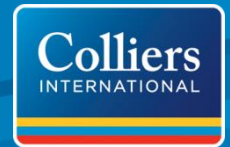


FOR SALE OR LEASE › OFFICE SPACE



7551 S Shelby Street

INDIANAPOLIS, IN



Property Highlights

- › Rare ownership opportunity
- › 3-story building available for purchase or lease
- › 10,285 RSF
- › Abundant parking
- › Exterior and monument signage available
- › Strong US-31 and I-465 access
- › Surrounded by numerous dining and retail amenities
- › Well under replacement cost
- › Lease Rate: \$16.50 / SF Net Utilities and Janitorial Services



Aerial View

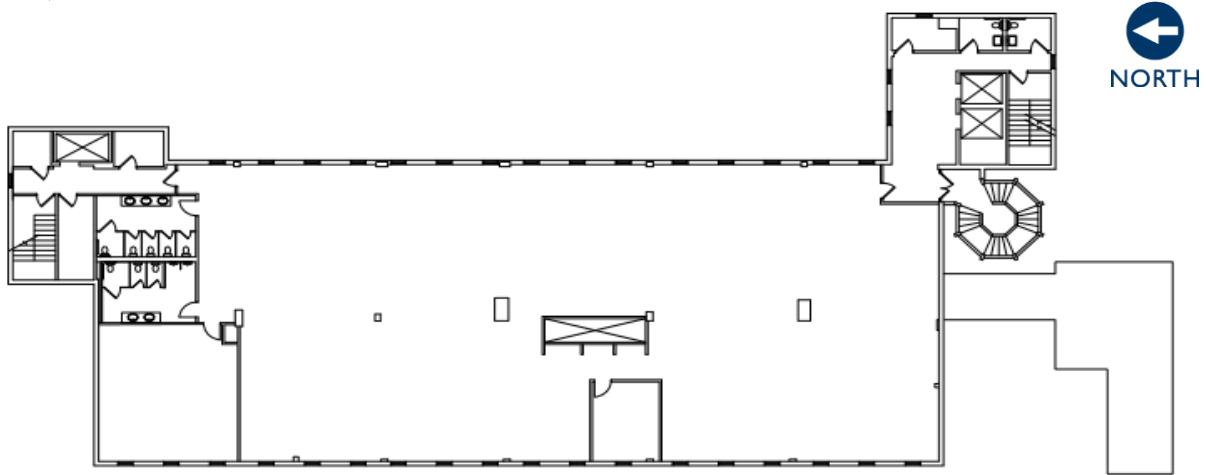
AARON SNODDY
317 713 2106
aaron.snoddy@colliers.com

MATT LANGFELDT
317 713 2173
matt.langfeldt@colliers.com

COLLIERS INTERNATIONAL
241 N Pennsylvania St, Suite 300
Indianapolis, IN 46204
colliers.com

Floorplan and Property Information

3RD FLOOR – 10,285 SF



PROPERTY INFORMATION

BUILDING TYPE	General Office / Medical
TOTAL BUILDING AREA	± 33,000 SF
NUMBER OF FLOORS	3
TYPICAL FLOOR SIZE	± 11,000 SF
PARKING	220 Spaces (6.5 / 1,000 ratio)
BUILDING SIGNAGE	Available
ZONING	C-4
YEAR BUILT	1986
ELEVATOR	2 Large Passenger, 1 Freight
SECURITY	Keycard Access / FOB
LEASE RATE	\$16.50 / SF Net Utilities and Janitorial Services

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	10,411	89,200	198,986
HOUSEHOLDS	4,345	35,969	78,164
AVERAGE HOUSEHOLD SIZE	2.40	2.46	2.51
MEDIAN AGE	35.1	37.4	36.2
AVERAGE HOUSEHOLD INCOME	\$58,105	\$63,493	\$66,185

