



AVAILABLE SF

1,565 SF

LEASE RATE

\$15.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Office suite available in prime, central location
- Fully furnished
- Move-in ready
- Two private offices, conference room, storage, & open work area
- Surrounded by amenities

FOR LEASE

BINFORD COMMONS

6284 Rucker Rd.,
Ste. B
Indianapolis, IN
46220



MATT FERGUSON

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BINFORD COMMONS

6284 Rucker Rd., Ste. B, Indianapolis, IN 46220

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PROPERTY DESCRIPTION

Great garden-style private office suite that contains 1,565 total square feet. The space offers two spacious private offices, a conference room, storage, & a large open bullpen area. The suite is fully-furnished & move-in ready.



LOCATION DESCRIPTION

Just north of 62nd St. & Binford Blvd. The area is surrounded by a variety of dining, entertainment, & recreational options, providing an ideal backdrop for office tenants seeking a stimulating work-life balance. Close to popular neighborhood, Broad Ripple Village. Just a couple of miles to I-465, which circles Indianapolis.

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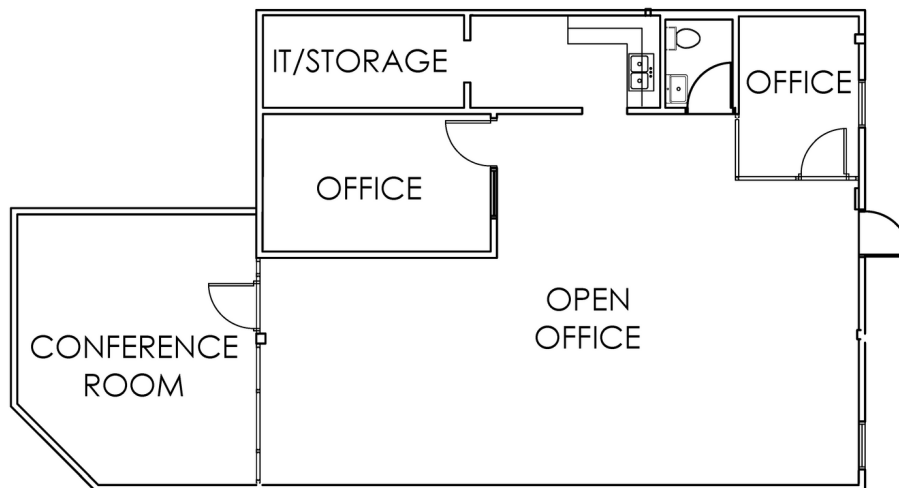
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92C PARTNERS
3950 PRIORITY WAY SOUTH DRIVE
INDIANAPOLIS, IN 46240

6284 RUCKER ROAD UNIT B - 1,565 SF

LAYOUT

DATE: FEBRUARY 28, 2024

SCALE: 1/8" : 1'0"

