1145 E 22nd Street

Indianapolis, IN 46202

$75/SF

$1,780,125







EXCLUSIVE LEASING AGENT

CUSHMAN & WAKEFIELD

1145 E 22ND STREET

As-Is Sale / Lender-owned Property, listed below market

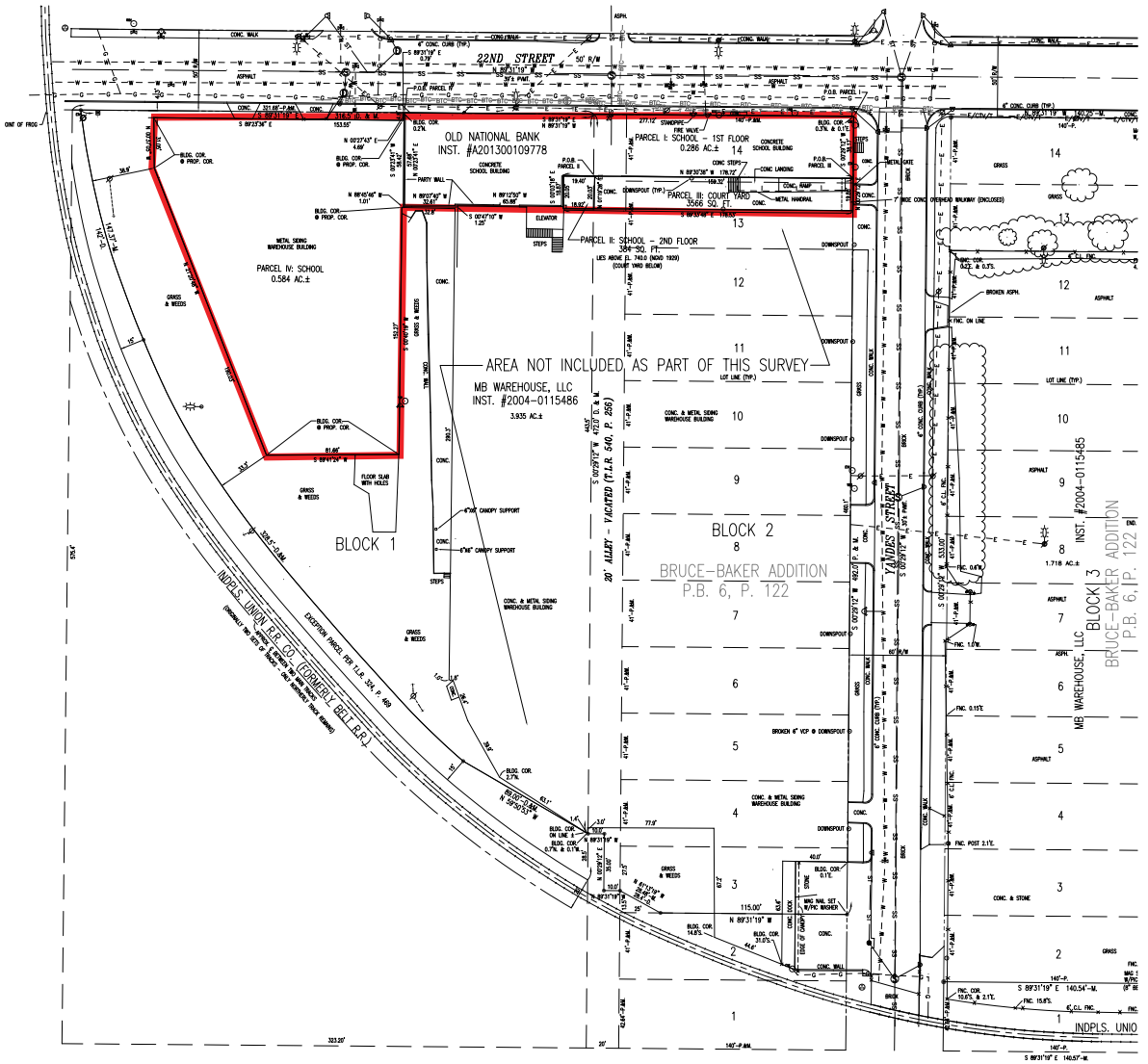
- 23,735 SF, two-story building located along the Monon Trail and E. 22nd Street
- Four (4) parcels combine for 0.95 AC, and include the courtyard and west parking lot
- Ideal user is an owner/occupant,
- The immediate area is zoned CS
- Adjacent property south of the premises, 2130 Yandes St, is not included in the sale
- Playground and parking lot east of the parcel are not a part of the property
- Sale Price: $75/SF - $1,780,125
- OPEX: $7.60 PSF

This charming 2-story, brick building, was a former Charter School and office for local NFPs. The property features bright, open-air offices, with a courtyard, kitchenette, elevator, and key-fob security entry. Surrounded by new residential projects, with close proximately to Downtown, the area has new sidewalks and bike lanes. Join the neighborhood redevelopment along E. 22nd Street: King Park, Kennedy King and now Martindale Brightwood!