Photos



Interior Entry Way



Open Concept Floor Plans



Built-In Reception



Ample Natural Light

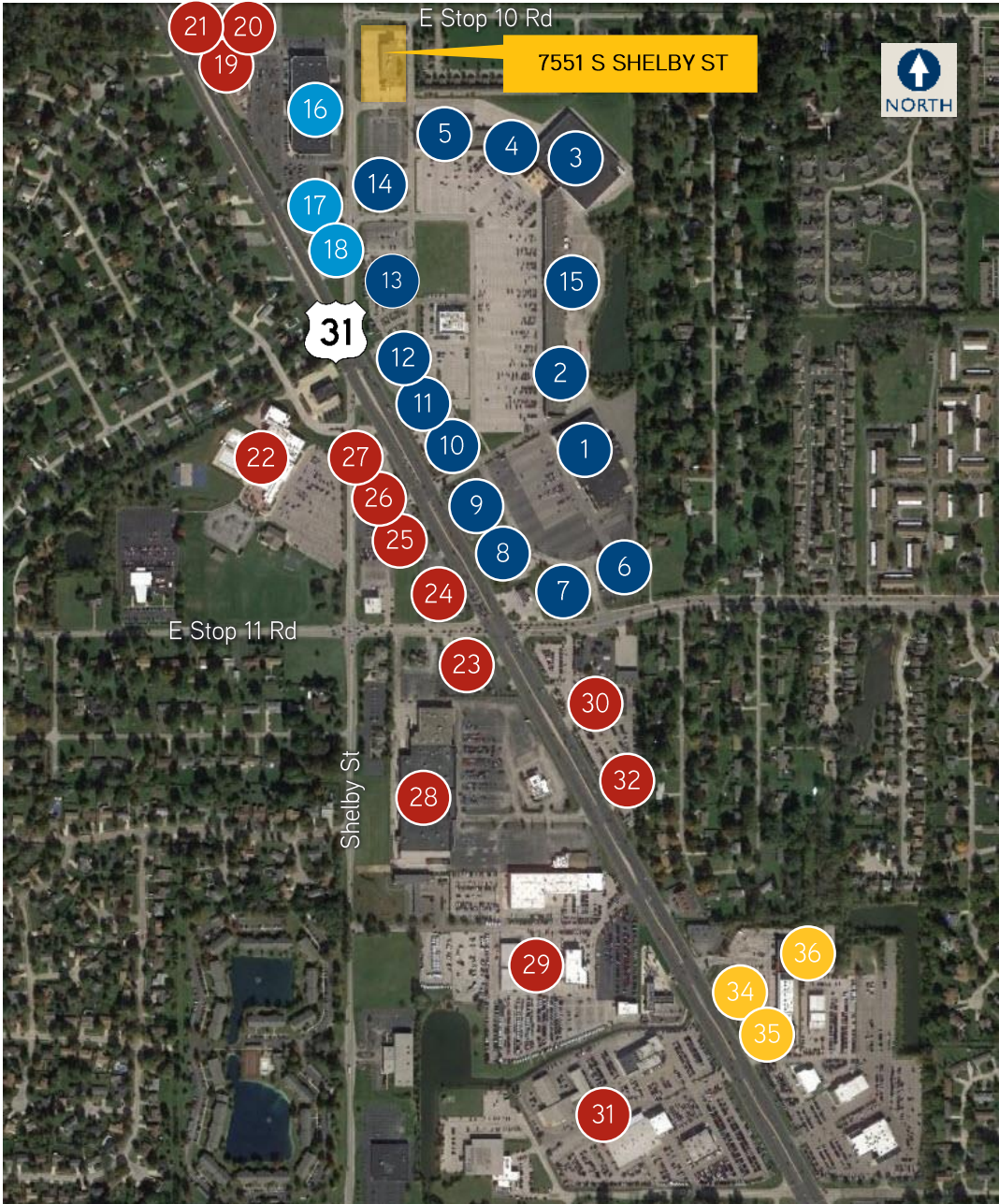


Interior Private Office



Interior Stair Case

Aerial Map



Greenwood Place Shopping Center

1. Burlington Coat Factory
2. PetSmart
3. At Home
4. United Arts & Education
5. The Room Place
6. AutoZone
7. Donato's
8. Fifth Third Bank
9. McDonald's
10. City Barbeque
11. Dunkin Donuts/Moe's Southwest/Noodles & Co
12. Jagger's
13. McAlister's Deli/WingStop/The Barbershop
14. Indy Tire
15. Great Clips/Cato Fashions/GNC

Southport Plaza

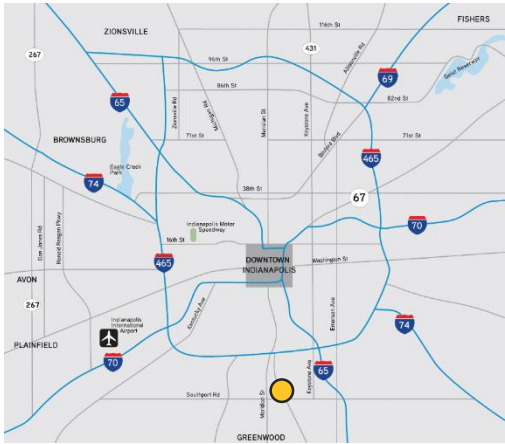
16. Petco/Shoe Carnival/Rooms Express/American Mattress/Leslie's Pool Supply
17. White Castle
18. Mattress Firm

Miscellaneous

19. Outback Steakhouse
20. IHOP
21. Key Bank
22. YMCA
23. Jimmy John's
24. Steak 'n Shake
25. Ruby Tuesday
26. Boston Market
27. Wendy's
28. Buffalo Wild Wings/Michaels/Hobby Lobby
29. Hubler Chevrolet
30. Beck Toyota
31. Ray Skillman Auto
32. Tire Barn

Greenbrook Shoppes

33. FedEx Office Print & Ship Center
34. Sprint
35. Skyline Chili
36. Discount Tire/McGilvery's Taphouse/Ichiban Sushi Bar & Asian Cuisine



Contact Us

AARON SNODDY
317 713 2106
aaron.snoddy@colliers.com

MATT LANGFELDT
317 713 2173
matt.langfeldt@colliers.com

