



DOWNTOWN INDY | FLEX SPACE

1340 North Illinois Street | Indianapolis 46202

AVAILABLE FOR LEASE





IDEAL LOCATION | AVAILABLE NOW | MOVE IN READY

Excellent location north of Indianapolis' Central Business District surrounded by the epic campus expansion of IU Health Hospital. Flex Use Property, four separate tenant spaces, one suite (#1340) available on the north end-cap with parking at its doorstep. Stunning space, clean, polished, flexible for accommodating a variety of uses (retail, service, and warehouse). Storefront polished & epoxy painted concrete floors, 2-private offices, 2-restrooms, 15' warehouse, climate controlled throughout, high ceilings, 10' drive-in loading door, LED lighting, with ample parking on private lot.

PROPERTY ADDRESS: 1302 - 1340 NORTH ILLINOIS STREET

- Building Size: 17,760/SF
- Lot Size: 0.87/AC (183.3' x 208')
- Built: 1961 | Expanded: 1996
- Available Suite: 1340 N. Illinois St.
- Space Size: 7,520 square feet
- Zoning: C-5 (RC)
- Power: 400A/240V/3P
- Ceiling Height: 10' (drop ceiling) 15' (warehouse)
- Net Rent: \$12.75/PSF + Op Exp's (estimate \$2.50/PSF)
- Private Parking Lot & Free Street Parking

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Surrounded by IU Health
Campus Expansion



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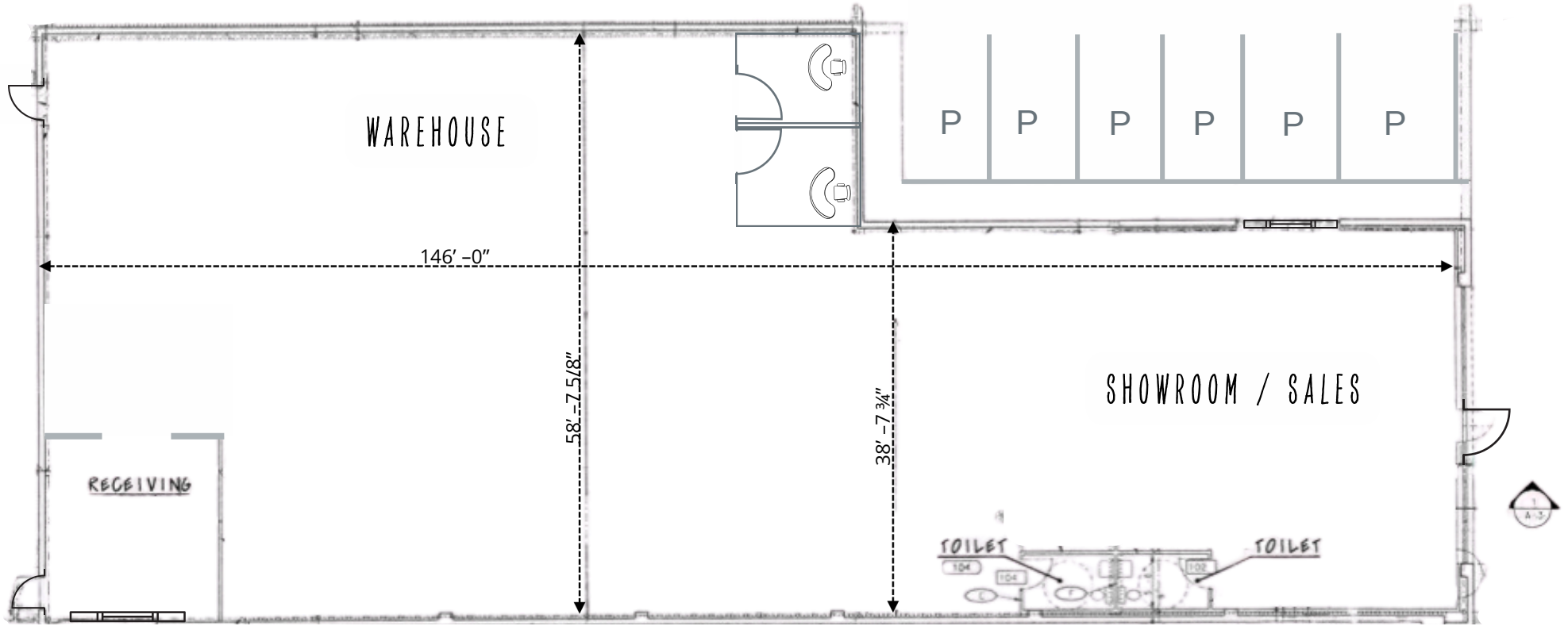
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SPACE FLOOR PLAN

