

Available for Lease

8780 Purdue Rd, Indianapolis, IN 46268



Available – Office Space – College Park

JEFF NORRIS
Broker – Merrill Property Group
P: 317-525-3955
jeff@merrillpropertygroup.com



OFFERING SUMMARY

LIST PRICE: \$20/SF Full Service

BUILDING SIZE: 10,206 SF

SUITES: Suite 8 - 636 SF

ZONING C3

TRAFFIC COUNT: 1,379 AADT

USES: Commercial Office

PROPERTY OVERVIEW

Start your business's next chapter in our intimate and professional office building. We offer small, private office suites designed to give solopreneurs and small teams "office freedom without the corporate overhead". Our building fosters a professional, productive atmosphere where you can connect and grow with like-minded business owners.

PROPERTY HIGHLIGHTS

- One suite remains available
- On-site ownership
- Easy access to I-465 & Michigan Road
- 3-5 year lease terms available

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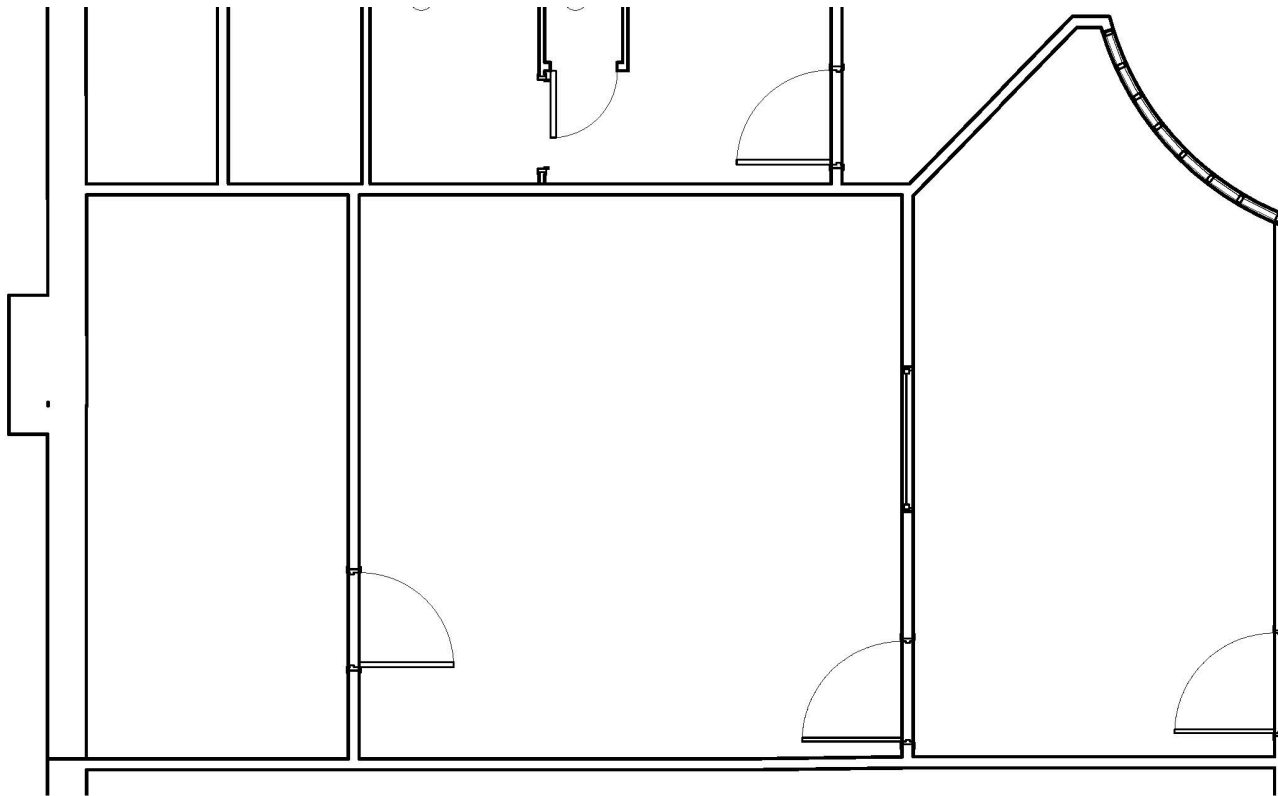
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Suite 8



