

OFFICE BUILDING FOR LEASE

536 E Wabash Street

Indianapolis, IN 46204

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Unique adaptive-reuse office opportunity in Downtown Indianapolis featuring historic industrial character and a flexible open layout. The freestanding property offers on-site parking, outdoor green space and convenient access to surrounding downtown amenities.

PROPERTY HIGHLIGHTS

- 5,130 SF Freestanding Office Building
- Former Electric Substation Adaptive Reuse
- Open-Concept Industrial Interior
- On-Site Parking
- Outdoor Patio & Green Space
- Walkable to Downtown Dining & Amenities
- Convenient I-65 / I-70 Access

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	5,130 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,207	3,655	10,495
Total Population	2,885	8,632	19,575
Average HH Income	\$111,707	\$100,892	\$85,947

Robert Coombes

(765)-760-3189

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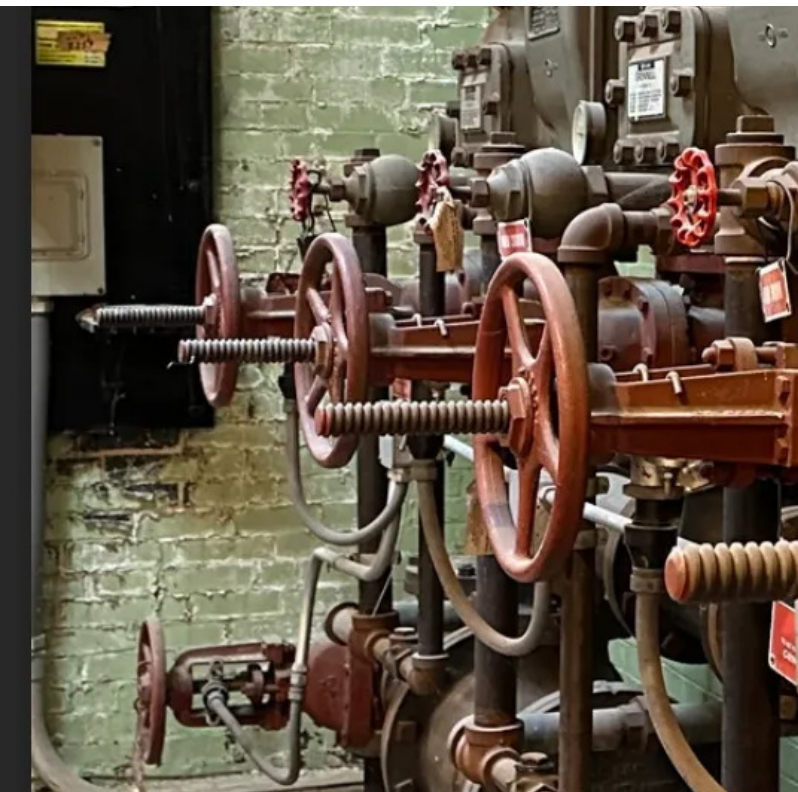
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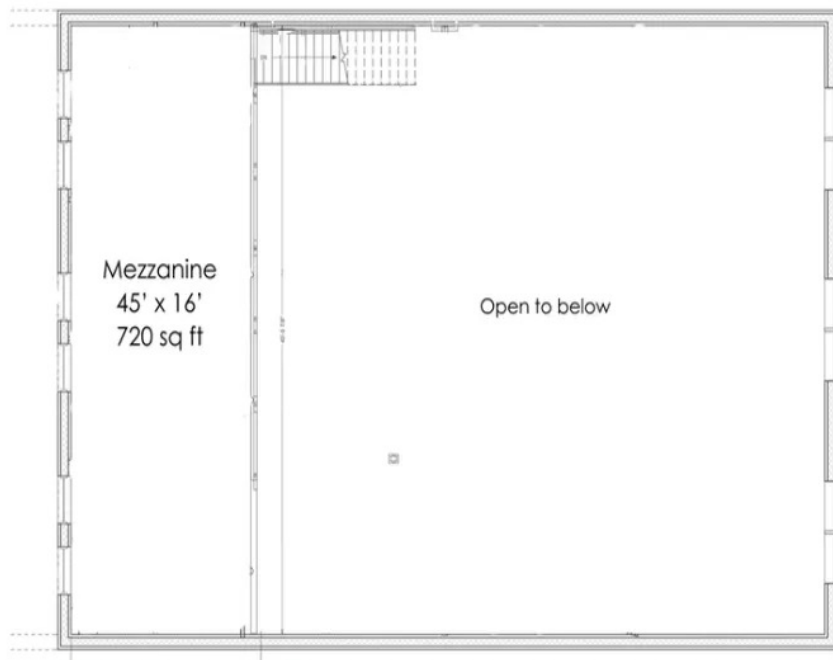
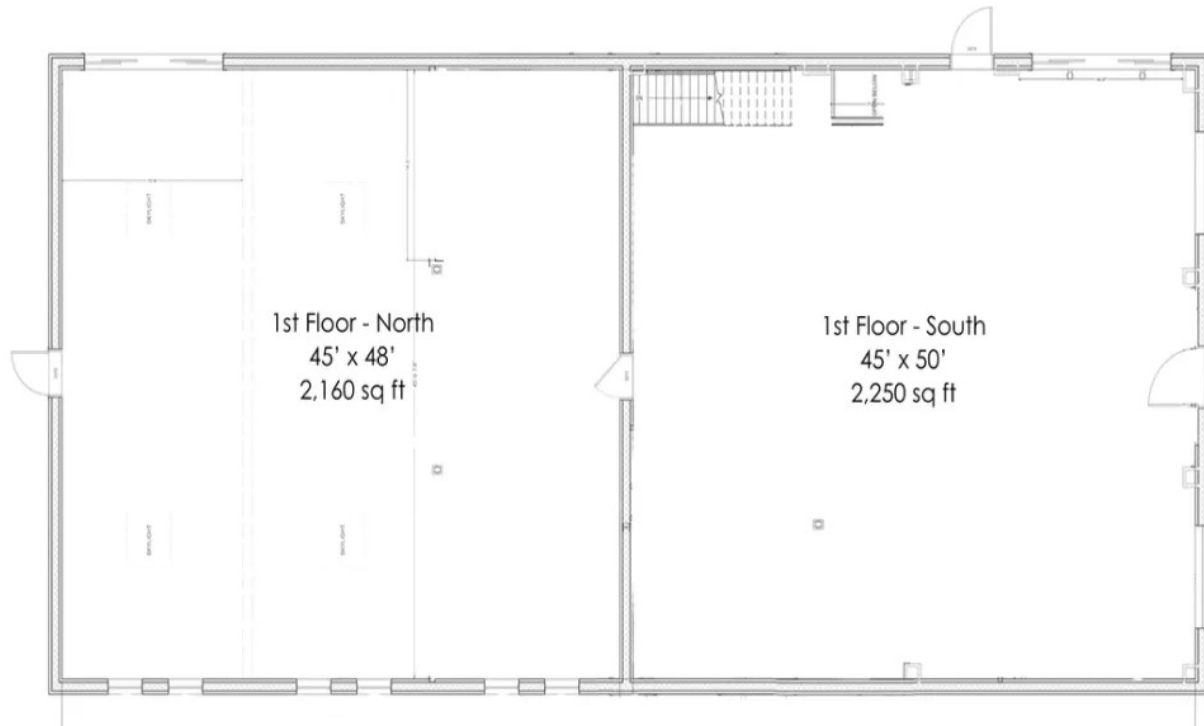
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5,130 sq ft



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,885	8,632	19,575
Average Age	32.9	34.0	34.0
Average Age (Male)	33.5	34.6	34.6
Average Age (Female)	30.0	32.1	32.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,207	3,655	10,495
# of Persons per HH	2.4	2.4	1.9
Average HH Income	\$111,707	\$100,892	\$85,947
Average House Value	\$339,618	\$294,937	\$311,321

2020 American Community Survey (ACS)

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