



OFFICE BUILDING FOR SALE

# 6201 Corporate Drive

6201 Corporate Drive, Indianapolis, IN 46278

**CREIGHTON SHOOK**

Principal

O: 317.249.9000 | C: 317.605.3723

cshook@shookrg.com

**CHRISTEN DITTMER**

Commercial Broker

O: 317.249.9000 | C: 317.460.1535

cdittmer@shookrg.com

# The Property

## SALE PRICE

**\$1,900,000 (\$82.44/RSF)**

## LOCATION

6201 Corporate Drive Indianapolis, IN 46278

## COUNTY

Marion County, IN

## AVAILABLE SF

**11,524 RSF**

## TOTAL BUILDING SF

23,048 RSF

## OCCUPANCY

Multi-tenant

## IN-PLACE INCOME

\$149,044 / Year in Gross Revenue from 1<sup>st</sup> Floor Tenants

## PARKING:

80 Spaces Total - 3.48 / 1,000 SF

## LOT SIZE

2.04 Acres

## YEAR BUILT / RENOVATED

1999 / 2016

## ZONING

Commercial Special (CS)

## PROPERTY HIGHLIGHTS

- **Recently Repriced - \$495,000 Reduction** - Newly reduced from \$2,395,000 to \$1,900,000 (\$82.44/RSF), creating a compelling entry basis for an owner-user or value-add investor on a renovated, partially leased Class B office building.
- **Dual Owner-User and Investor Opportunity** - 23,048 SF building configured to serve either an owner-user occupying the turnkey 11,524 RSF 2nd floor with in-place income from two stable 1st-floor tenants (Make-a-Wish Foundation and Don R. Scheidt & Co.), or an opportunistic investor capturing significant lease-up upside on the vacant 2nd floor at market rents.
- **Fully Furnished, Move-In Ready 2nd Floor** - The entire 2nd floor was renovated in 2016 and is delivered turnkey with 50 dedicated workstations, 12 sit/stand hotelling desks, a 20-seat boardroom, 10-seat conference room, 3 private huddle rooms, 4 phone rooms, and a modern break area with full kitchen - dramatically reducing the TI and furniture spend a buyer would typically face on lease-up.
- **Significant Lease-Up Revenue Upside** - Building is currently 40% occupied with the entire 11,524 RSF 2nd floor (50% of the building) available, representing approximately \$173,000 of additional annual rental income at the \$15.00/SF proforma rate, plus expense recovery, when stabilized.
- **Optional Seller Leaseback for Added Day-1 Income** - Seller (Institute For Study Abroad) will lease back Suite 190 (2,298 RSF +/-) at closing for up to 24 months to provide additional revenue at acquisition, and to take the building to 50% occupancy.



## Demographics

1 MILE

**7,235**

POPULATION

**2,840**

HOUSEHOLDS

**\$92,457**

AVG HH INCOME

3 MILES

**57,376**

POPULATION

**23,049**

HOUSEHOLDS

**\$86,960**

AVG HH INCOME

5 MILES

**163,513**

POPULATION

**66,249**

HOUSEHOLDS

**\$87,781**

AVG HH INCOME

## Daytime Employment

1 MILE

**3,893**

TOTAL EMPLOYEES

3 MILES

**36,048**

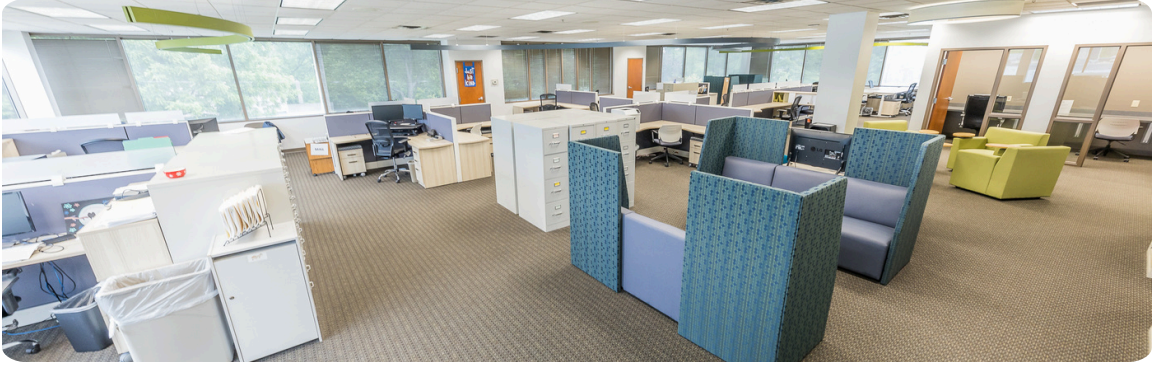
TOTAL EMPLOYEES

5 MILES

**98,342**

TOTAL EMPLOYEES

# Property Photos



CREIGHTON SHOOK, PRINCIPAL  
O: 317.249.9000 | C: 317.605.3723  
cshook@shookrg.com

