

FOR LEASE > OFFICE & RETAIL SPACE



Broad Ripple Tower

6100 N KEYSTONE AVE, INDIANAPOLIS, IN



Property Highlights

- > 530 – 13,638 SF available
- > Full Floor user available
- > Recently renovated façade, lobby & elevators
- > Located in the heart of the Glendale neighborhood
- > Office space: \$16.00 Full Service
- > Retail space: \$16.00 NNN



Aerial View

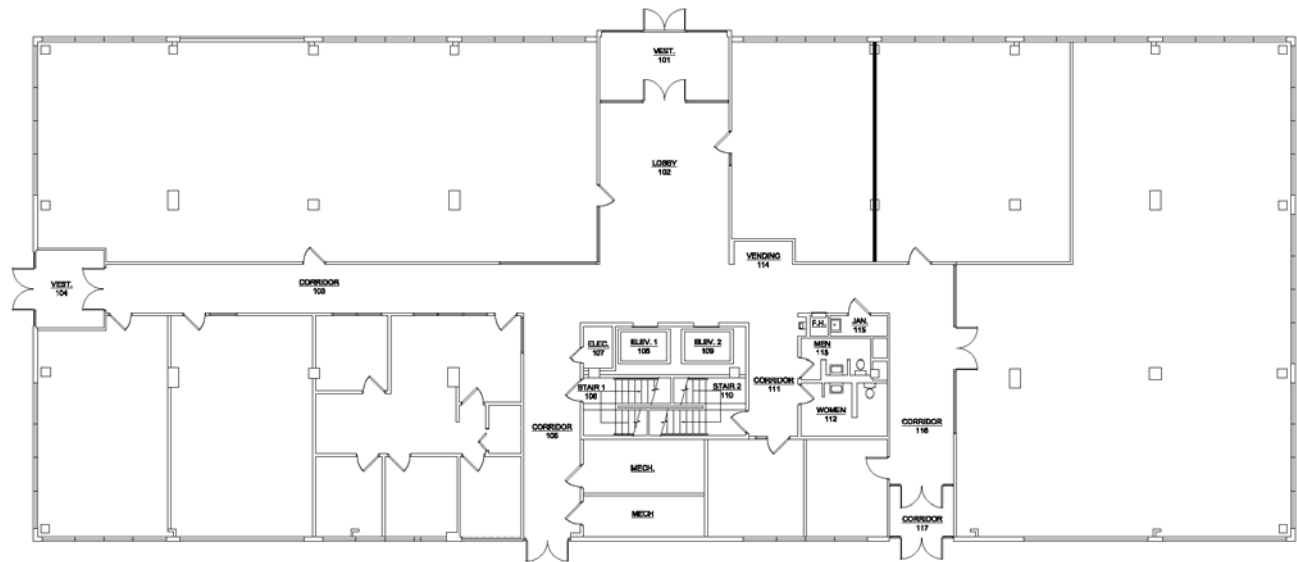
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Floorplan and Property Information

TYPICAL FLOOR PLAN



PROPERTY INFORMATION

BUILDING TYPE	General Office / Medical
TOTAL BUILDING AREA	75,328 SF
NUMBER OF FLOORS	6
TYPICAL FLOOR SIZE	13,638 SF
PARKING	Abundant – Free parking
BUILDING SIGNAGE	Pylon
ZONING	C-4
ELEVATOR	2 Large Passenger
SECURITY	Keycard Access / FOB
LEASE RATE OFFICE	\$16.00 / SF Full Service
LEASE RATE RETAIL	\$16.00 / SF NNN

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION 2017	11,179	74,092	215,232
HOUSEHOLDS 2017	5,546	33,902	93,839
AVERAGE HOUSEHOLD SIZE 2017	1.99	2.16	2.25
AVERAGE HOUSEHOLD INCOME 2017	\$77,427	\$89,748	\$71,999
PROJECTED AVERAGE HOUSEHOLD INCOME	\$89,701	\$99,910	\$80,372



