

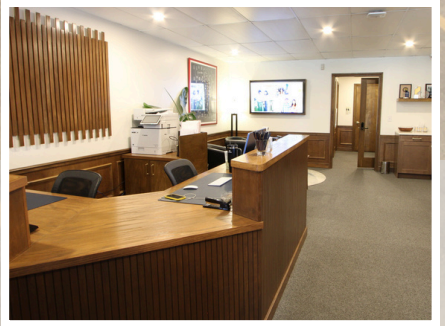
OFFICE FOR SALE



3045 S MERIDIAN ST | INDIANAPOLIS | 46217

PROPERTY HIGHLIGHTS

- Flexible office configurations for owner/occupant or investment use
- High visibility frontage along S Meridian Street with strong traffic counts
- Secondary suite offers immediate rental income potential



ENVOYCOMPANIES.COM/REAL-ESTATE

Fred Krawczyk
Commercial Real Estate Broker
fred.krawczyk@envoycompanies.com
Cell: 317.294.4425

Spencer Evans
Commercial Real Estate Broker
Spencer.evans@envoycompanies.com
Cell: 812.629.5400

Jordan Kornmann
Commercial Real Estate Broker
jordan.kornmann@envoycompanies.com
Cell: 317.775.2289

PHOTOS

MAIN SUITE

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PHOTOS

SECONDARY SUITE



envoy
Real Estate



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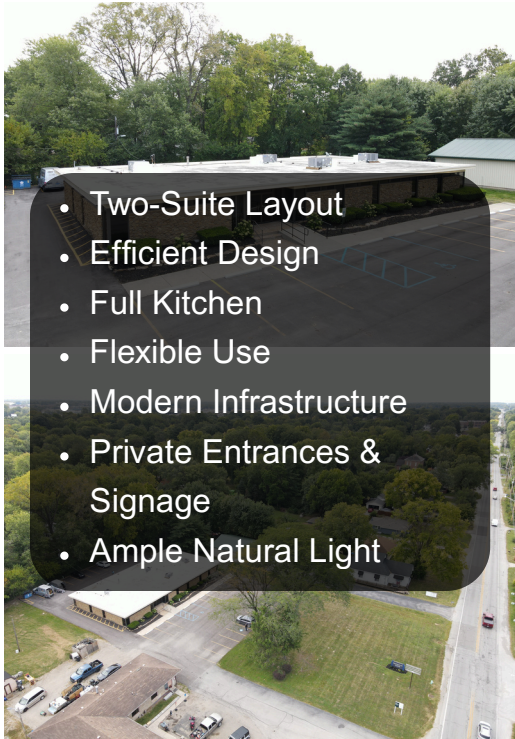
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SPACE PLAN