CHRISTEN DITTMER, COMMERCIAL BROKER  
O: 317.249.9000 | C: 317.460.1535  
cdittmer@shookrg.com

shookrealtygroup.com

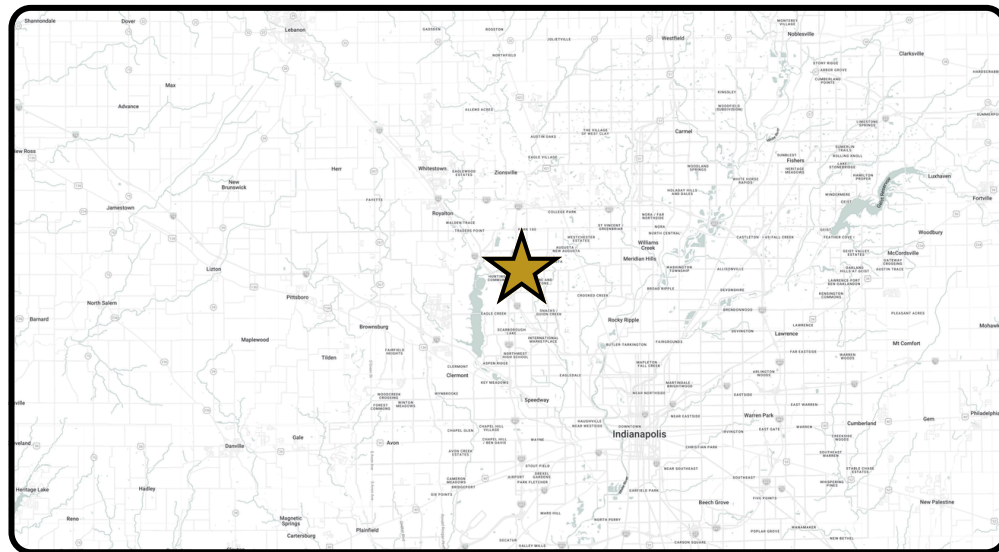
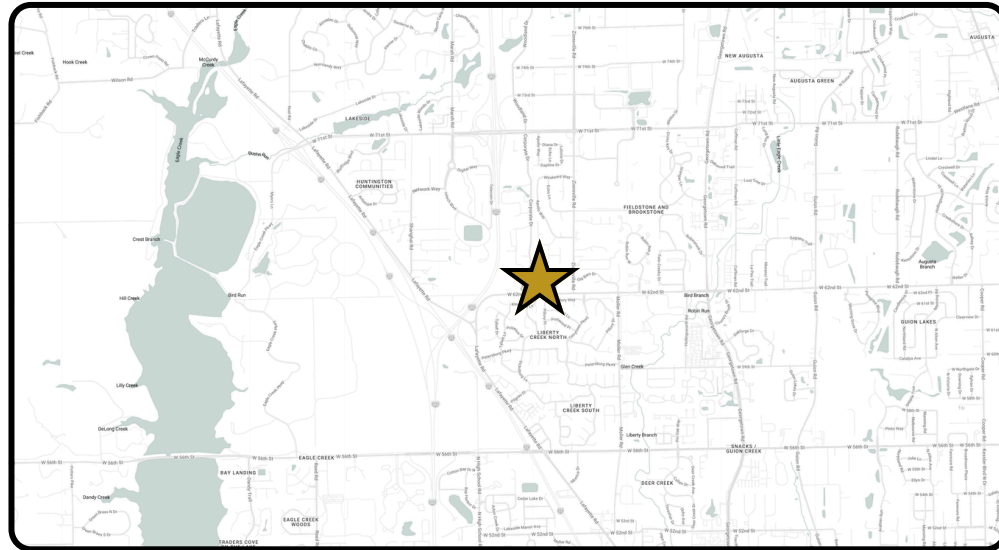
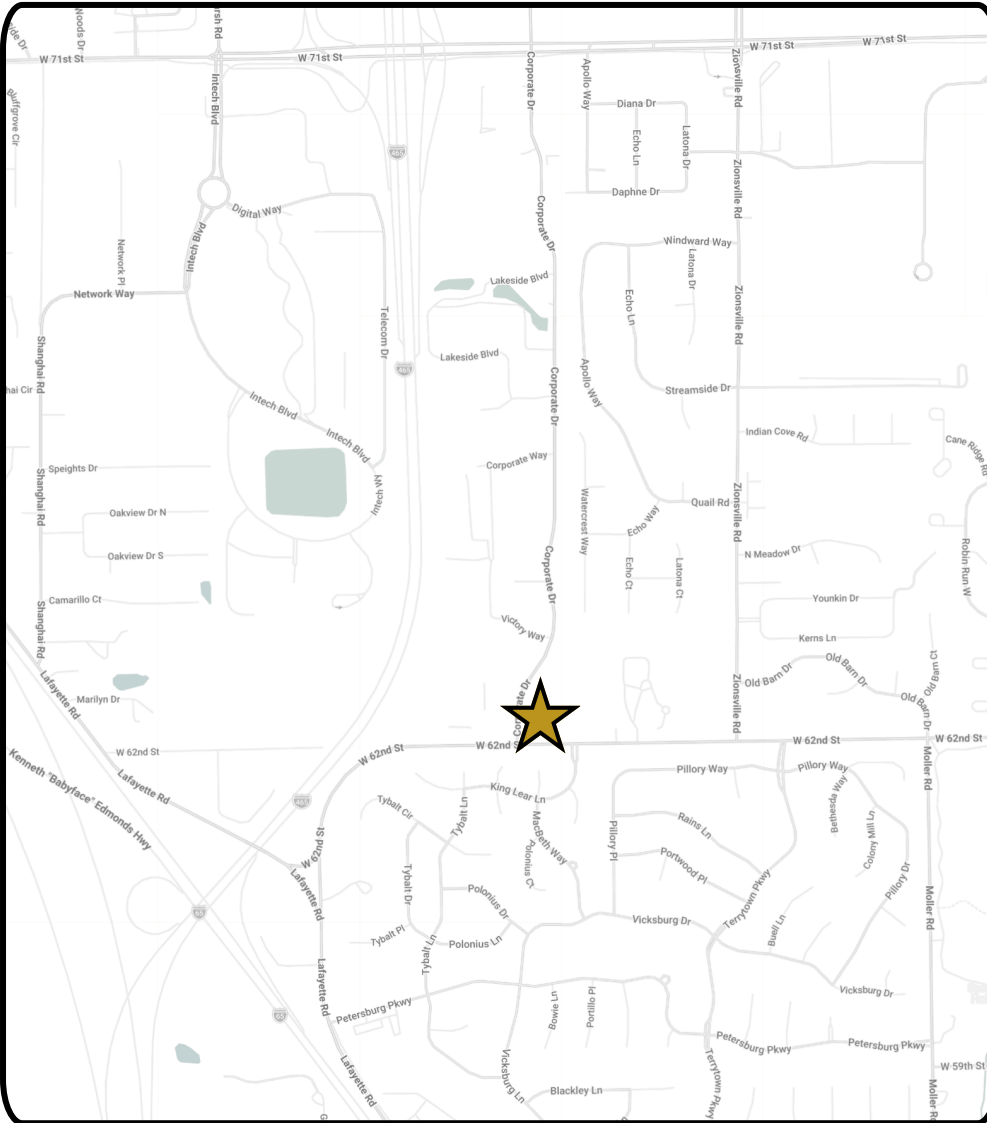
# Rent Roll

SUITE	TENANT	SIZE (RSF)	COMMENCEMENT DATE	EXPIRATION DATE	CURRENT GROSS RENT (\$/YR)	CURRENT GROSS RENT (\$/RSF/YR)	LEASE STRUCTURE
100	Make-a-Wish Foundation	5,006	12/1/2017	12/31/2027	\$82,860	\$16.55	Full Service Gross
150	Don R. Scheidt & Co, Inc.	4,220	09/1/2018	10/31/2028	\$66,184	\$15.68	Full Service Gross
190	SELLER SUITE	2,298					
200	SELLER SUITE	11,524					
TOTAL GLA		23,048			\$149,044		

