

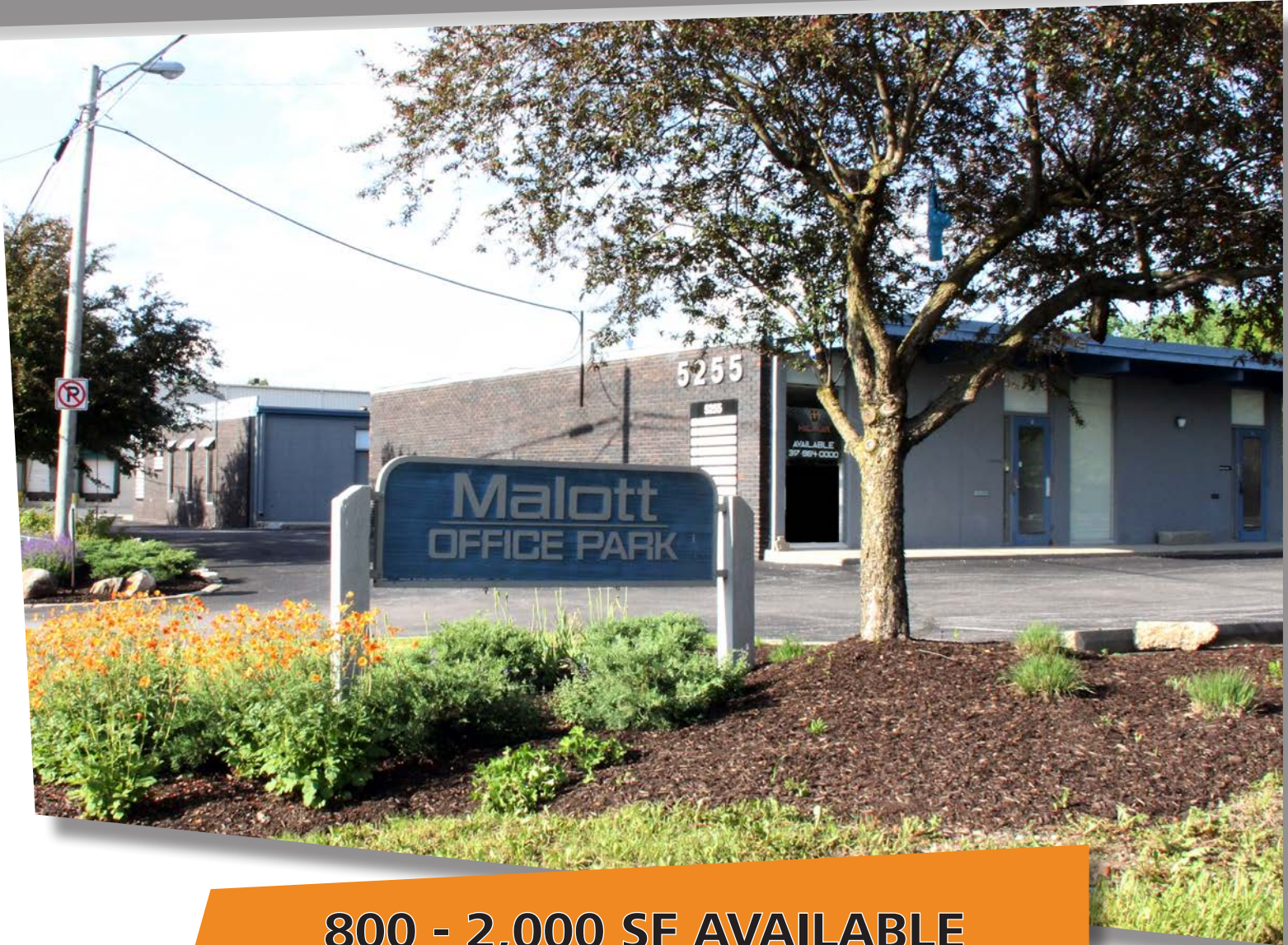
FOR LEASE



MALOTT OFFICE PARK

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

GARDEN STYLE OFFICE SUITES NEAR BROAD RIPPLE



800 - 2,000 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

Joshua D. Abrams, CCIM | VP, Brokerage | D 317.324.1613 | C 317.496.0202 | E Joshua@halakar.com
Colton Snodgrass, CCIM | VP, Brokerage | D 317.536.0218 | C 317.796.7377 | E csnodgrass@halakar.com



