



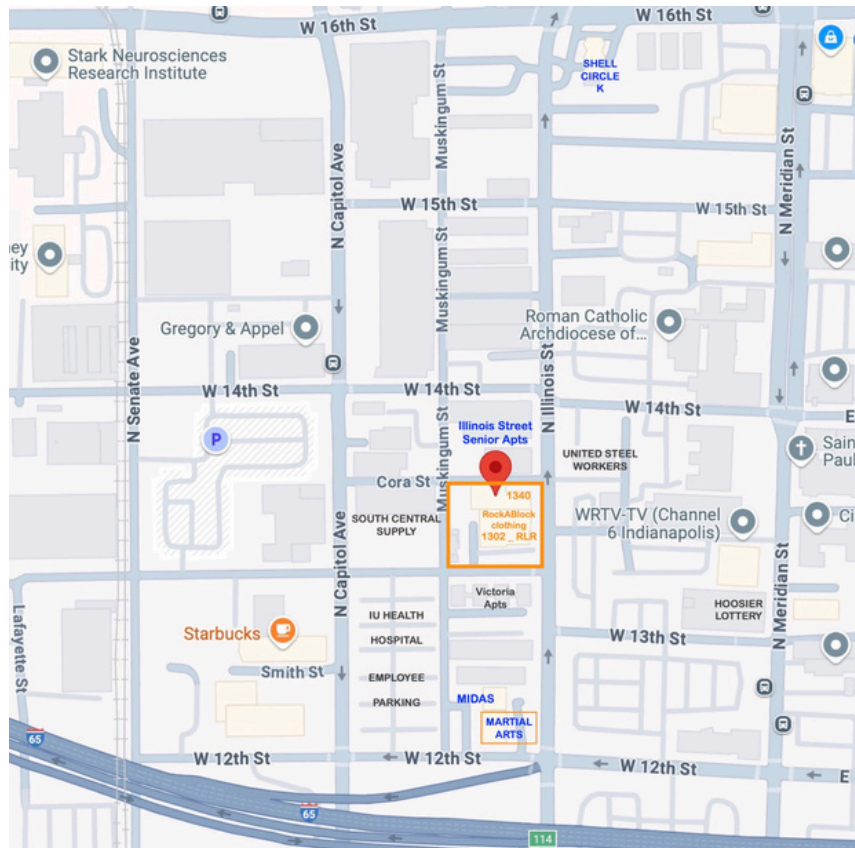
FLEX
SPACE FOR LEASE
7,520/SF

FLEX SPACE

1340 North Illinois Street | Indianapolis 46202

AVAILABLE FOR LEASE





1340 NORTH ILLINOIS STREET • INDIANAPOLIS, 46202

Positioned on north edge of downtown Indy, epic expansion of IU Health Hospital campus in its backyard. Stunning flex space easily ready for a variety of uses (office, retail, service, and warehouse). Retail storefront, parking at your door, updated finishes, 2-private offices, 2-restrooms, climate controlled throughout, high ceilings, 10' overhead loading door, LED lighting, and employee parking on private lot (west-side).

- 17,760 square foot building (1302 -1340 N ILLINOIS ST)
- Lot Size: 0.801/AC (183.3' x 208')
- Built: 1961, expanded 2008
- Size: 7,520/SF (1340)
- Zoning: C-5 (RC)
- Power: 400A/240V/3P
- Ceiling Height: 10' drop ceiling, 15' exposed deck
- \$15 psf (net rent) + \$2.50 psf NNN's (est '25) + utilities
- Private parking lot + free on-street parking

Contact Stacia Yeager

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