

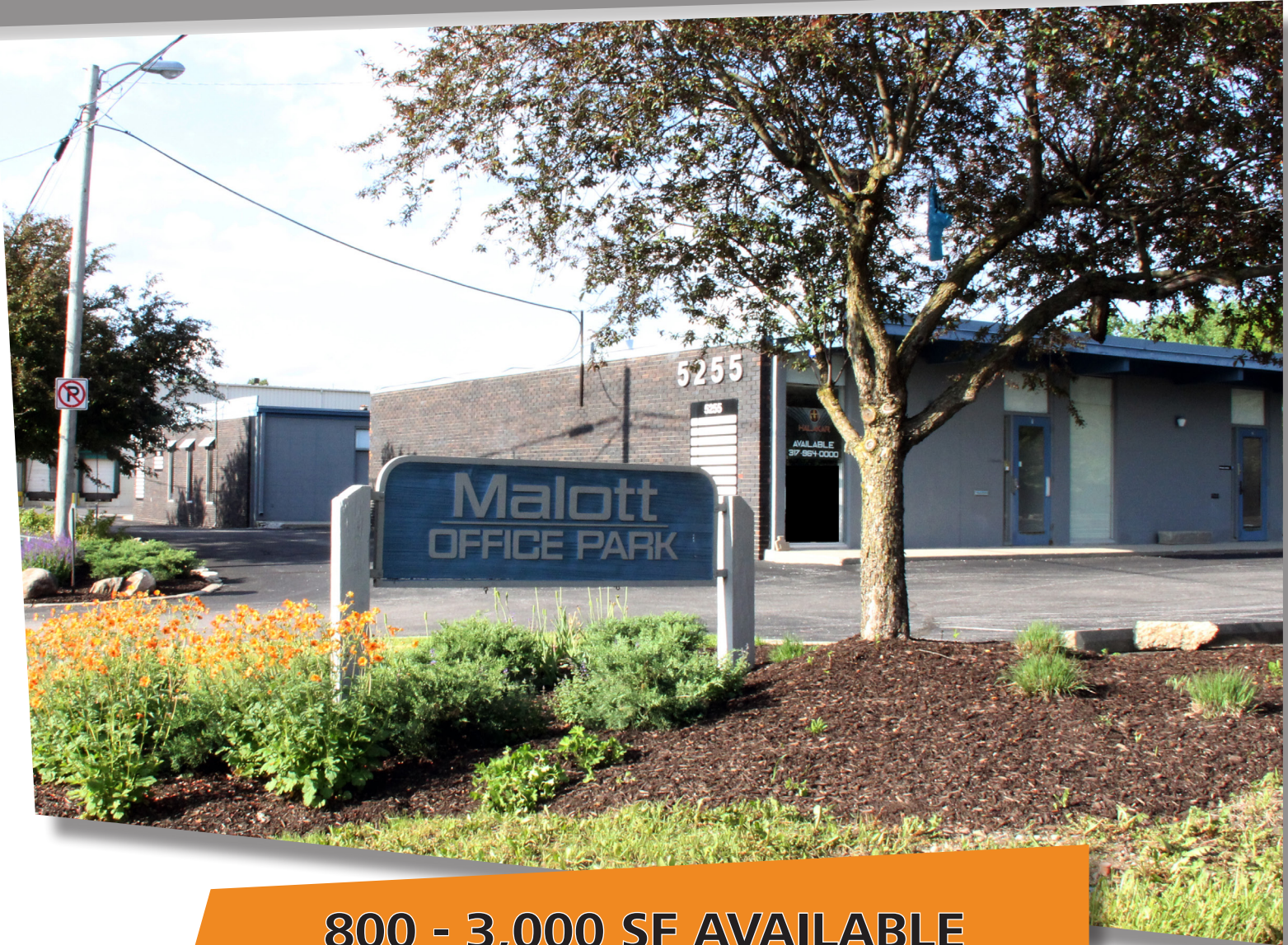
FOR LEASE



MALOTT OFFICE PARK

5255 - 5351 N. TACOMA AVENUE | INDIANAPOLIS | IN | 46220

GARDEN STYLE OFFICE SUITES NEAR BROAD RIPPLE



800 - 3,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- DIRECT ACCESS TO PARKING SPACES
- REDUCED CONTACT WITH INDIVIDUAL ENTRANCES & RESTROOMS
- JUST SOUTH OF BROAD RIPPLE AND THE GLENDALE MALL
- AMPLE ON-SITE PARKING
- IDEAL FOR BUSINESSES THAT REQUIRE SMALLER OFFICES

