

FOR SALE • FOR LEASE

 **COMMERCIAL.**

# 4929 E 96TH ST.

INDIANAPOLIS, IN 46240

**OFFICE SPACE**



## PROPERTY HIGHLIGHTS:

- Great 96<sup>th</sup> St visibility & accessibility
- 28 private offices and multiple conference rooms
- Open collaborative areas with built-in workstations
- Welcoming front lobby and full kitchen
- Lots of windows
- Multiple building entrances for flexible access and user separation
- 4 HVAC units replaced in 2016 & new roof installed 2017

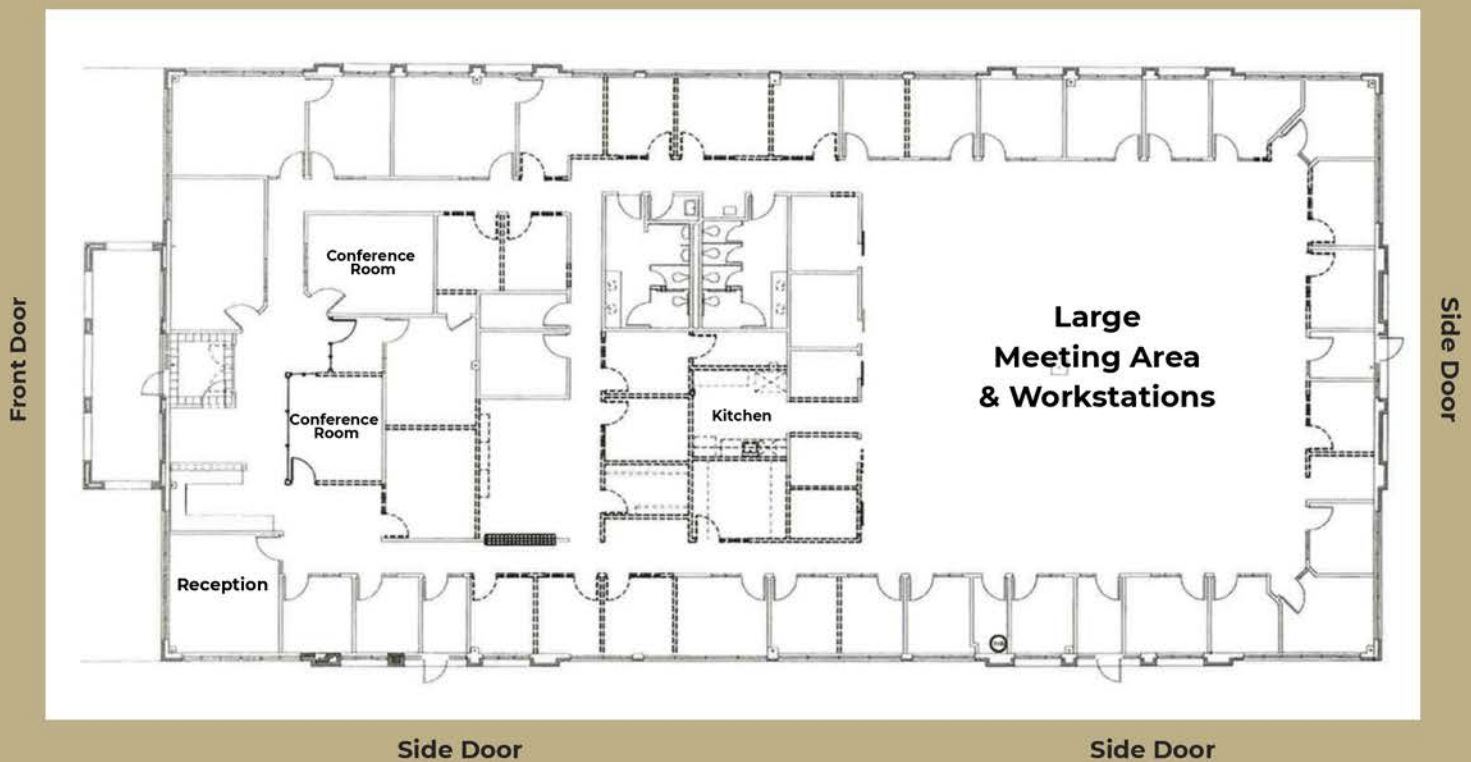
## SALES PRICE:

\$2,950,000

## LEASE RATE:

\$25.50 per square foot  
NNN Lease

E 96<sup>th</sup> St



## PROPERTY INFORMATION:

Position your business in a highly visible and accessible 11,625 SF standalone office building situated on a 1.342 acres lakefront lot at the gateway to Carmel and Fishers. Built in 2004 and remodeled in 2014, this property offers a professional image, functional layout, and abundant natural light with windows on all sides. Current appraisal available upon request.

The building is thoughtfully configured for immediate occupancy, featuring 28 private offices, open work areas with built-in workstations, multiple conference rooms, a welcoming front lobby, and a full kitchen. Multiple entrances provide flexibility for departmental separation or client access, while ample on-site parking ensures convenience for employees and visitors alike.

Additional improvements include a sprinkler and alarm system and excellent connectivity with easy access to the interstate and major thoroughfares. This move-in-ready office is an ideal solution for a growing company seeking long-term stability, branding control, and a premier North Metro location.



## DEMOGRAPHICS:

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,164	55,754	171,533
Households	3,476	26,695	78,502
Household Income	\$80,826	\$120,249	\$139,317
Daytime Population	11,590	86,930	228,409

TRAFFIC COUNTS	VPD
N Keystone Ave	74,690
I-465	146,410
E 96 <sup>th</sup> St	32,130
Allisonville Rd	51,500

# PROPERTY PHOTOS:



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