

OFFICE BUILDING FOR LEASE

47 South Pennsylvania St

Indianapolis, IN 46202

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Located in the heart of Downtown Indianapolis, this historic office property offers flexible workspace surrounded by dining, entertainment and major downtown destinations. The building features a variety of office layouts, architectural character and convenient on-site amenities.

PROPERTY HIGHLIGHTS

- 1,852–7,352 SF Available
- 5 Office Suites Available
- Tenant Improvement Options Available
- Open-Concept & Private Office Options
- 24/7 Building Security & Keycard Access
- On-Site Fitness Center & Restaurant
- Less Than a Block from Gainbridge Fieldhouse
- Downtown Indianapolis Location

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (Full Service)
Available SF:	1,852 - 7,352 SF
Building Size:	85,110 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	507	4,202	12,109
Total Population	1,243	8,312	22,929
Average HH Income	\$41,076	\$55,856	\$58,295

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,243	8,312	22,929
Average Age	26.3	26.9	29.3
Average Age (Male)	26.3	27.2	29.5
Average Age (Female)	28.1	28.1	30.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	507	4,202	12,109
# of Persons per HH	2.5	2.0	1.9
Average HH Income	\$41,076	\$55,856	\$58,295
Average House Value	\$53,584	\$280,264	\$218,963

2020 American Community Survey (ACS)

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