



**FOR LEASE**  
**220 N Davidson Street**  
 Indianapolis, IN

**Freestanding CBD flex opportunity with easy downtown access**

**Property Highlights**

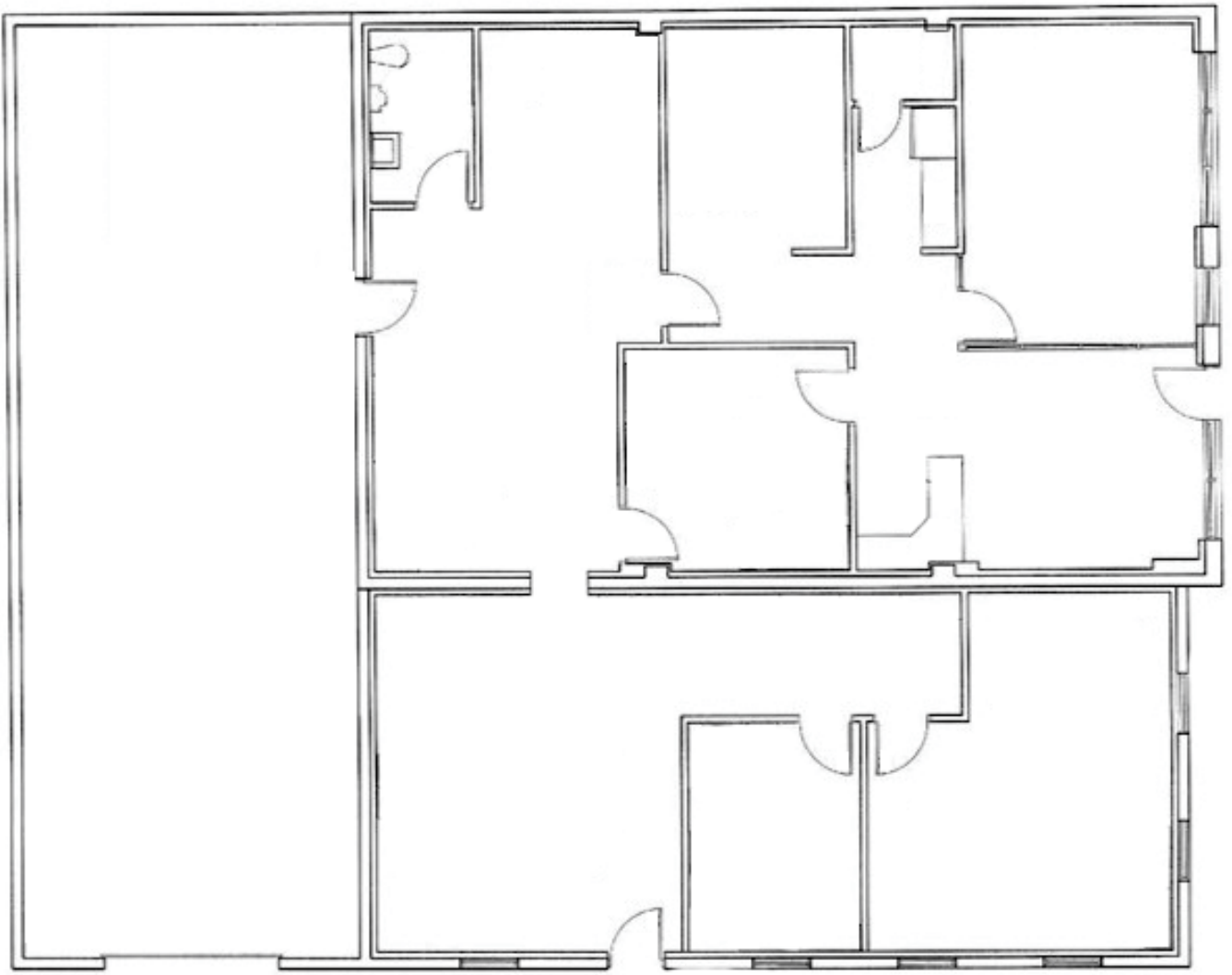
Offering ±4,643 SF of office and warehouse space for lease, this property combines exposed high ceilings with high-end interior finishes for a striking, contemporary feel. Exterior signage is available, along with on-site parking, and the property provides excellent access to I-70 and I-465. Tenants will also enjoy walkable access to nearby amenities such as Sun King Brewery, Easley Winery, and The Great Divide.

