



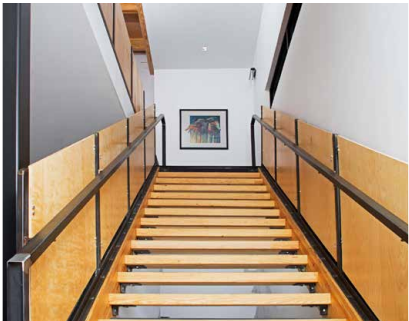
RELIANT
PARTNERS

AVAILABLE: RELIANT BUILDING OFFICE BUILDING/SPACE

5915 N. College Avenue // Indianapolis, IN 46220

UPSCALE OFFICE BUILDING

UNIQUE CONTEMPORARY BUILDING IN THE
HEART OF SOUTH BROAD RIPPLE (SOBRO)



NE QUADRANT OF N COLLEGE AVE & KESSLER BLVD

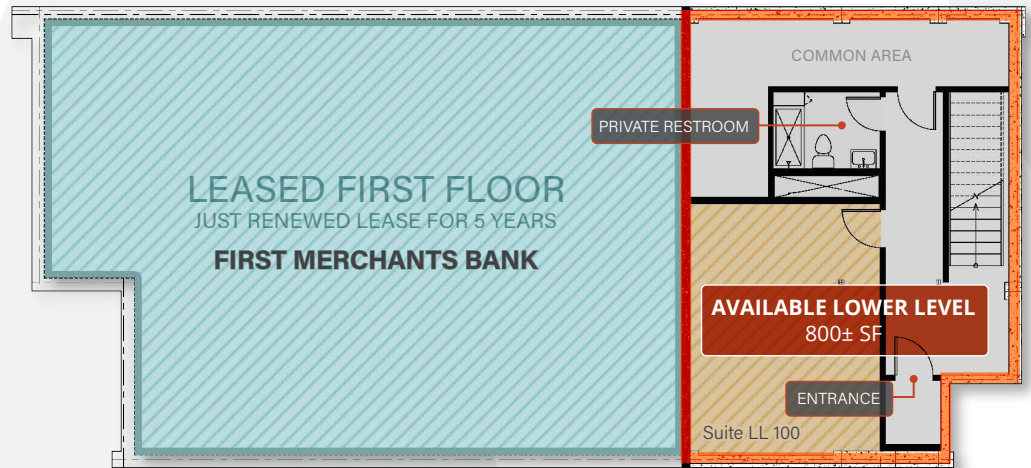
COMMERCIAL REAL ESTATE

OWNER-OCCUPANT OPPORTUNITY

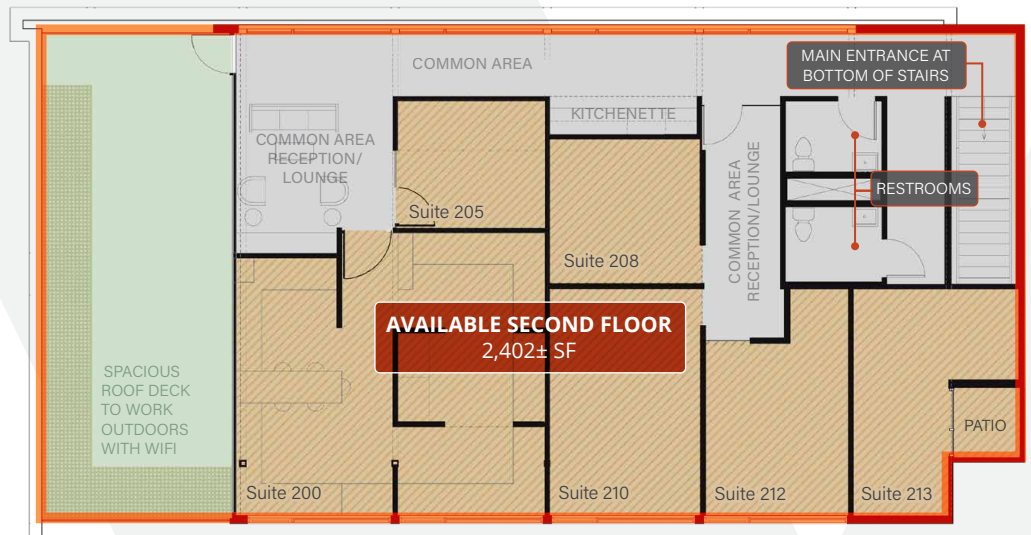
FIRST & SECOND LEVELS:

PROPERTY FEATURES:

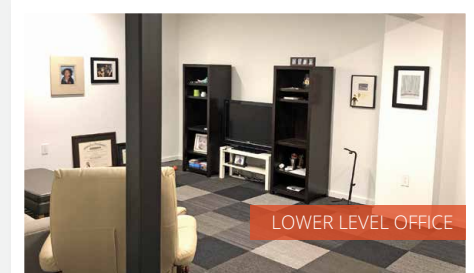
- **AVAILABLE:** Office building/space in 6,600 SF RELIANT BUILDING constructed in 2016 in Broad Ripple/SoBro area
 - » LEASED: 1st Floor 2,750± SF
 - » **AVAILABLE:** 2nd Floor 2,402± SF plus 628± SF balcony patio
 - » **AVAILABLE:** Lower Level 800± SF (optional for new tenant spillover or storage)
- First Merchants Bank (1st floor tenant) just renewed 2,375± SF lease for 5 years.
- Second floor is available for new tenant, or an owner-occupant for operations/investment and continue operating as Office Suites.
- Second floor office space has several private offices, common reception/lounge area, kitchenette, restrooms and balcony patio with lots of natural light.
- Distinctive two-story construction with quality Class A finishes and state-of-the-art construction
- Common areas (1,200± SF total) include a kitchenette, lounge and balcony patio overlooking College Avenue
- Great visibility on College Avenue with nearby traffic counts estimated at 45,000+ cars per day at convergence of College Avenue and Kessler Boulevard
- Ample surface lot and street parking available to tenants and visitors
- Currently locally owned and managed



FIRST & LOWER LEVEL AREA PLAN



SECOND LEVEL AVAILABLE



**FOR INFORMATION,
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AVAILABLE: OFFICE BUILDING/SPACE

RELIANT BUILDING : SECOND LEVEL OFFICE SPACE AVAILABLE

5915 N. College Avenue // Indianapolis, IN 46220

OWNER-OCCUPANT OPPORTUNITY

AERIAL:



- Office is near the Monon Rail Trail running throughout Broad Ripple north into Hamilton County and Mass Ave to the south.
- Broad Ripple has the largest concentration of residential/commercial entities in the area and is a synergistic hub for entrepreneurs.
- Located just south of Broad Ripple/SoBro (3 blocks) on College Ave, 15 minutes north of Downtown Indianapolis, and 5 minutes northeast of Butler University, near Indianapolis's affluent north side.
- Broad Ripple (BR) is home to many unique annual events such as the Broad Ripple Art Fair, BR Street Fest, BR Historic Home Tour and more.

- Site is walking distance to commercial/shopping/entertainment in Broad Ripple and amenities at College Avenue and Kessler Boulevard.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population 2024	13K	82.9K	228.8K
Households 2024	6.4K	36.7K	99.2K
Employees 2024	6.1K	28.5K	129.7K
Avg HH Income 2023	\$145.9K	\$111.3K	\$90.9K
Traffic Counts: College Ave @ 16,933 VPD / Kessler Blvd @ 17,848 VPD			

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