

OFFICE BUILDING FOR LEASE

958 E Washington St

Indianapolis, IN 46202

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

An office or retail suite located in the heart of Elevator Hill Campus, the well-known district for start-up and growth companies in Indianapolis just outside the central business district.

PROPERTY HIGHLIGHTS

- Flexible lease terms available.
- Great access to downtown, Fountain Square, Mass Ave.
- Easy access to I-65/I-70 split.
- Historic building with character.
- First floor space with open floorplan.
- On site maintenance and management.

OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (MG)
Number of Units:	1
Available SF:	1,756 SF
Lot Size:	6,479 SF
Building Size:	3,512 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	241	1,921	10,412
Total Population	454	3,676	19,194
Average HH Income	\$114,554	\$119,148	\$108,506

Robert Coombes

(765)-760-3189

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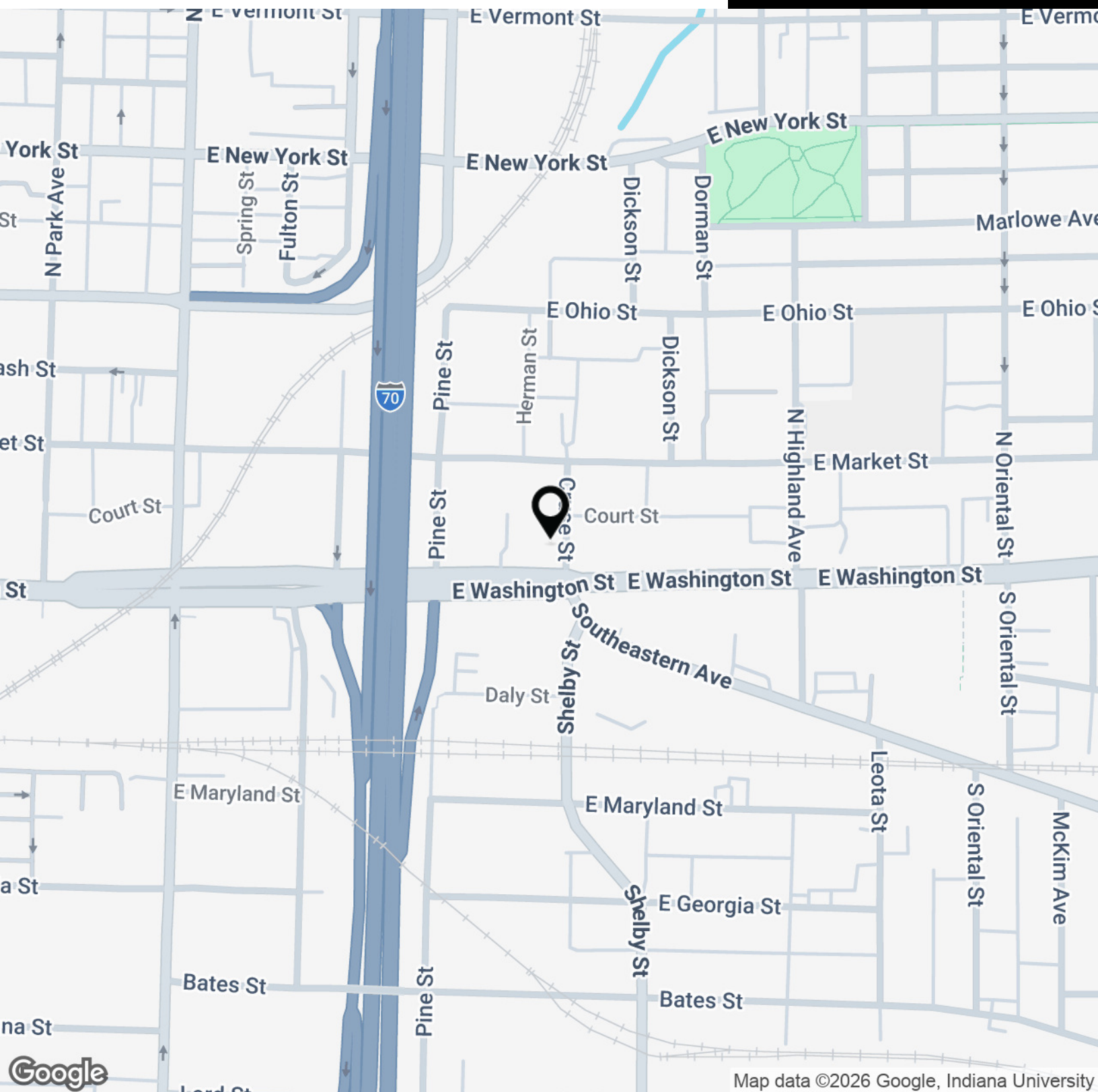
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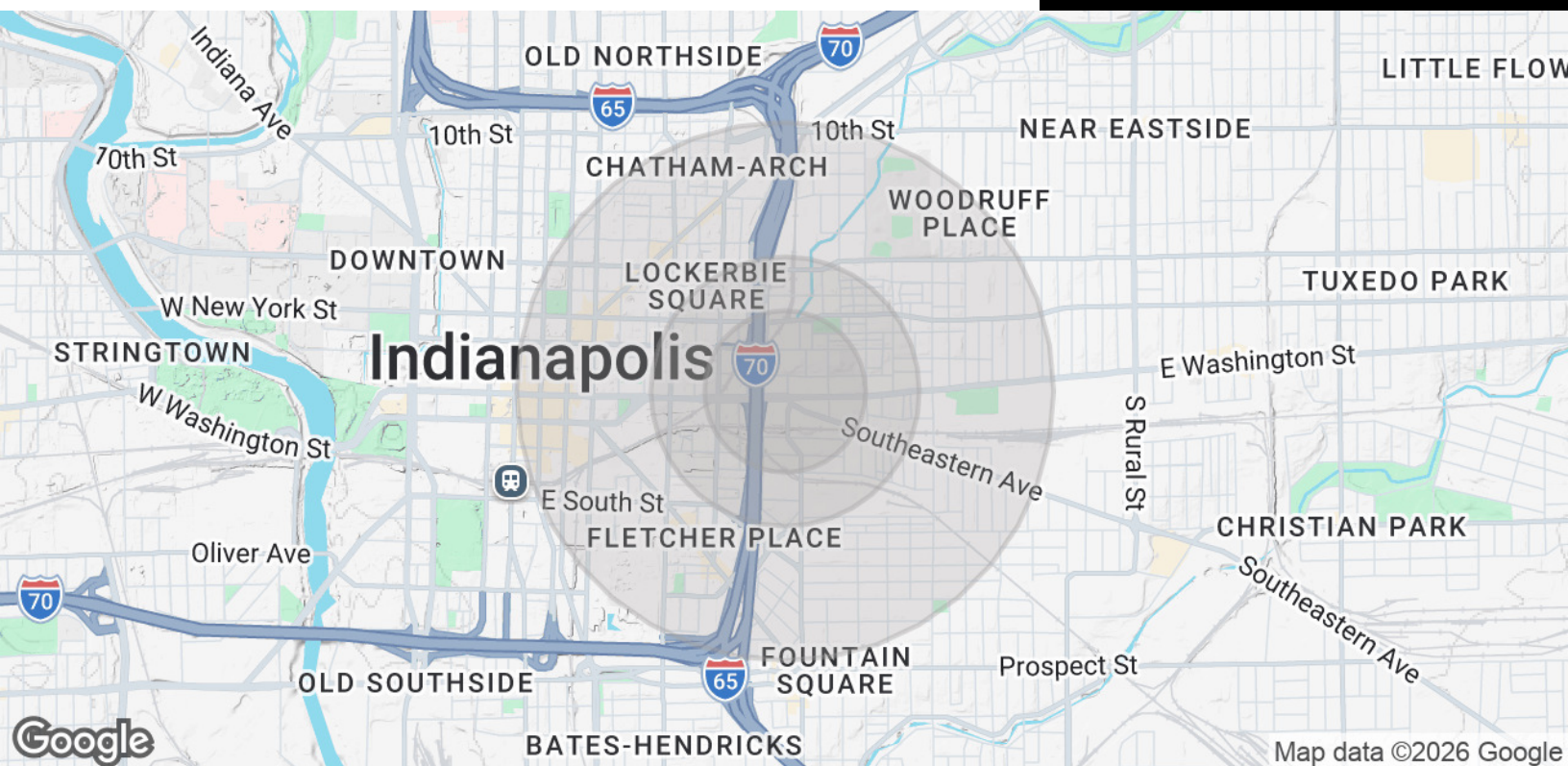
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	454	3,676	19,194
Average Age	41	38	37
Average Age (Male)	42	39	38
Average Age (Female)	39	37	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	241	1,921	10,412
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$114,554	\$119,148	\$108,506
Average House Value	\$467,221	\$455,074	\$465,866

2020 American Community Survey (ACS)

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