# Estimated Operating Expenses

	ITEM	2025 Actual	2026 Budget (\$/YR)	2026 Budget (\$/RSF/YR)	NOTES
REVENUE	<b>GROSS INCOME</b>	<b>\$145,255</b>	<b>\$149,044</b>	<b>\$16.15*</b>	*Average \$/RSF/YR FS Lease Rate for Occupied 9,226 RSF
EXPENSE	Property Management & Security	\$10,565	\$19,296	\$0.84	
	Building Insurance	\$12,000	\$12,240	\$0.53	
	Grounds Maintenance	\$14,268	\$16,830	\$0.73	
	Janitorial	\$23,084	\$20,502	\$0.89	
	Repairs & Maintenance	\$17,837	\$21,420	\$0.93	Includes estimate \$,500/yr Corporate Park Association Dues
	Real Estate Taxes*	\$40,500**	\$41,820**	\$1.81**	**Property is currently Tax Exempt. 2026 Budget is actual current tax rate on actual current Assessed Value.
	Utilities	\$29,935	\$43,228	\$2.12	
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$146,189***</b>	<b>\$181,068***</b>	<b>\$7.85***</b>	<b>***Est. OpEx including Estimated RE Tax by YR</b>

# Location Maps

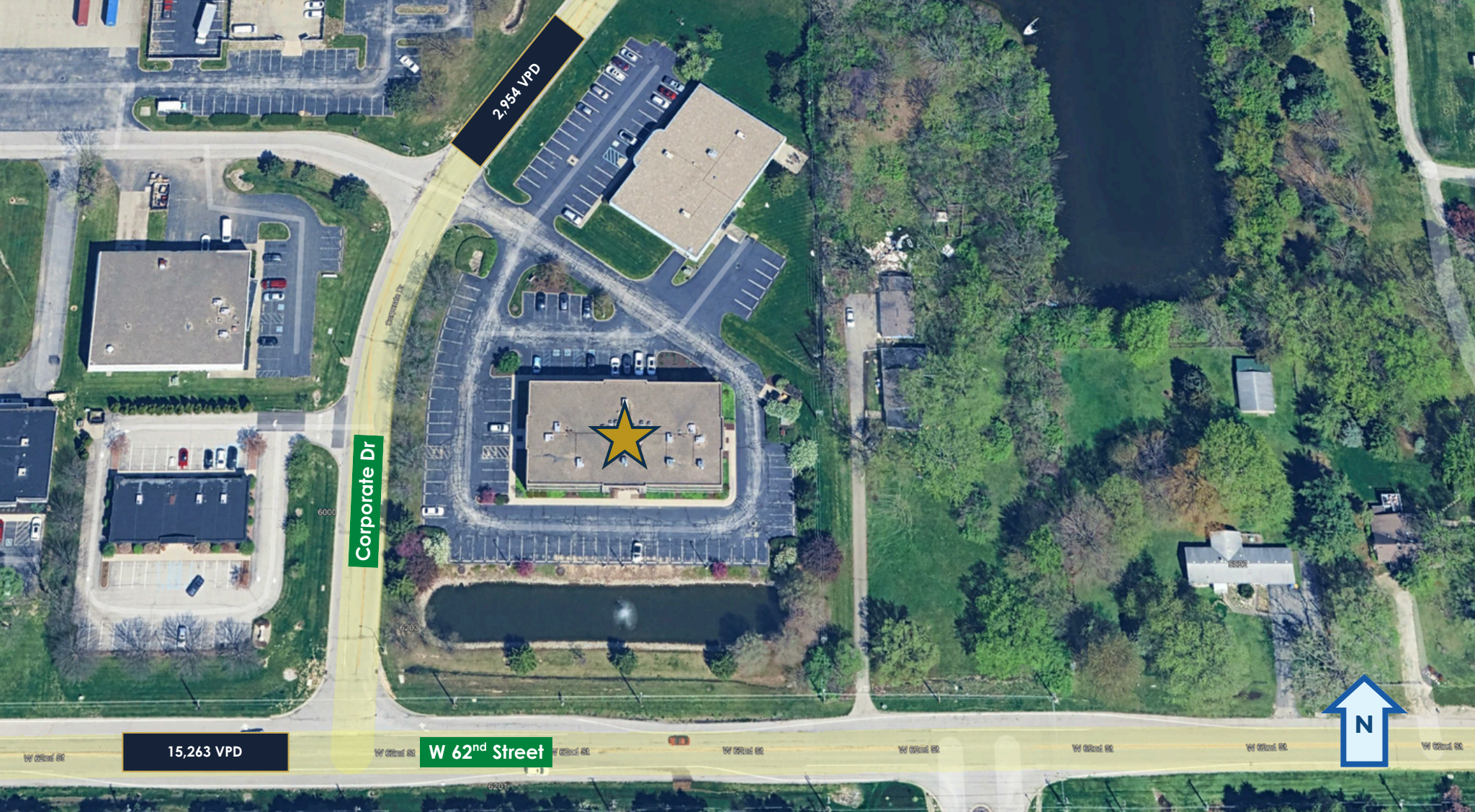


CREIGHTON SHOOK, PRINCIPAL  
O: 317.249.9000 | C: 317.605.3723  
cshook@shookrg.com

CHRISTEN DITTMER, COMMERCIAL BROKER  
O: 317.249.9000 | C: 317.460.1535  
cdittmer@shookrg.com