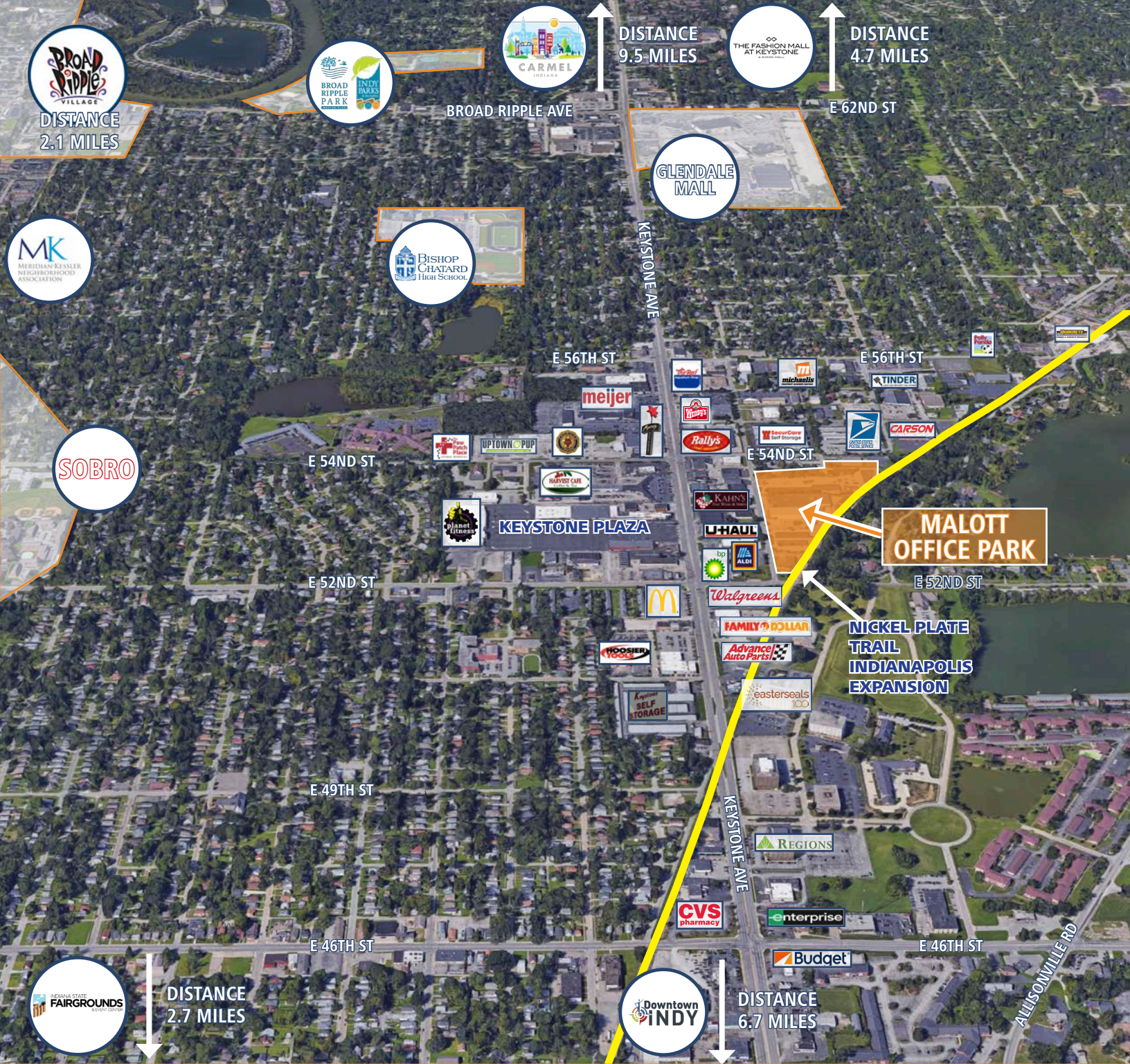
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SITE MAP





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,836	94,610	232,244
# OF HOUSEHOLDS	6,247	47,302	115,294
AVERAGE INCOME	\$57,624	\$75,019	\$66,942
POPULATION GROWTH	2.47%	2.45%	2.76%

DISTANCE TO:

	MILES
DOWNTOWN INDY	6.7
BROAD RIPPLE	2.1
KEYSTONE CROSSING	4.7
CARMEL	9.5

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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.



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5255-5351 N Tacoma Avenue Indianapolis, IN 46220