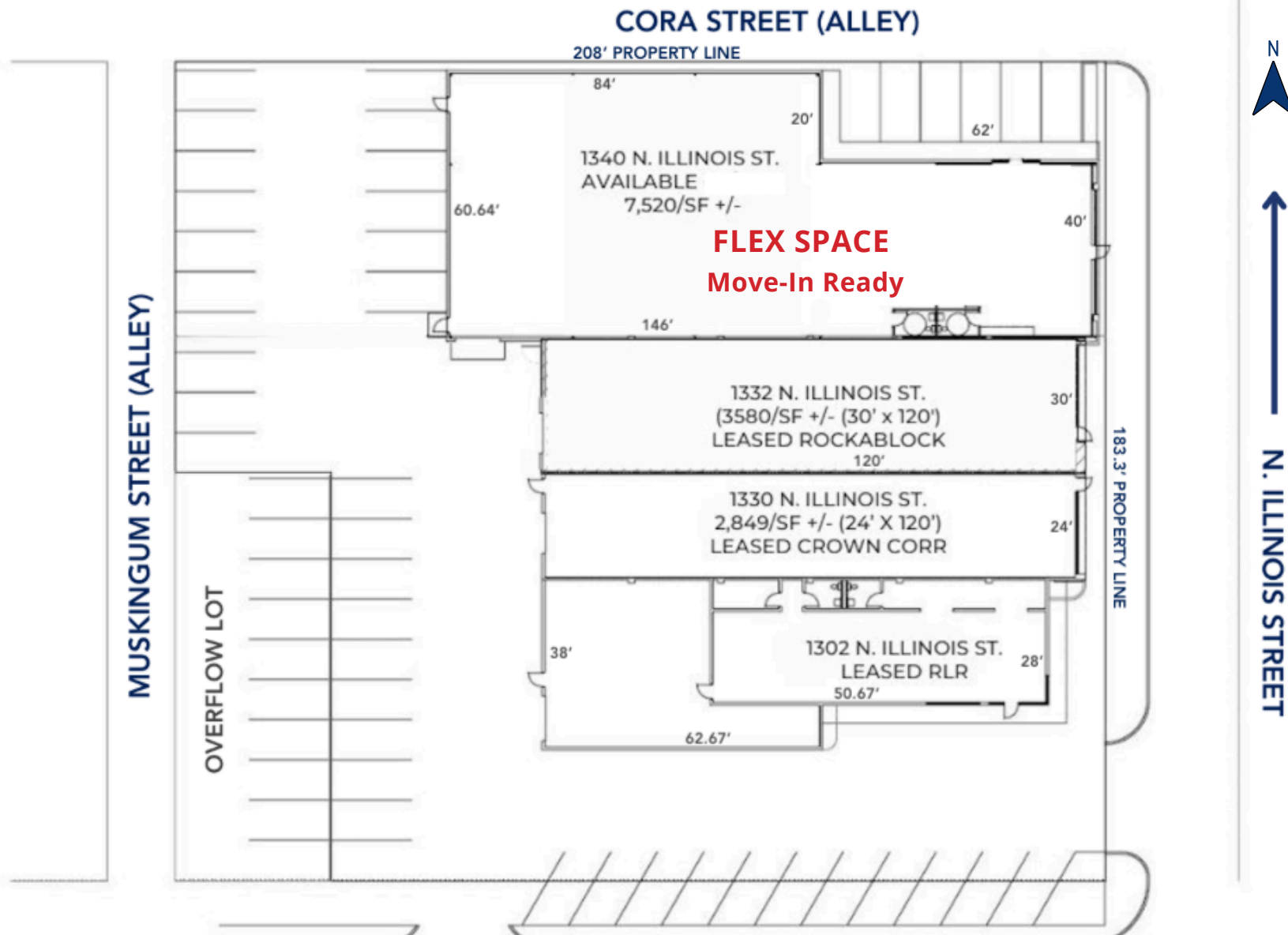


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