shookrealtygroup.com

# Aerial Map

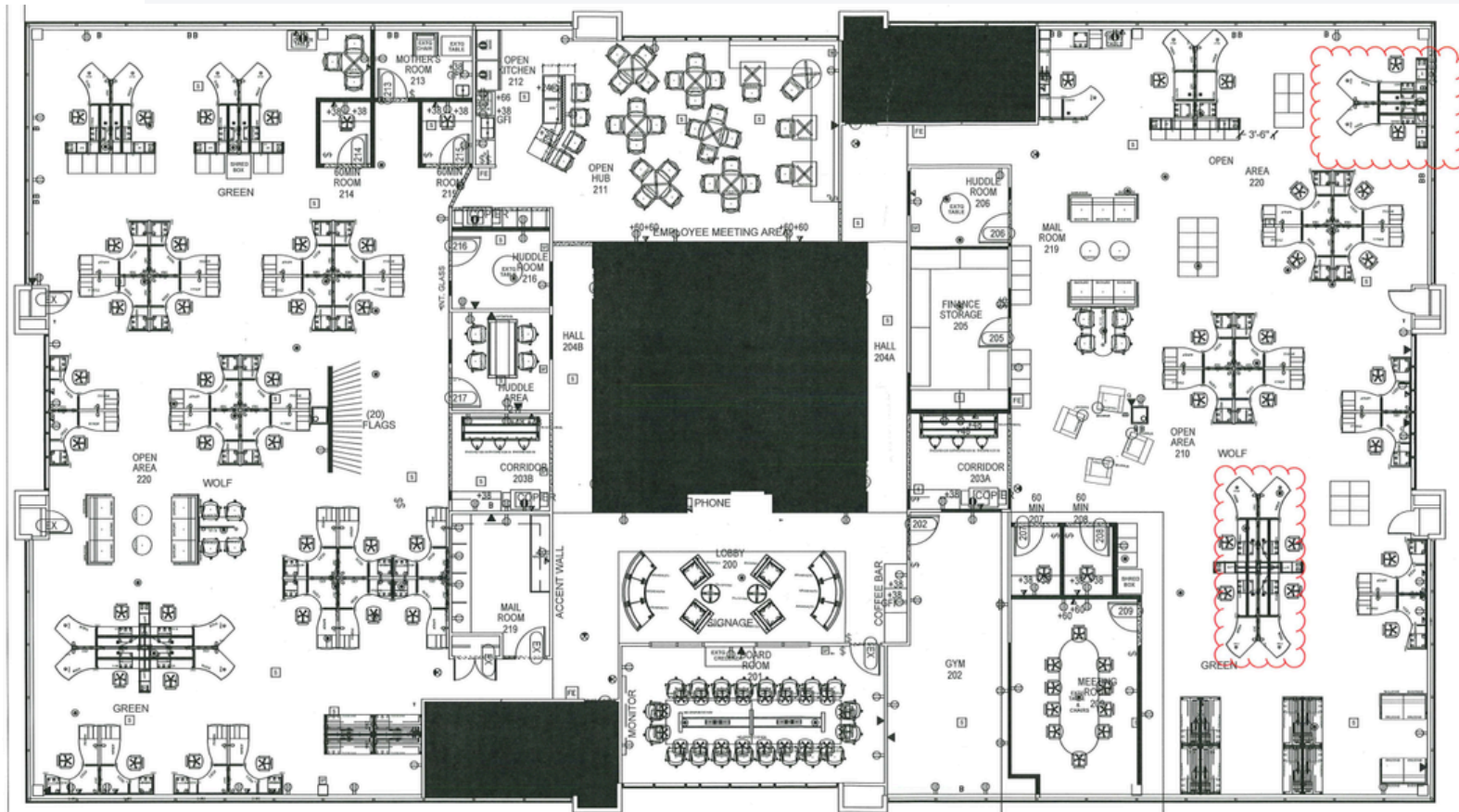


AVAILABLE SPACE

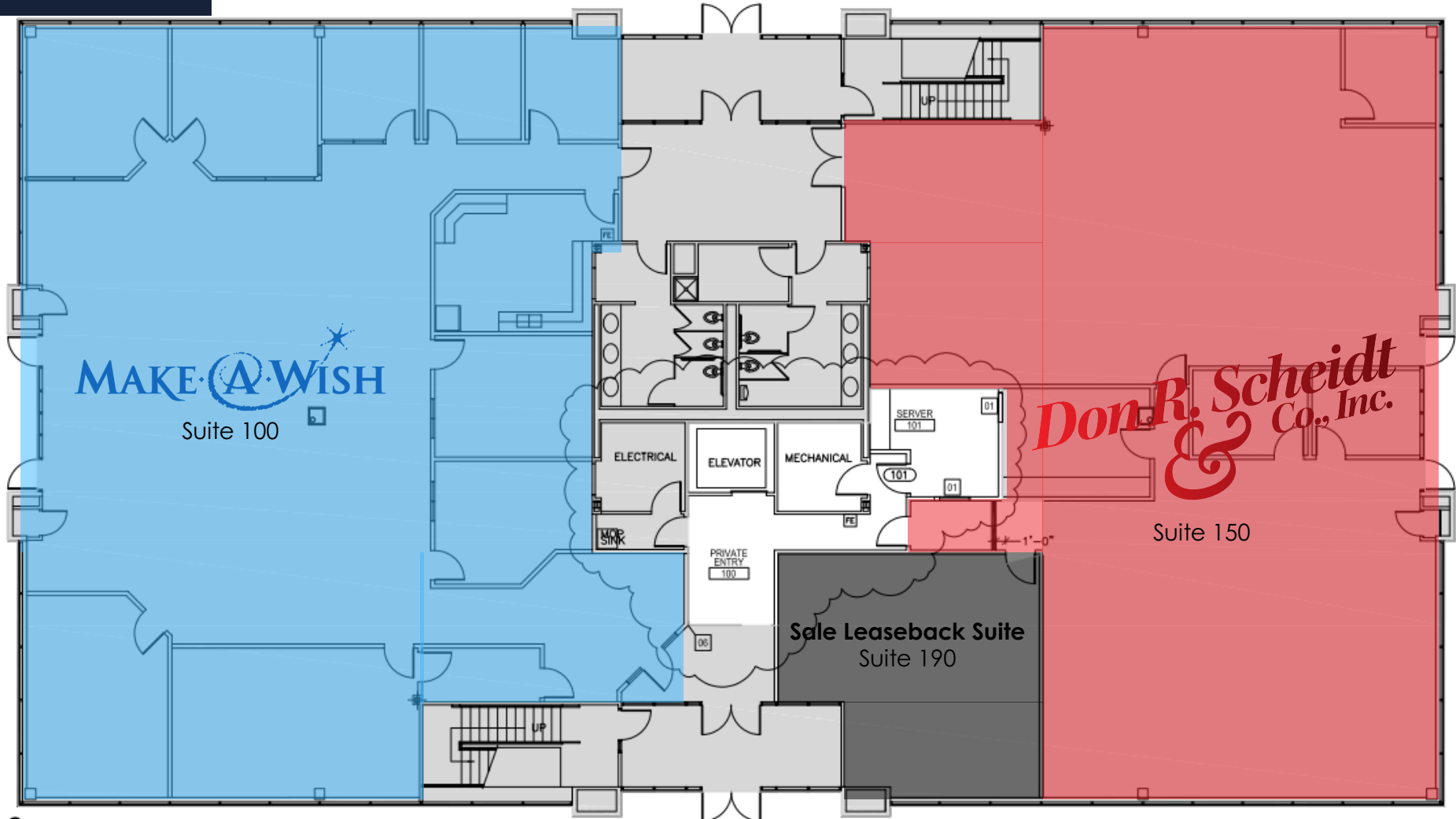
SPACE DETAILS

## Suite 200 11,524 Rentable Square Feet

- Fully Furnished Open Concept Executive Office Space
- 24/7 Access Control on elevator and stairwells
- Building signage available
- Well maintained, lightly used space, with 3 years of use on all existing FF&E