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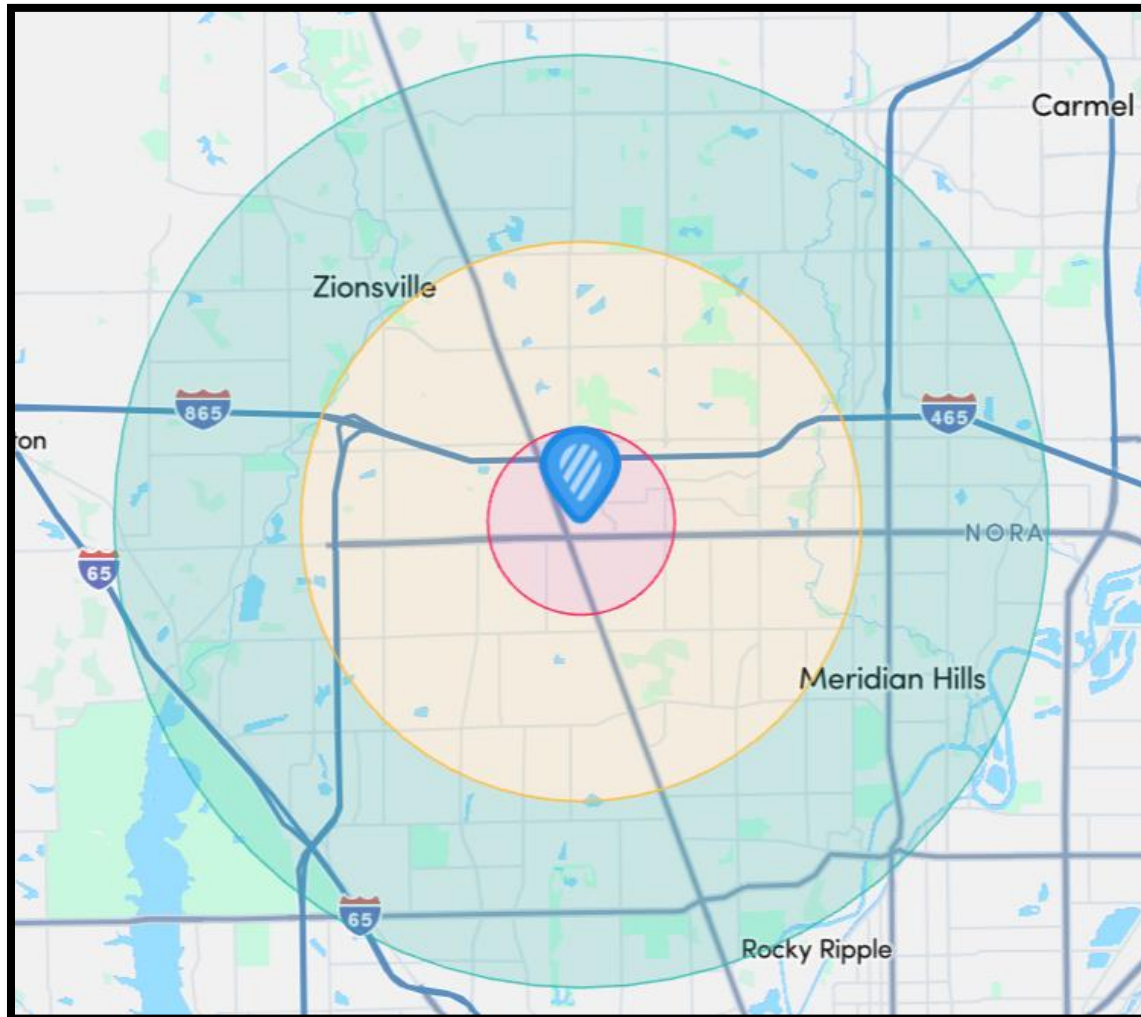
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DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	25,930	70,209
Female	30,012	78,949
Total Population	55,942	149,158

Age	3 Miles	5 Miles
Ages 0-14	10,424	28,124
Ages 15-24	8,008	19,448
Ages 25-54	22,065	56,748
Ages 55-64	6,428	18,546
Ages 65+	10,017	26,291

Income	3 Miles	5 Miles
Median	\$87,700	\$107,200
< \$15,000	2,051	3,935
\$15,000-\$24,999	1,789	3,536
\$25,000-\$34,999	1,968	4,202
\$35,000-\$49,999	2,942	6,325
\$50,000-\$74,999	3,846	9,757
\$75,000-\$99,999	3,078	7,946
\$100,000-\$149,999	3,936	10,048
\$150,000-\$199,999	1,478	5,086
> \$200,000	3,089	10,569

Housing	3 Miles	5 Miles
Total Units	26,210	66,164
Occupied	24,179	61,404
Owner Occupied	11,563	36,316
Renter Occupied	12,616	25,088
Vacant	2,031	4,760

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.