



FOR LEASE

136 N Delaware

Indianapolis, IN 46204

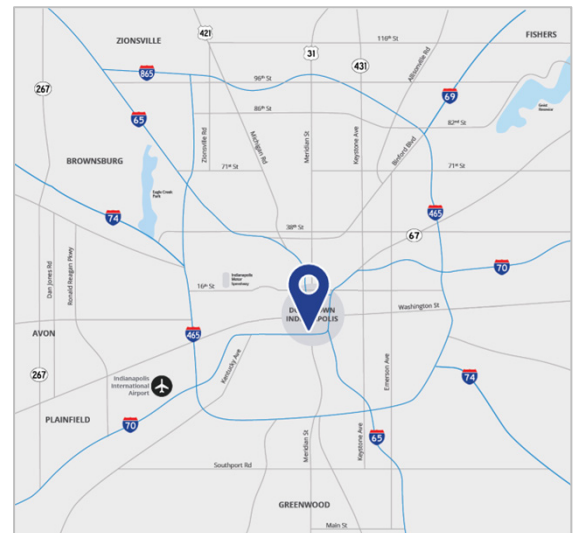
Property Highlights

- Located on the corner of Delaware St & Wabash St
- ± 2,654 SF available
- Several parking options with metered parking & garage within a block of the property
- Located on IndyGo bus line
- Great walkability to nearby hotels, restaurants, retail, entertainment venues, and Monument Circle
- Adjacent to the City Market and the City County building + a short walk to Mass Ave

Stephen Daum

+1 317 713 2144

stephen.daum@colliers.com



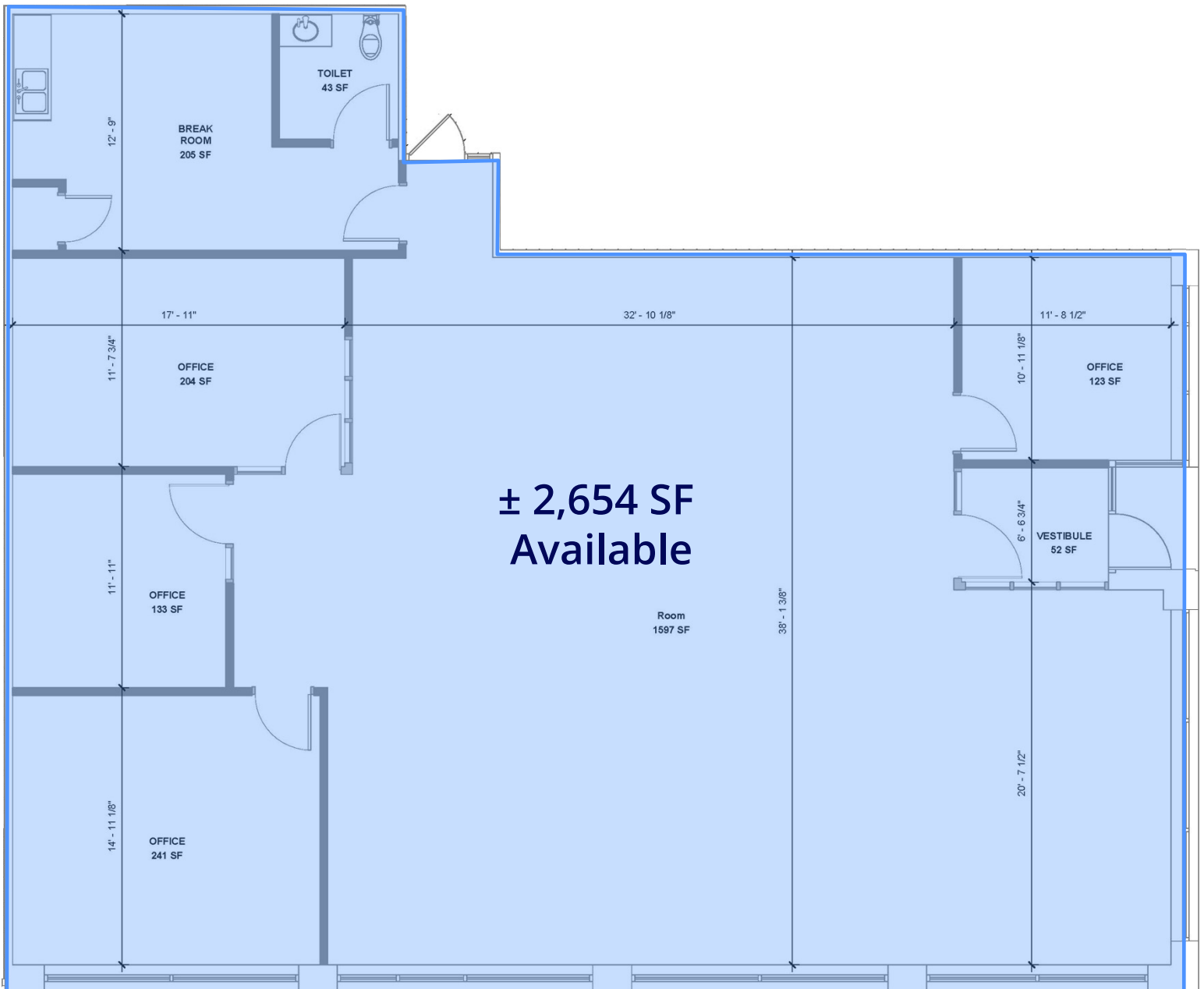
Floor Plan – Unit Specs

UNIT SPECS

Unit	100
Available SF	± 2,654
Access	Direct unit access from Delaware St
Year Built	1910
Renovated	Q2 2016
Restroom	Located in unit

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population 2025	18,957	55,839	111,655
Population Projected 2030	19,568	58,262	115,624
Daytime Population 2025	94,263	164,675	226,872
Average HH Income	\$126,036	\$108,751	\$91,977
Total Households 2025	11,616	27,561	50,042
Households Project 2030	12,124	29,017	52,147



Interior Photos





In the Heart of Downtown

1 N Pennsylvania

Conversion of old office building to a swanky boutique hotel w/ rooftop bar

220 N Meridian Tower

Extensive 555,450 SF renovation including rooftop pool + public garage

421 N Penn

Mixed-use project of apartments w/ rooftop pool, retail + on-site garage

Ardmore

5-story contemporary building w/ 131 upscale apartments, on-site garage

Hotel Indy

Historic office building redeveloped into 6-story Marriott-branded boutique hotel

Hyatt Place/House

15-story hotel across from Bankers Life Fieldhouse on Georgia Street

Market Square Center

Class A tier major renovation + new facade of 20-story commercial tower

Motto Hotel

King Cole building transformed into 10-story 116-room Hilton-branded hotel

Pulliam Square

Luxury apartments w/ dog park, fitness center + pub featuring craft beer

The Whit

334 upscale apartments, just one block north of Regions

Stephen Daum

+1 317 713 2144

stephen.daum@colliers.com

Colliers