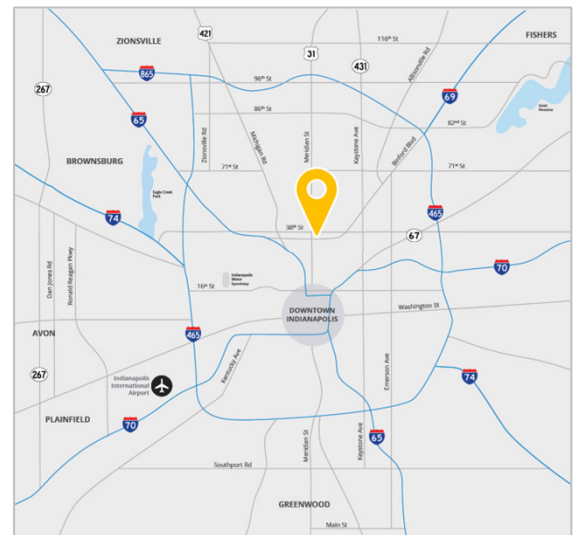




FOR LEASE OR SALE
3550 N Washington Blvd
 Indianapolis, IN 46205

Property Highlights

- 3-story building totaling ± 12,000 SF
 - 1st floor: ± 5,000 SF
 - 2nd floor: ± 4,500 SF
 - Lower level: ± 2,500 SF
- 11' 6" – 12' deck heights
- Strong natural light throughout
- Select offices with full height glass
- Dedicated surface parking onsite for staff and clients
- Quick customized build-out options available
- Central location on a private street close to office users, residential and public transportation
- Strong local ownership and management
- Lease rate: \$18.50/SF Full service
- Sale price: \$1,527,000



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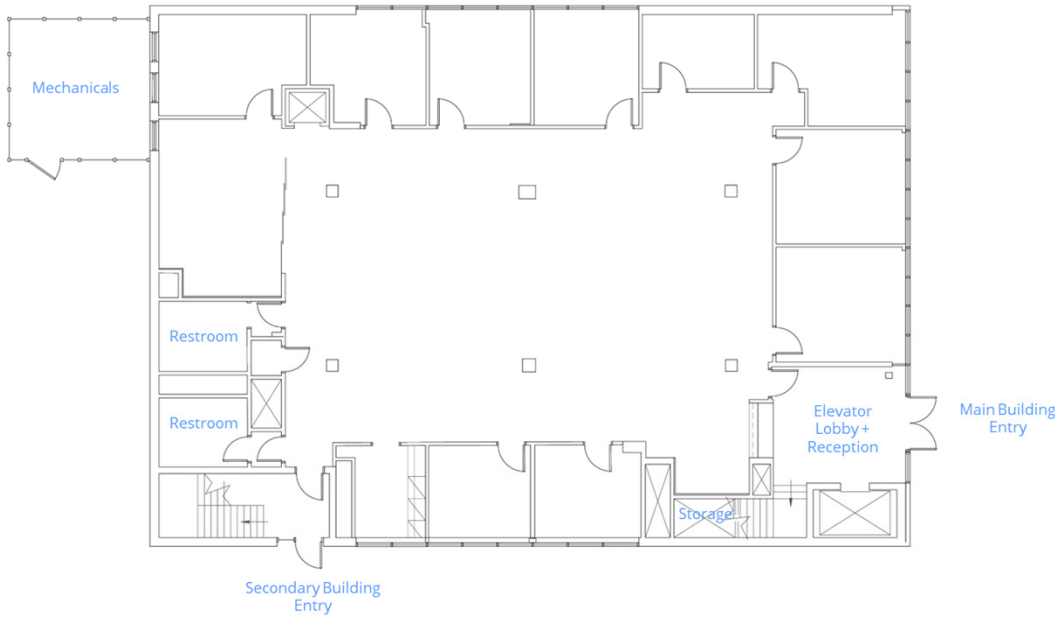
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1st Floor

