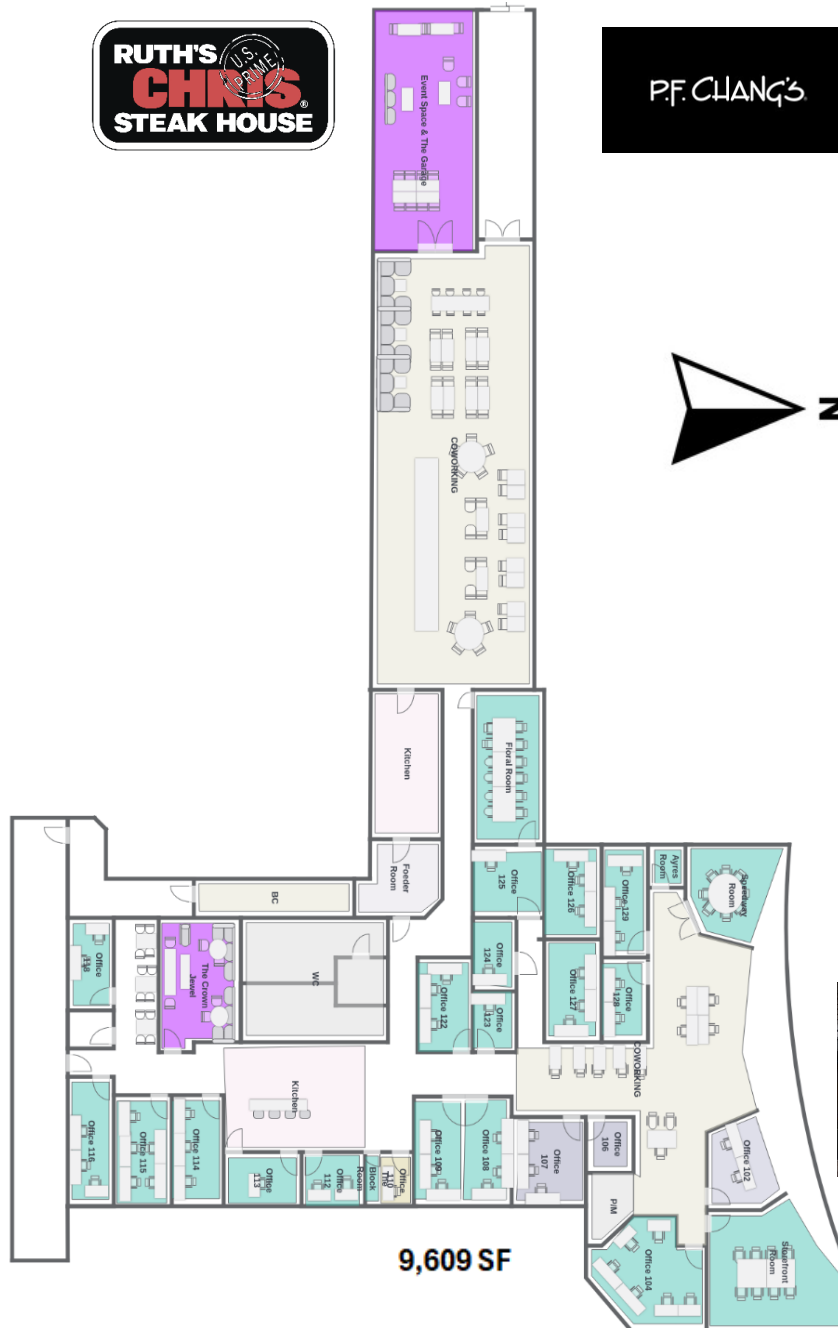
47 S. Illinois St.



Access
COMMERCIAL REAL ESTATE



P.F. CHANG'S



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Contact Pat O'Hara for more information at (317) 796-4733 or pat.ohara@expcommercial.com