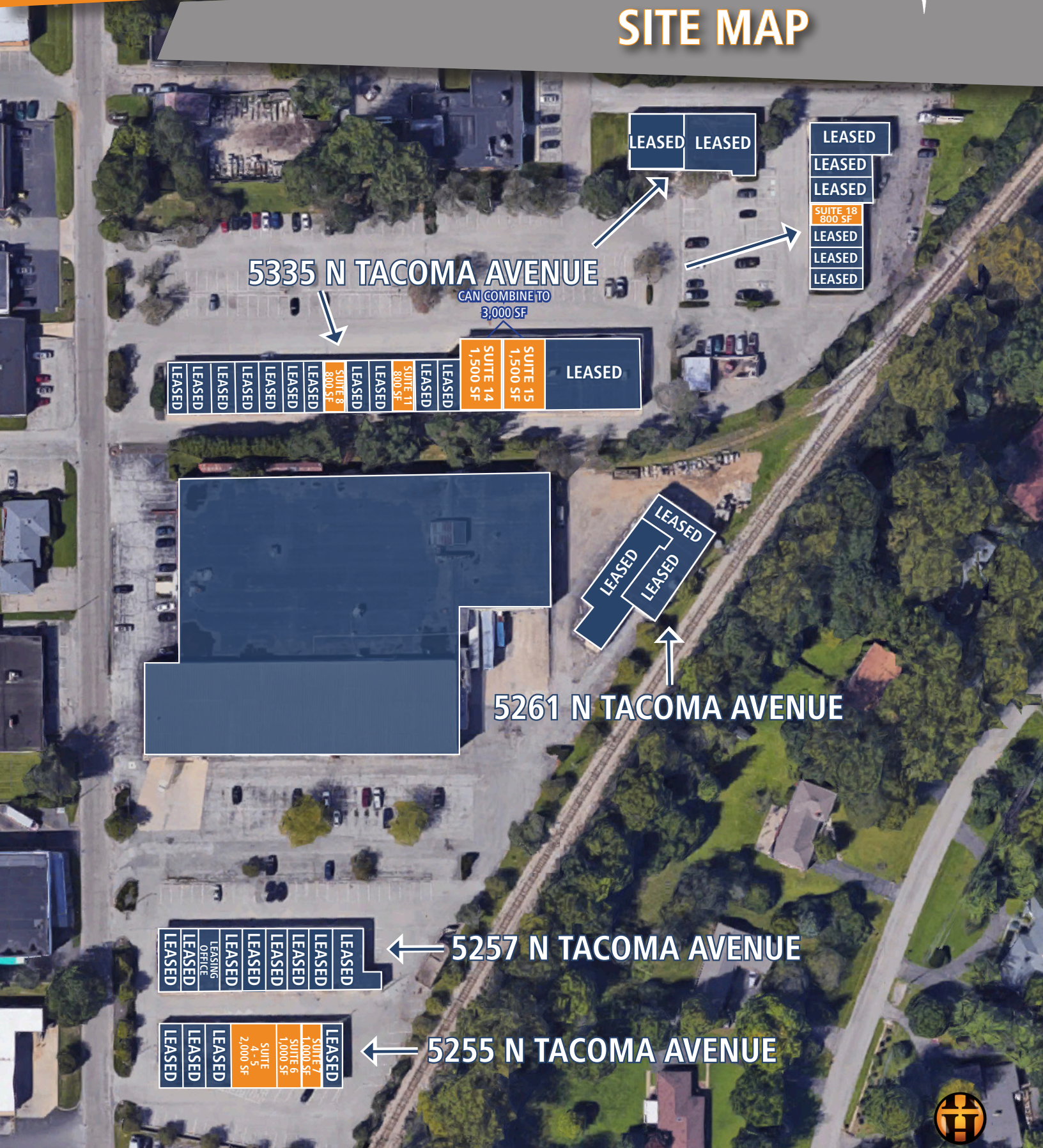


MALOTT OFFICE PARK

5255 - 5351 N. TACOMA AVENUE | INDIANAPOLIS | IN | 46220



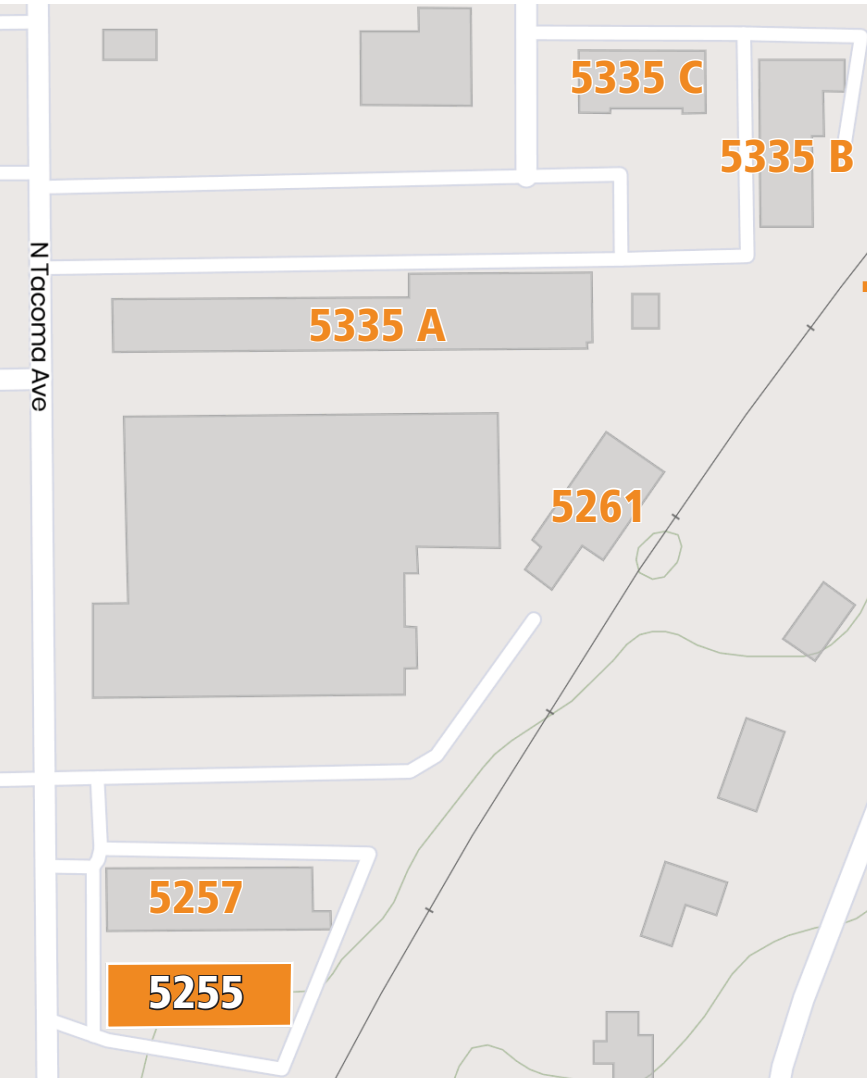
SITE MAP



MALOTT OFFICE PARK



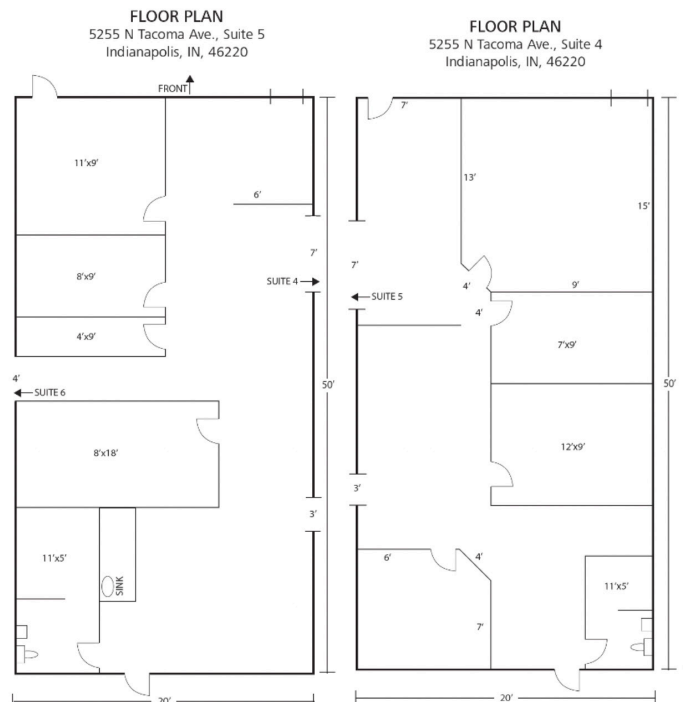
5255 N. TACOMA AVENUE



LEASED	LEASED	LEASED	4 - 5	6	7	LEASED
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ADDRESS	SUITE	SF
5255 N Tacoma Avenue	4-5	2,000 SF
5255 N Tacoma Avenue	6	1,000 SF
5255 N Tacoma Avenue	7	1,000 SF