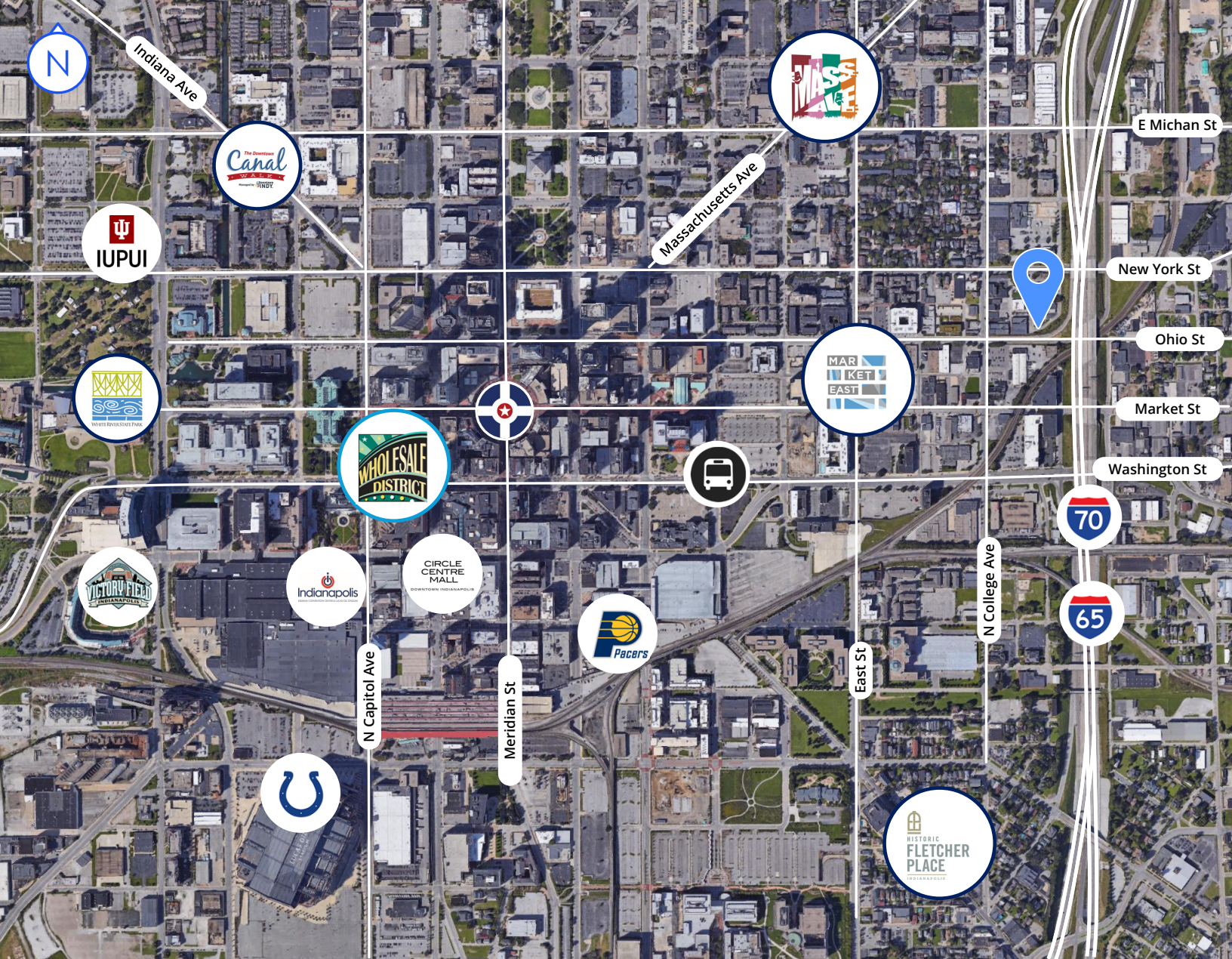
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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Population 2025</b>	19,763	114,249	262,442
<b>Total Population Projection 2030</b>	20,294	118,070	266,626
<b>Total Daytime Population 2025</b>	60,279	228,324	364,537
<b>Total Households 2025</b>	11,388	51,746	111,765
<b>Total Projected Households 2030</b>	11,808	53,795	114,196
<b>Average Household Income 2025</b>	\$125,075	\$90,492	\$81,923



**75**  
WALK SCORE



**60**  
TRANSIT SCORE



**78**  
BIKE SCORE

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