Photos



Recently Renovated Lobby



Upgraded Common Areas



Ample Natural Light



Open Floor Plans

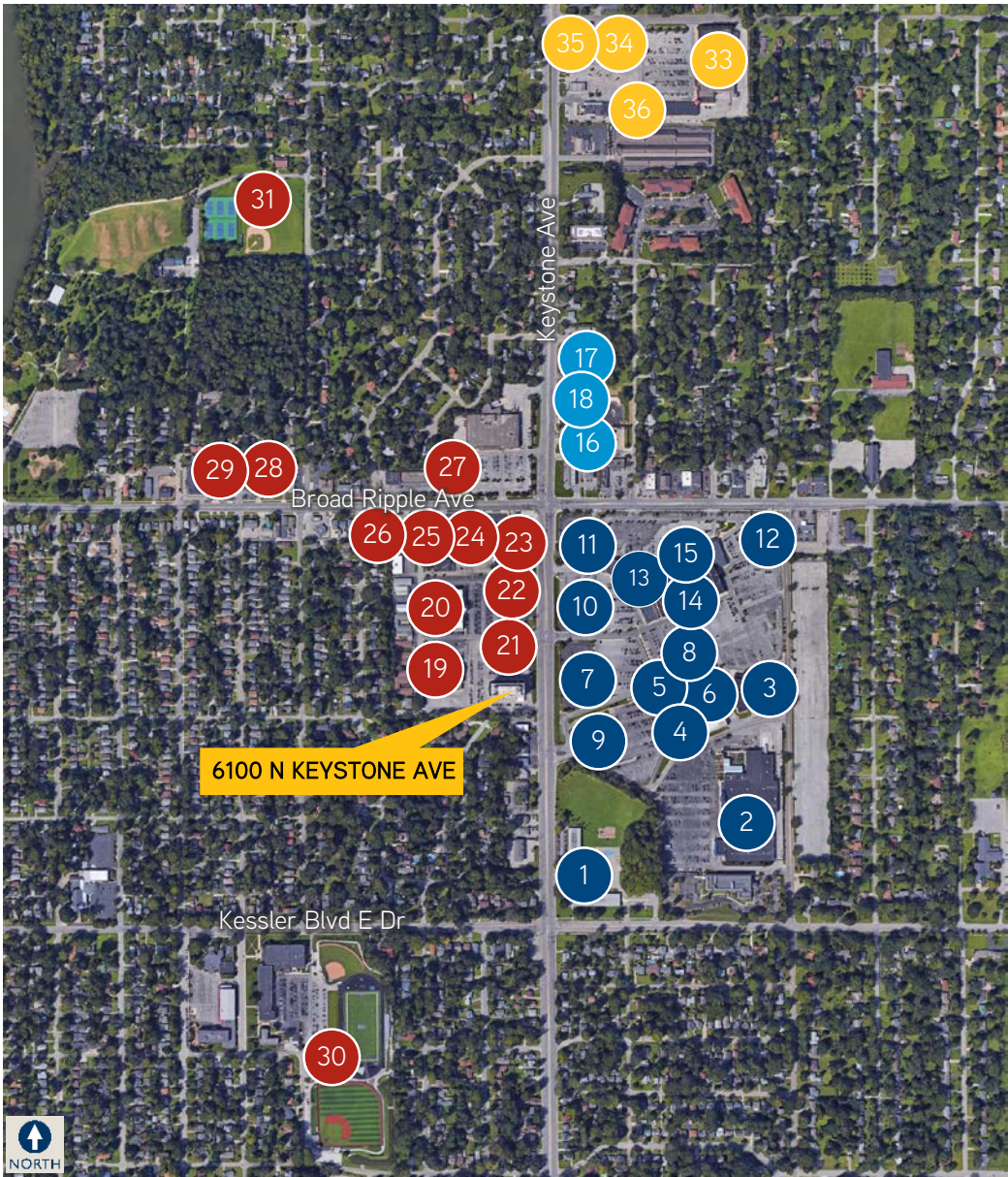


Store Front Design



First Floor Lobby Exposure

Aerial Map



Glendale Towne Center

1. Sidener Academy
2. Lowes
3. AMC Showpalce 12 Movie Theater
4. Starbucks
5. Staples
6. Macy's
7. O'Charleys
8. Target
9. Panera
10. Taco Bell
11. Walgreens
12. Buffalo Wild Wings
13. Pei Wei
14. Snapdragon Salon & Spa
15. Sun Tan City

Keystone Shops

16. Crew CarWash
17. Firestone Complete Auto Care
18. Fazoli's

Miscellaneous

19. Goodwill
20. LA Fitness
21. KFC
22. PNC
23. Midas
24. Donato's
25. Pizza Hut
26. MCL Cafateria
27. Pet's Supplies Plus
28. Broad Ripples Tan
29. Boogie Burger
30. Bishop Chatard High School
31. Broad Ripple Park

Keystone Corner

33. Krogers
34. Sahm's Place
35. Arby's
36. Honeybaked Ham

Contact Us

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