

Office for Sale or Lease

Baseline

A Commercial Real Estate Company

5625 N. Post Rd.
Indianapolis, Indiana



- Beautifully-restored 17,590 sf building
- 1,537 to 5,275 sf available
- Exceptional Ft. Harrison location
- C-1 Zoning, 58 parking spaces
- Below-market phone & T-1 available
- 16.00 & \$12.50 / sf (gross), \$1,695,000



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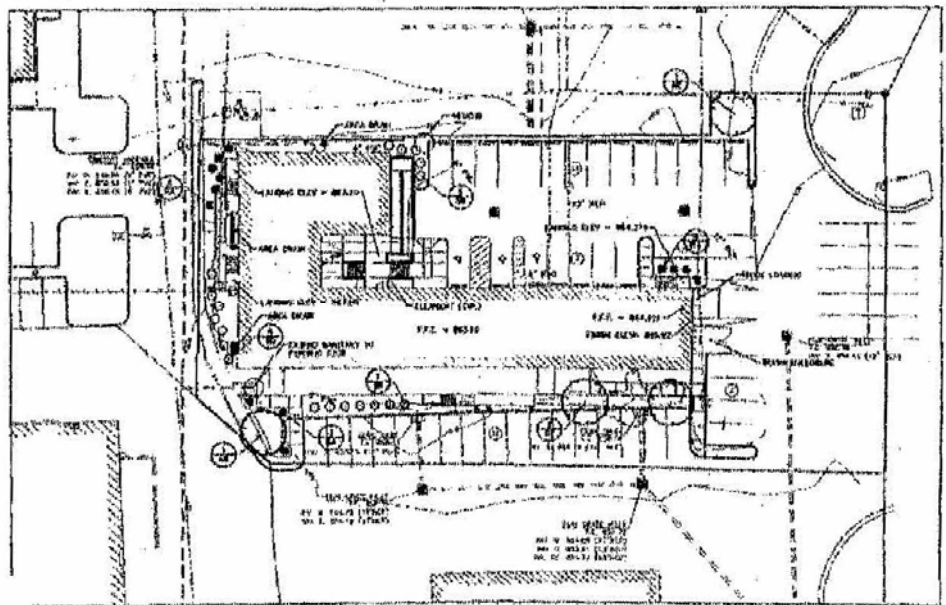


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5625 N. Post Rd.

Aerial & Site Plan



5625 N. Post Rd.

Photos

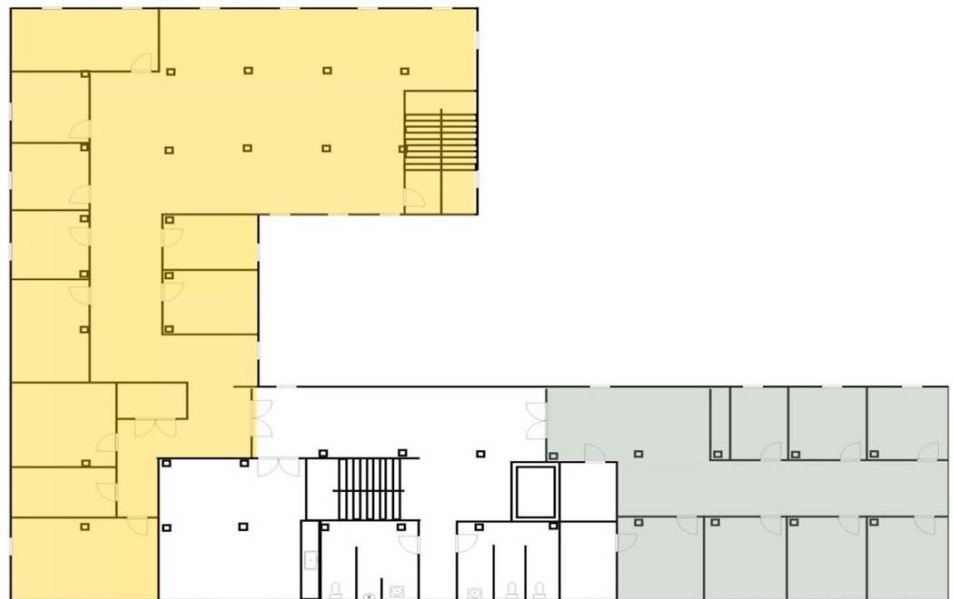


5625 N. Post Rd.

Floor Plan



Lower Mezzanine
±1,120 sf up to ±5,275 sf



5625 N. Post Rd.

Specifications

Bldg Size	17,590 square feet
Suite Sizes	1,517 & 5,275 square feet (divisible)
No. of stories	2 + lower mezzanine
Elevator	Yes
Year Built	Early 1900's
Year Renovated	2006
Construction	Wood frame, brick
Roof	Pitched, shingled
Parking	58 spaces + cross easement agreements
Zoning	C-1 (Indianapolis)
HVAC	Gas & electric
Utilities	Water, sewer, gas, electric
Fire Suppression	Sprinkler
Telecom/Cable	T-1 access, VOIP phone available