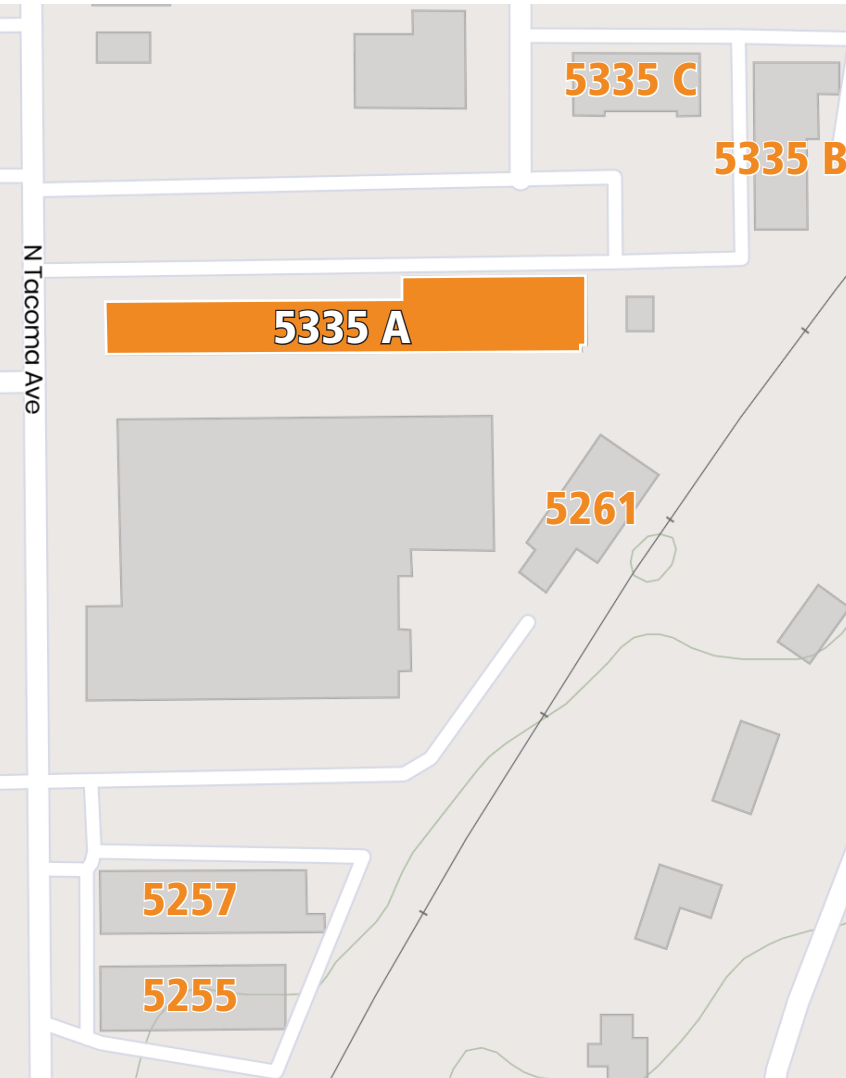
SUITE 4 - 5



MALOTT OFFICE PARK



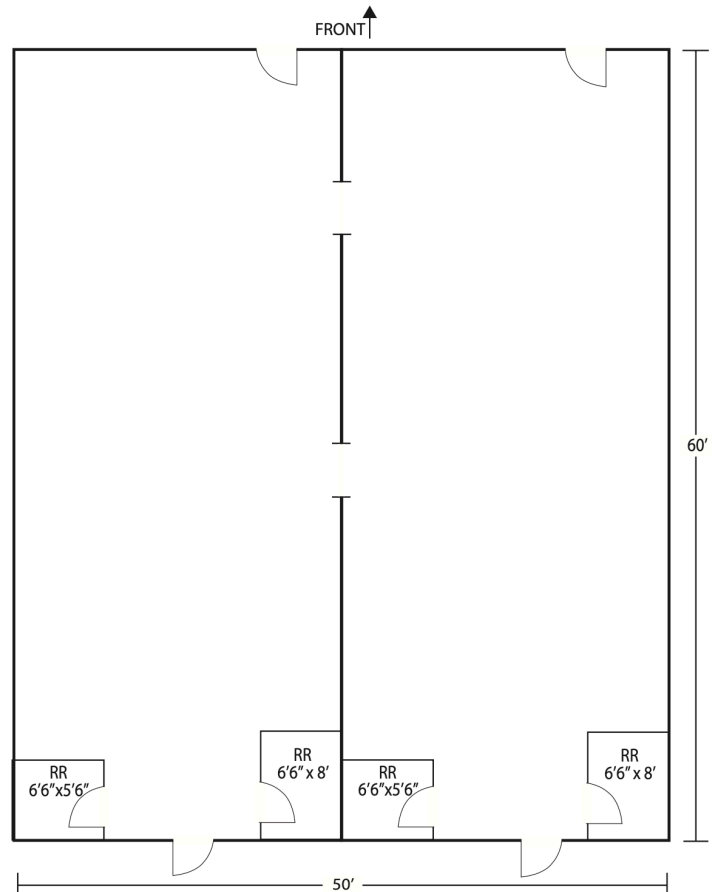
5335 N. TACOMA AVENUE | BUILDING A

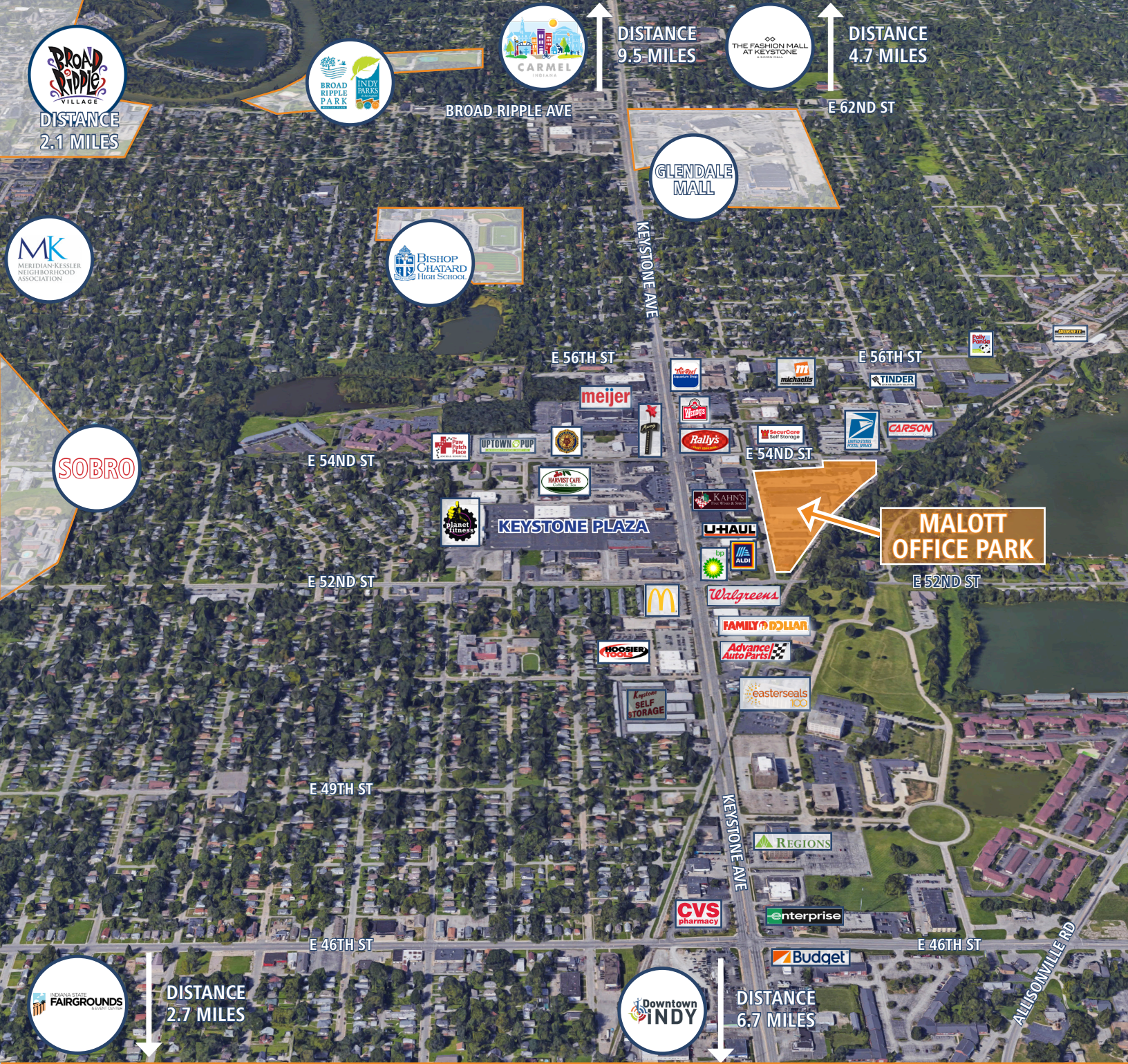


LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	8	LEASED	LEASED	11	LEASED	LEASED	14	15	LEASED
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ADDRESS	SUITE	SF
5335 N Tacoma Avenue	8	800 SF
5335 N Tacoma Avenue	11	800 SF
5335 N Tacoma Avenue	14-15	3,000

SUITES 14 -15





	DEMOGRAPHICS			DISTANCE TO:	
	1 MILE	3 MILES	5 MILES		MILES
POPULATION	11,836	94,610	232,244	DOWNTOWN INDY	6.7
# OF HOUSEHOLDS	6,247	47,302	115,294	BROAD RIPPLE	2.1
AVERAGE INCOME	\$57,624	\$75,019	\$66,942	KEYSTONE CROSSING	4.7
POPULATION GROWTH	2.47%	2.45%	2.76%	CARMEL	9.5

Call today for more information and to schedule a private tour!

Colton Snodgrass, CCIM | Associate Broker | D 317.536.0218 | C 317.796.7377 | E csnodgrass@halakar.com



www.Halakar.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.