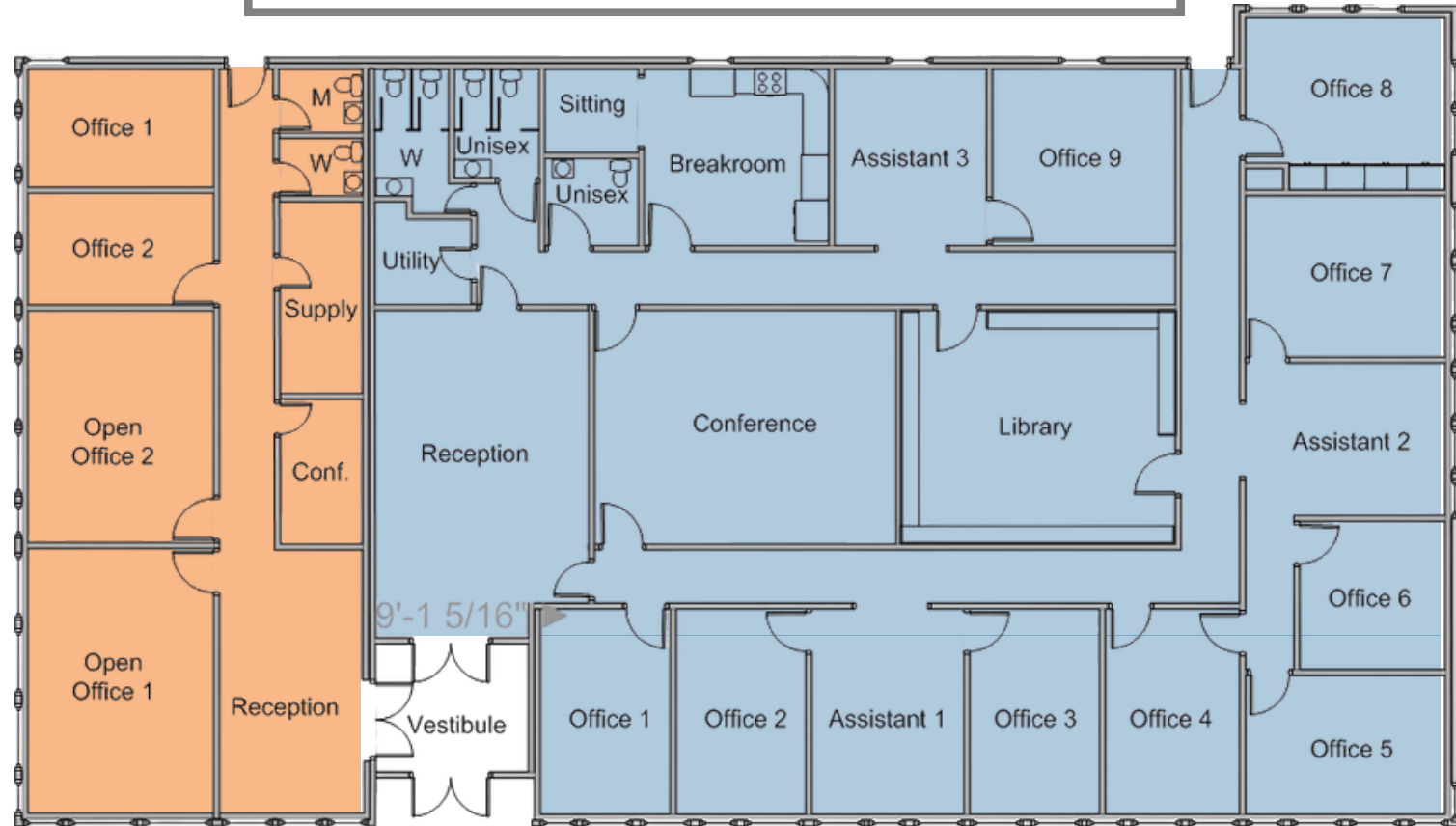
Main Office
• 4840 SF



Secondary Office
• 1560 SF



- Two-Suite Layout
- Efficient Design
- Full Kitchen
- Flexible Use
- Modern Infrastructure
- Private Entrances & Signage
- Ample Natural Light



*Offices Separately Metered

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SITE PLAN

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- **1.15 Acres** – generous site offering flexibility for parking, expansion, or outdoor uses
- **High-Visibility Frontage** along S. Meridian Street with strong daily traffic counts
- **Easy Access & Circulation** – multiple ingress/egress points for smooth entry and exit
- **35 Dedicated Parking Spaces** – above-market parking ratio to support office users or medical/professional tenants
- **Prominent Building Placement** on the parcel with direct street presence
- **Well-Maintained Grounds** with updated gutters and site systems (2024)
- **Balanced Layout** – efficient building footprint with ample setback for landscaping and curb appeal

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Renovated 2024

Main Suite Renovation

- Completely refreshed with modern finishes & updated floor plan
- Full kitchen installation for staff & client use

Building Systems

- 4 brand-new HVAC units installed in 2024
- Upgraded electrical, plumbing & IT infrastructure for today's business demands
- New gutter system to ensure long-term building maintenance

Technology Ready

- Structured cabling & IT upgrades to support high-speed business operations

Tenant Flexibility

- Secondary suite left move-in ready — perfect for an additional tenant or expansion



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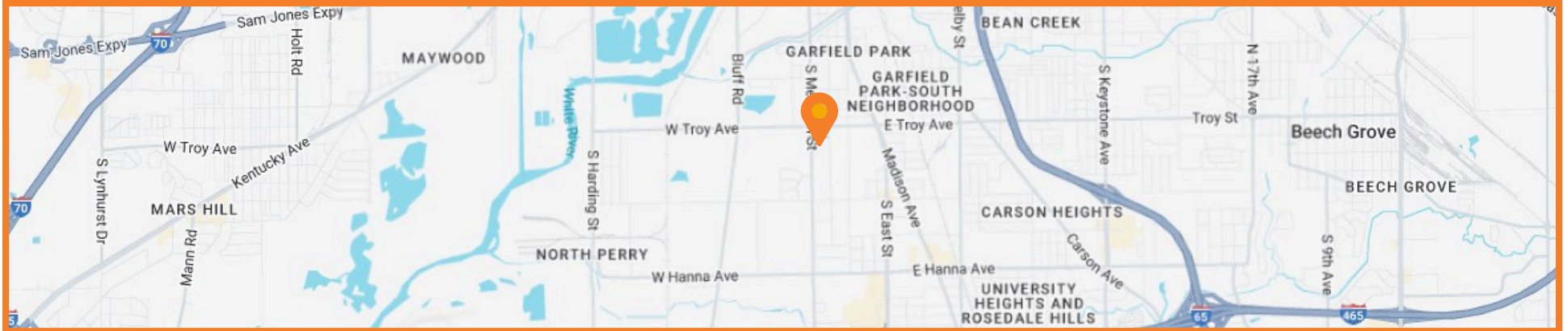
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MAP

- **Prime Southside Location** – positioned along **S. Meridian Street**, a key north–south artery through Indianapolis
- **Convenient Access** – less than 5 minutes to I-465 and I-65
- **Proximity to Downtown** – only ~10 minutes north to Downtown Indianapolis
- **Surrounded by Amenities** – nearby restaurants, retail centers, banks, and services support employees and clients
- **Strong Demographics** – dense residential population and business community in surrounding area
- **Ideal for Professional/Medical Office** – easy access for staff and clients from both north and south sides



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