

Banta Trails

6319-6423 S East St Indianapolis, IN 46227



FOR LEASE

JOSIE LAVEY

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PROPERTY OVERVIEW

Under new ownership and management since 2021, this prime commercial property offers unparalleled flexibility for businesses seeking tailored office space. With direct suite access, abundant on-site parking, and excellent connectivity via US 31 to I-465, it's designed for convenience and accessibility. The versatile floor plans accommodate diverse business needs, from open-concept offices to customized layouts. This property is a strategic choice for tenants looking for a dynamic, adaptable leasing opportunity in a prime location.

PROPERTY HIGHLIGHTS

- Close proximity to the interstate
- Flexible Spaces
- Frontage on US 31 South
- Direct access to suites and separate HVAC
- Only 6 miles from Downtown Indianapolis
- Park-Like setting on East front
- Quick Occupancy

OFFERING SUMMARY

LIST PRICE: \$17-\$17.50/SF MG

SUITES: 7 Available

ZONING: CS

YEAR BUILT: 1991

TRAFFIC COUNT: 37,600 AADT

USES: Office and Medical Office

AVAILABLE SUITES

- **Building 1**
 - Suite 6325 Upper 2,414 SF
 - Suite 6319A Creekside 2,961 SF
 - Suite 6335A Creekside 1,117 SF
- **Building 2**
 - Suite 6411C Upper 2,013 SF
 - Suite 6411B Upper 2,028 SF
 - Suite 6407A Creekside 1,125-2,095 SF
- **Building 3**
 - Suite 6435B Upper 2,368 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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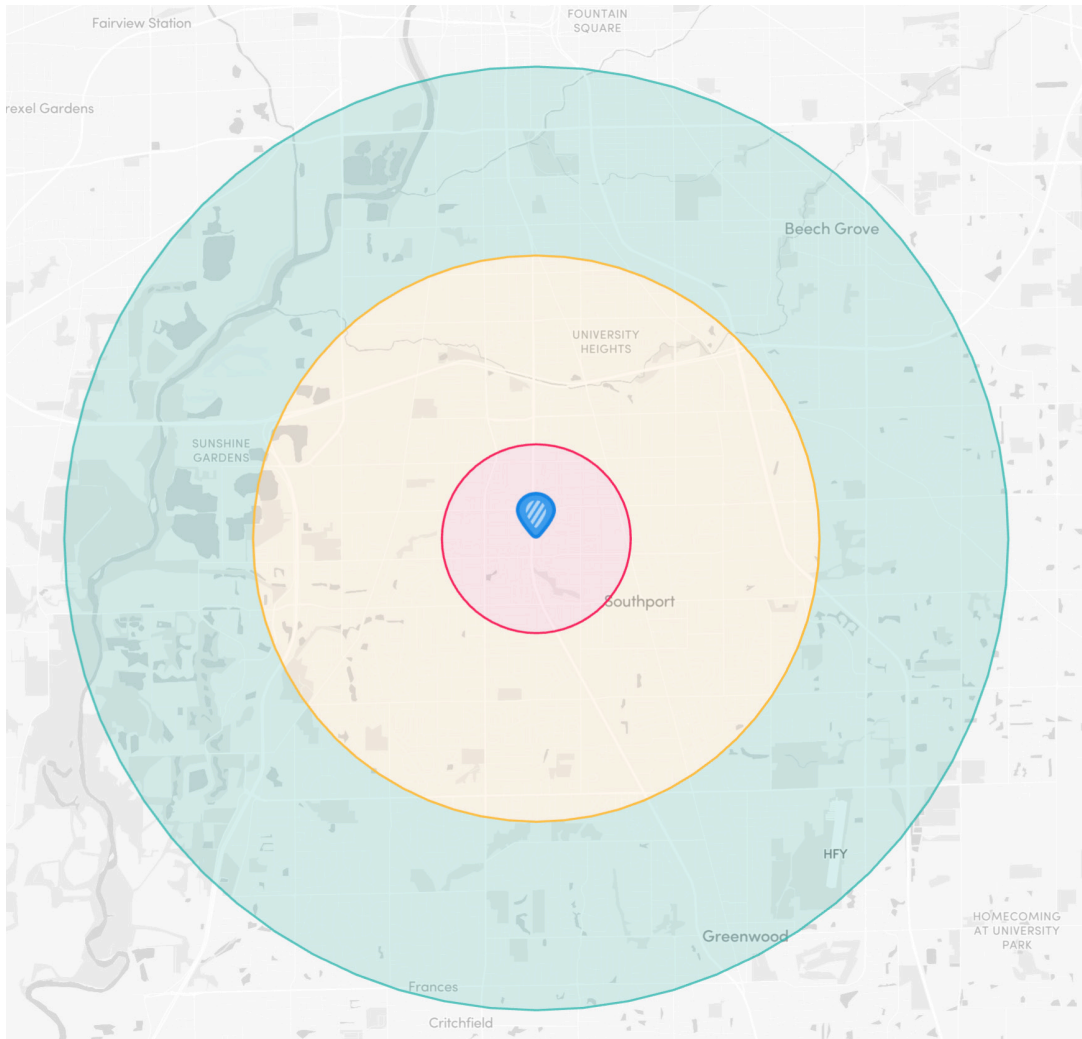
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	7,786	85,608	183,196
Workday Population	142,742	1,300,044	3,692,523

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,532	17,555	36,287
Ages 15-24	951	12,868	25,301
Ages 25-54	3,040	33,228	71,634
Ages 55-64	846	8,864	20,322
Ages 65+	1,417	13,094	29,652

Income	1 Mile	3 Miles	5 Miles
Median	\$72,439	\$67,262	\$70,892
< \$15,000	228	2,195	4,382
\$15,000-\$24,999	172	2,732	5,543
\$25,000-\$34,999	191	3,018	6,463
\$35,000-\$49,999	360	4,214	9,174
\$50,000-\$74,999	769	7,292	14,517
\$75,000-\$99,999	502	4,598	10,668
\$100,000-\$124,999	359	3,139	7,207
\$125,000-\$149,999	240	2,152	4,758
\$150,000-\$199,999	160	1,866	4,674
> \$200,000	203	1,785	4,369

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,534	35,670	77,158
Renter Occupied	1,266	14,838	28,964
Owner Occupied	1,919	18,152	42,793
Vacant	349	2,679	5,401

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