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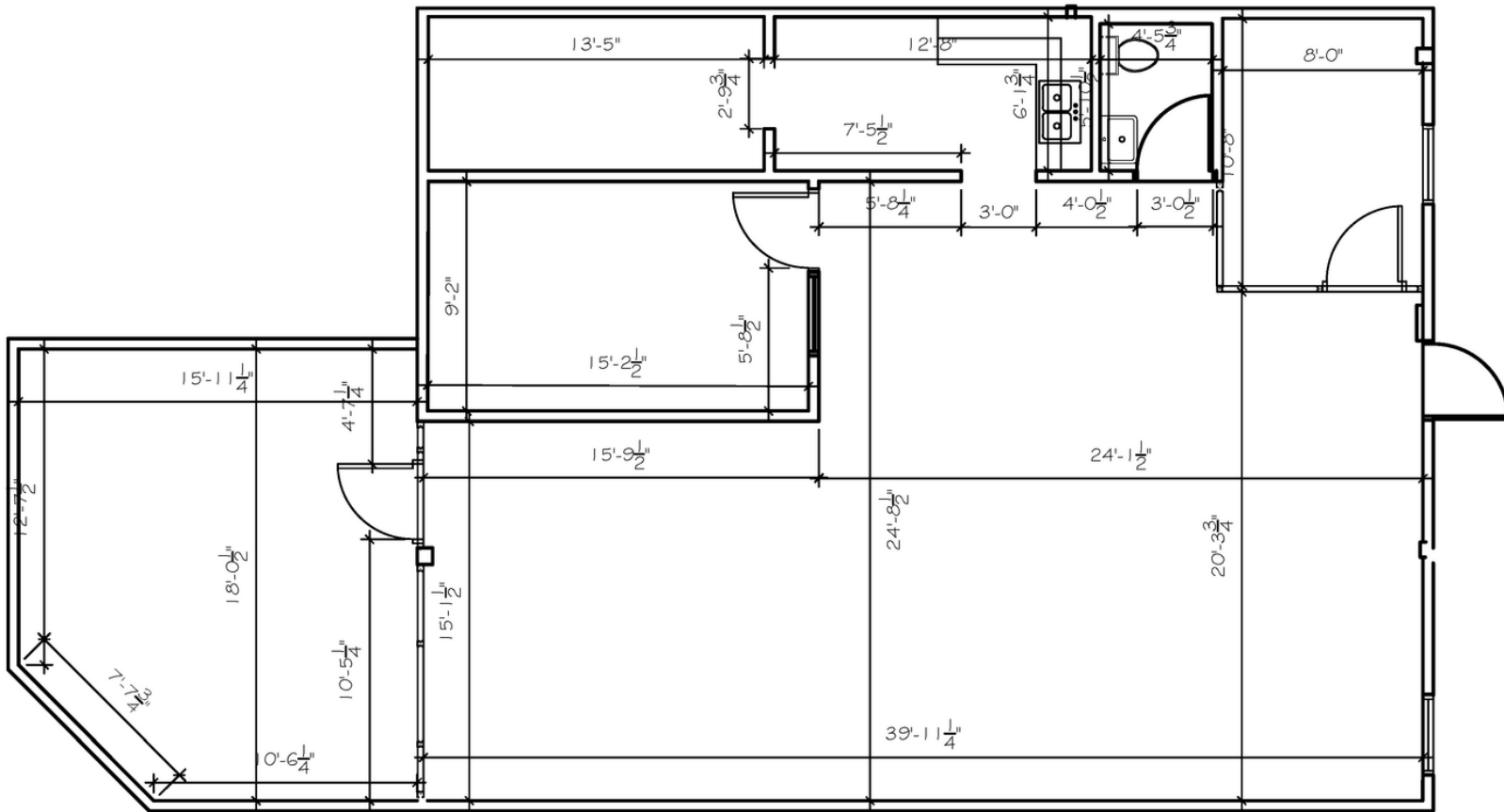
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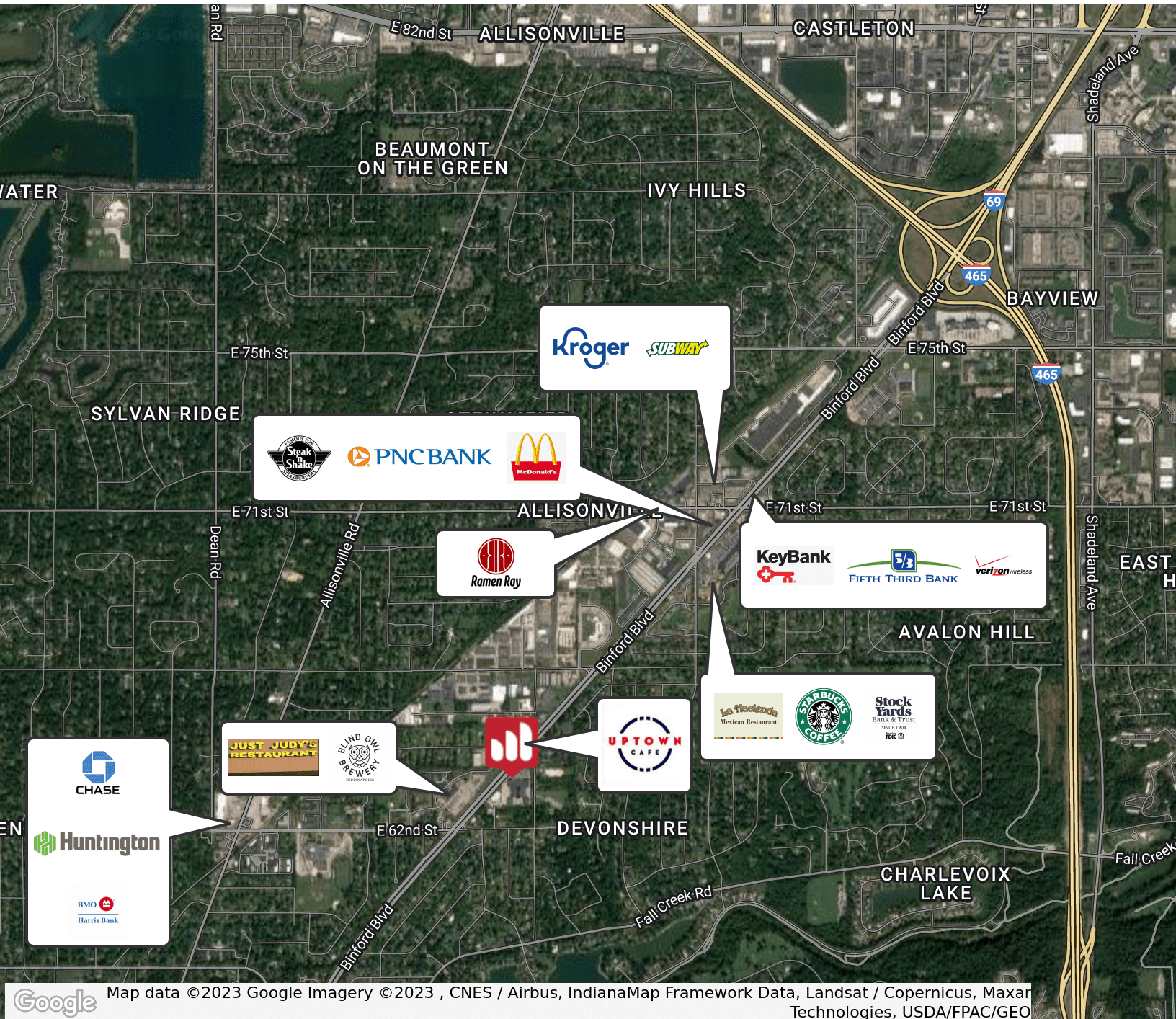
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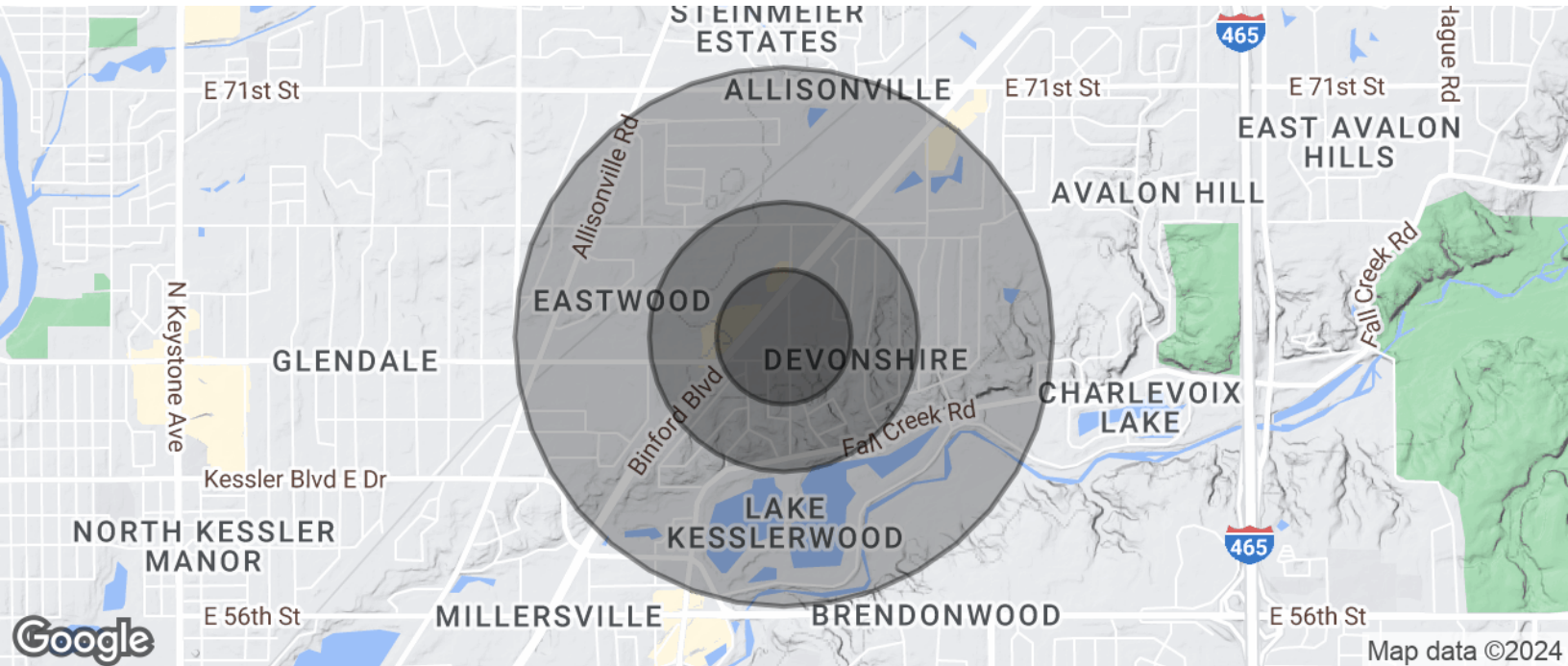
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	403	1,592	6,312
Average Age	44.4	44.4	42.2
Average Age (Male)	40.2	40.9	40.5
Average Age (Female)	45.5	45.2	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	217	843	3,078
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$93,846	\$93,375	\$91,660
Average House Value	\$241,965	\$235,558	\$260,128

2020 American Community Survey (ACS)

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