CUSHMAN & WAKEFIELD

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ALTA SURVEY









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FIRST FLOORPLAN





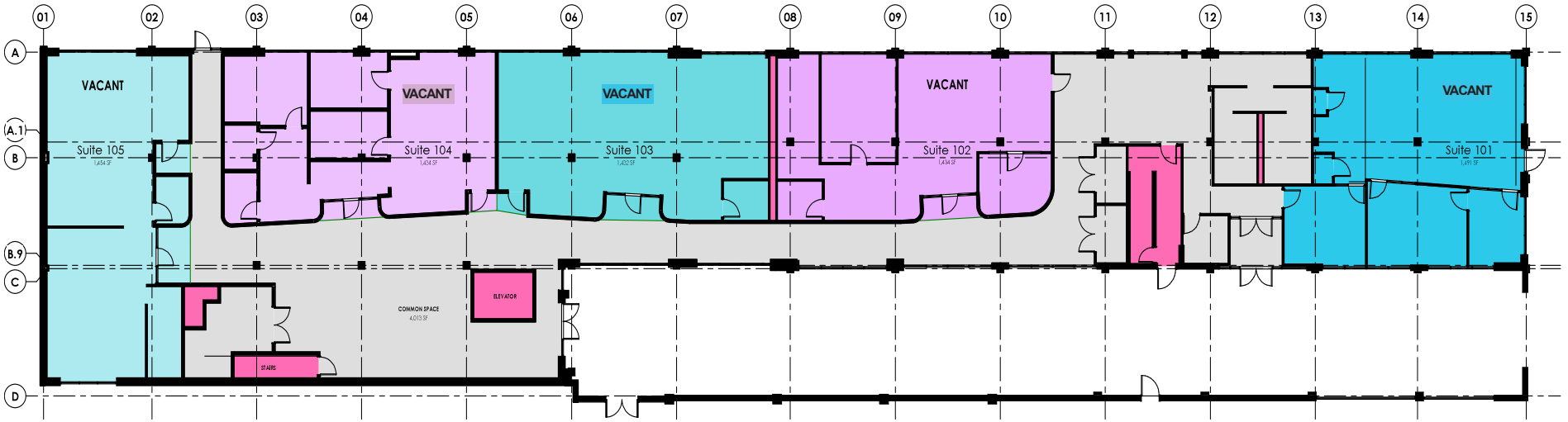


LEGEND

CIRCULATION/ SHARED: 11,648 SF
TENANT: 0 SF
COMBINED: 11,648 SF

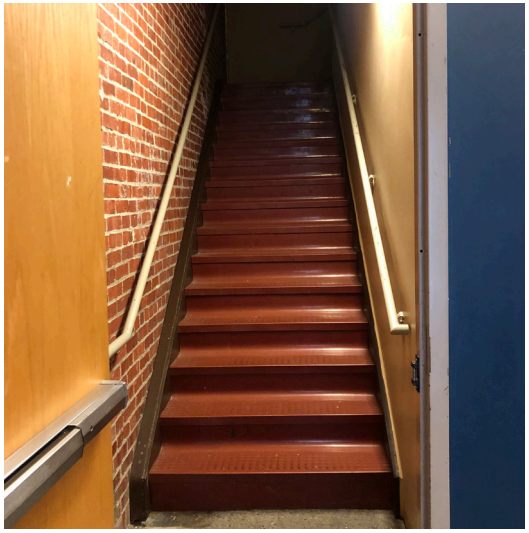
385 SF VERTICAL CIRCULATION
4,013 SF COMMON SPACE

SUITE 105 VACANT
SUITE 103 VACANT
SUITE 101 VACANT
SUITE 102 VACANT



1145 E 22ND STREET

SECOND FLOORPLAN







LEGEND

CIRCULATION/ SHARED: 4,014 SF

TENANT: 8,072 SF

COMBINED: 12,086 SF

448 SF VERTICAL CIRCULATION

3,566 SF COMMON SPACE

SUITE 205 VACANT

SUITE 203B VACANT

SUITE 202 VACANT

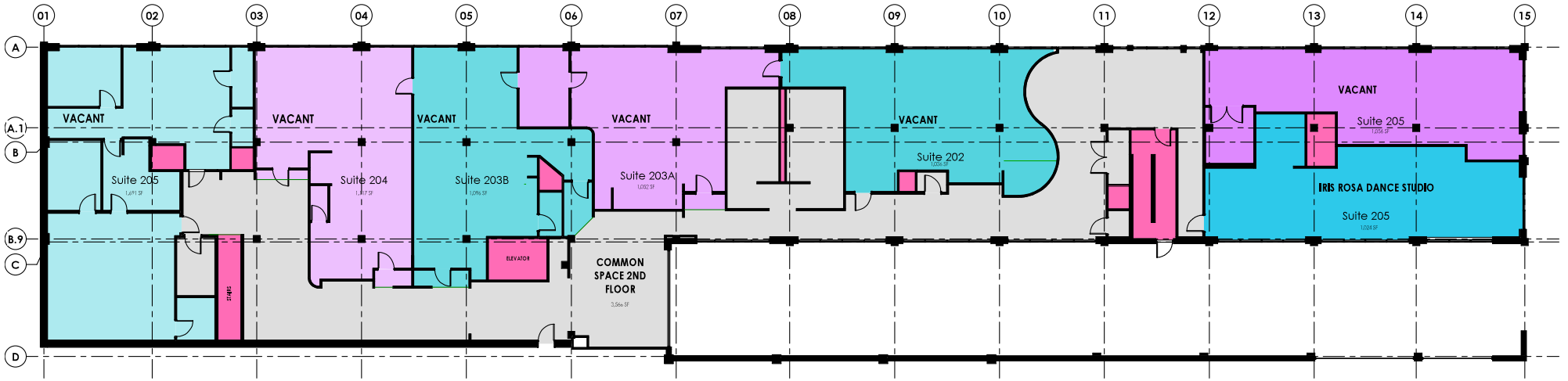
SUITE 205 IRIS ROSA DANCE STUDIO EXPIRES 4/30/2034

1,117 SF VACANT

SUITE 203 A VACANT

SUITE 205 VACANT

12,610 SF GROSS



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