± 5,000 SF



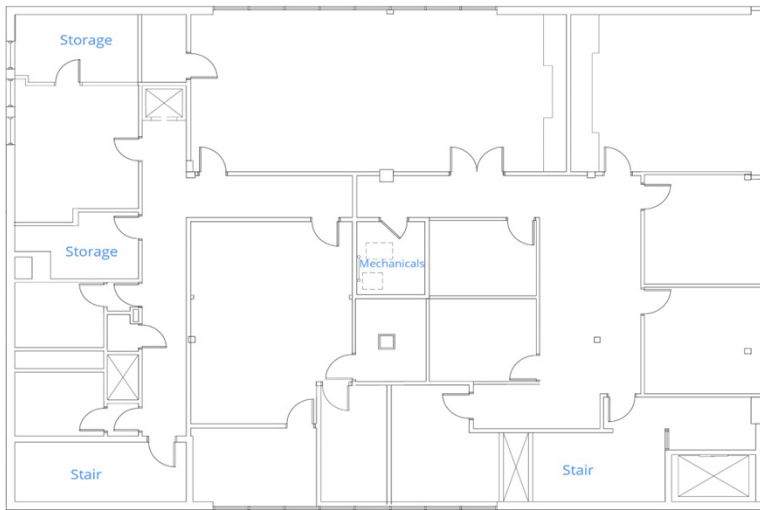
Total Building

± 12,000 SF



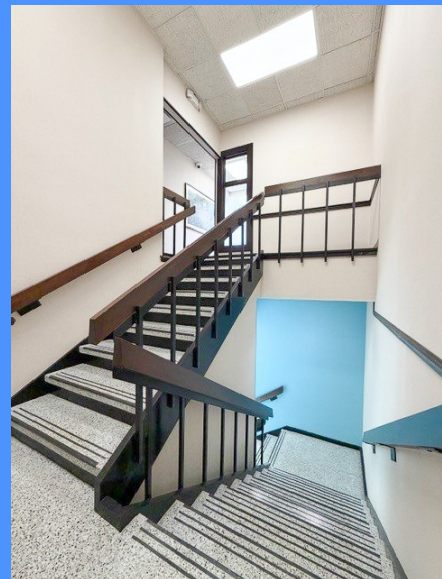
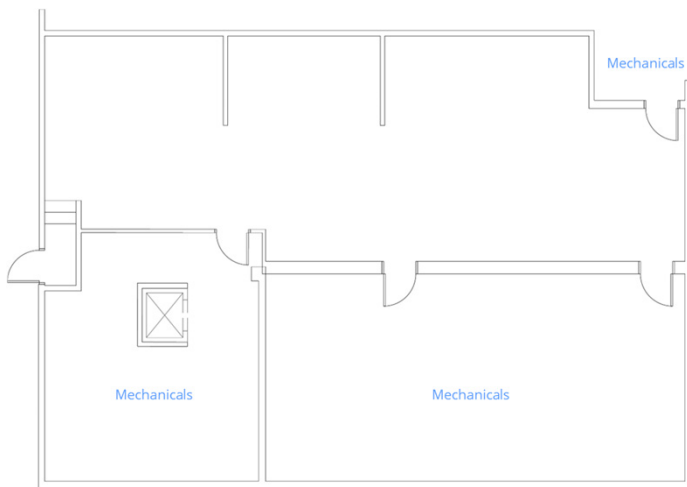
2nd Floor

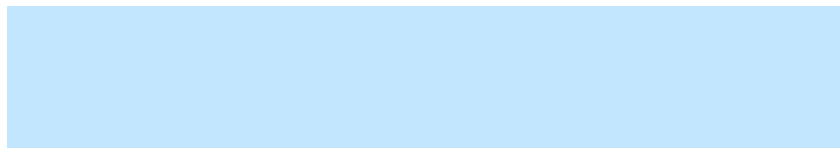
± 4,500 SF



Lower Level

± 2,500 SF





Demographics

Population 2025

1 mile	16,135
3 miles	99,566
5 miles	276,241

Population Projected 2030

1 mile	16,387
3 miles	102,295
5 miles	280,764

AVG Household Income 2025

1 mile	\$93,521
3 miles	\$101,423
5 miles	\$95,941

Total Households 2025

1 mile	7,093
3 miles	44,044
5 miles	119,416

Household Projected 2030

1 mile	7,198
3 miles	45,471
5 miles	122,017

E 36th St

N Washington Blvd

± 12,000 SF
± 49 Parking Spaces



Over 100 lodging & hotel options within 10-mile radius



9-minute drive to Downtown Indy

6-minute drive to Broad Ripple

20-minute drive to IND Airport



Less than 2 miles to I-65 and I-70 access

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