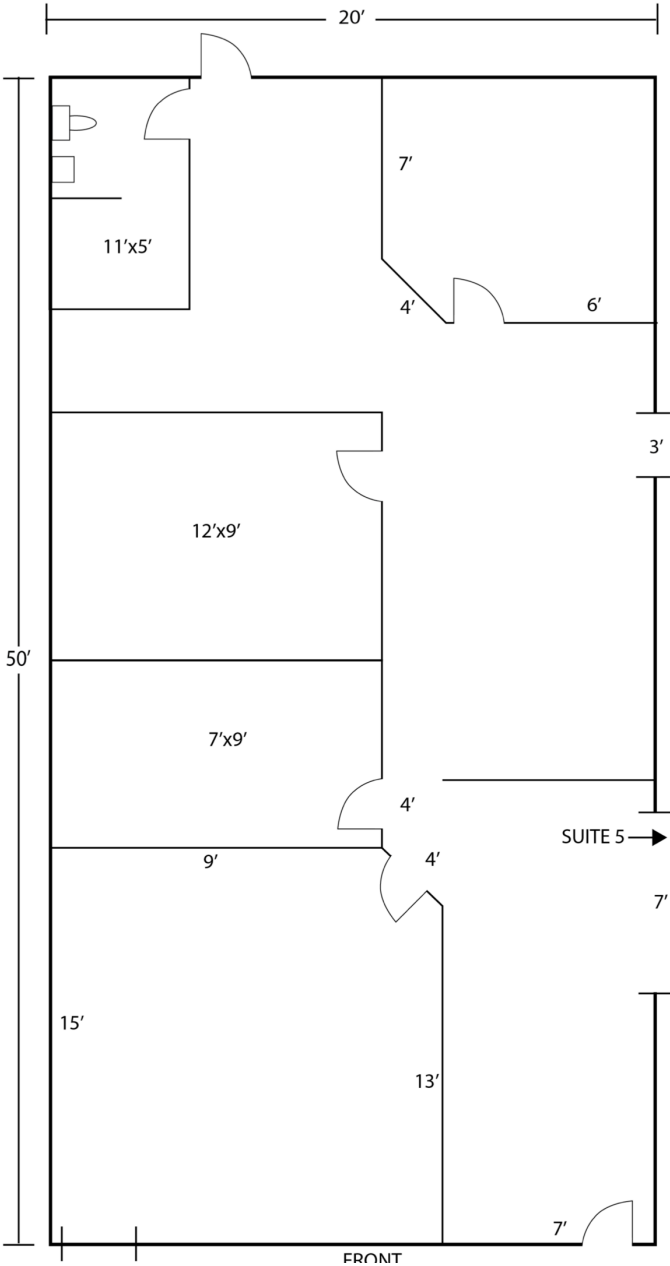
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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF
5255 N Tacoma Ave Suites 4-5	Immediately	2,000 SF

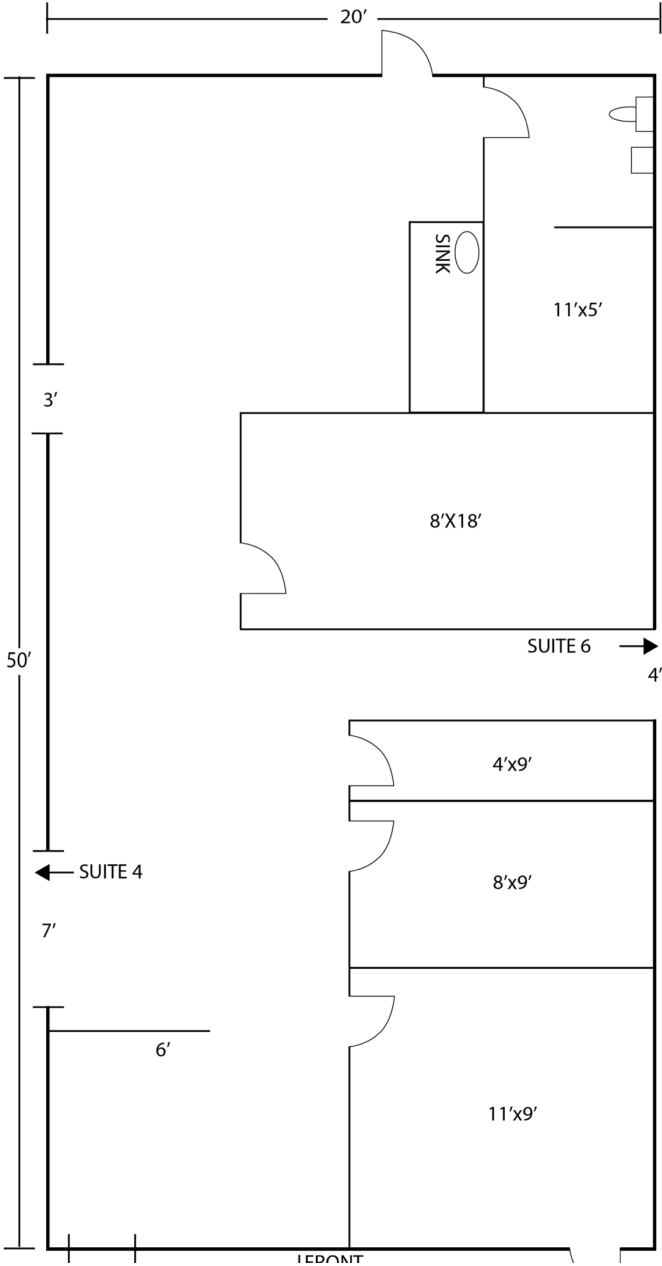
FLOOR PLAN

5255 N Tacoma Ave., Suite 4
Indianapolis, IN, 46220



FLOOR PLAN

5255 N Tacoma Ave., Suite 5
Indianapolis, IN, 46220



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FOR
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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF
5255 N Tacoma Ave Suite 6	Immediately	1,000 SF