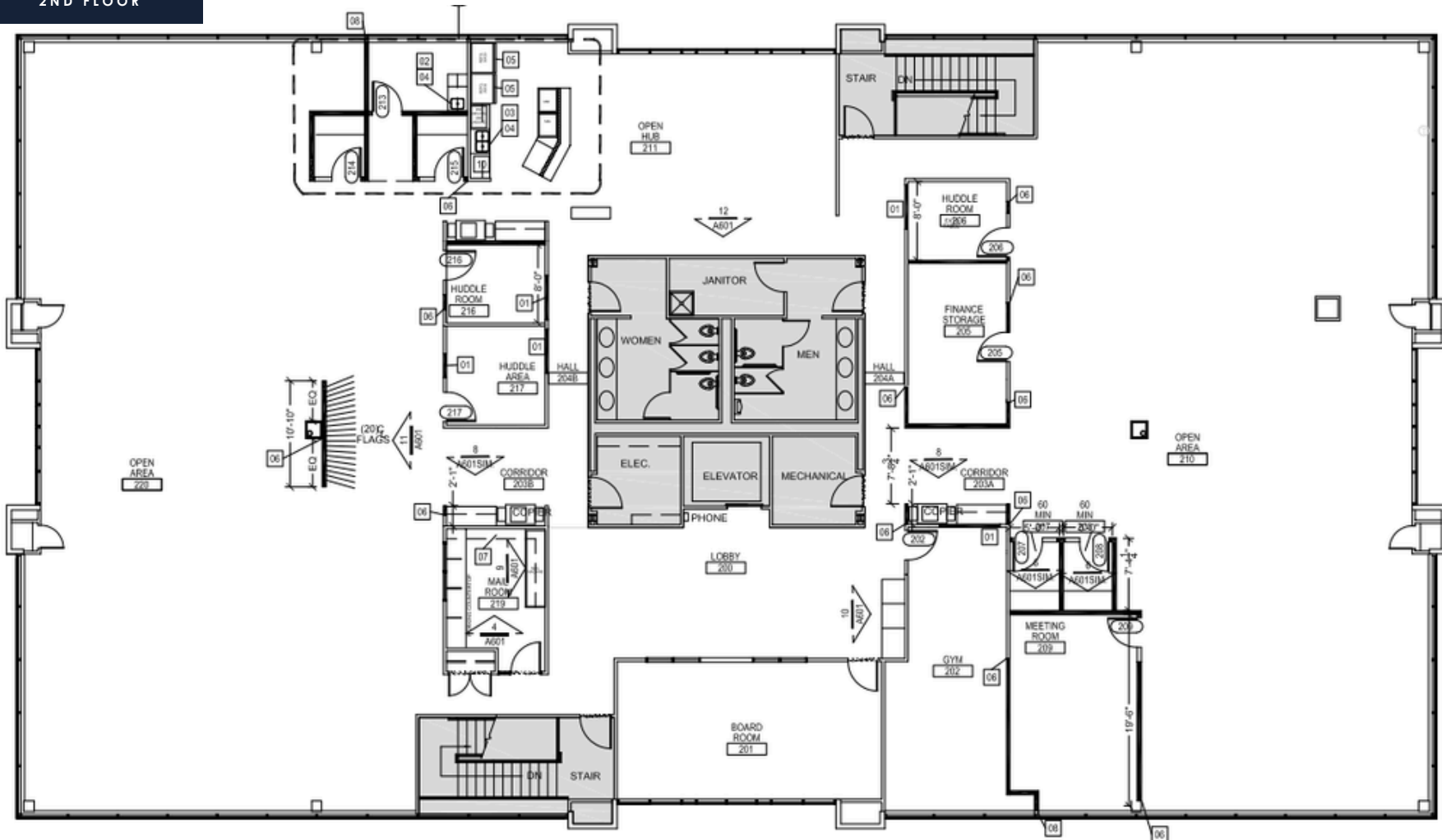


1ST FLOOR



2 CONSTRUCTION PLAN - FIRST FLOOR

2ND FLOOR



1 CONSTRUCTION PLAN - SECOND FLOOR