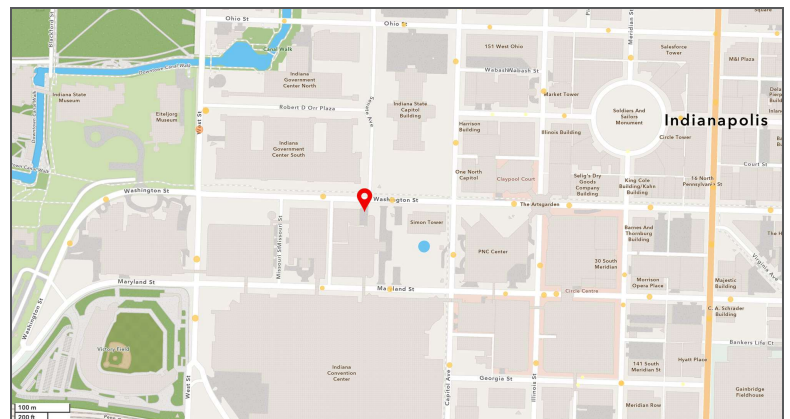




HIGHLY COMPETITIVE DOWNTOWN OFFICE SPACE

For Lease
309 W Washington St
Indianapolis, IN 46204



www.Halakar.com

Joshua D. Abrams, CCIM | 317.324.1613 | Joshua@halakar.com

Colton Snodgrass, CCIM | 317.536.0218 | csnodgrass@halakar.com

309 W Washington St

Indianapolis, IN 46204

FOR
LEASE

Executive Summary



OFFERING SUMMARY

Lease Rate: \$14.75 SF

Lease Type: Full Service

Building Size: 43,651 SF

Available SF: 4,300 - 15,900 SF

Year Built: 1923

PROPERTY OVERVIEW

- On-site ownership and management
- Wraparound windows provide excellent views and natural light
- Nearby parking available
- Building signage available
- Highly competitive rents
- Full floor availability

AVAILABLE SPACES	SPACE SIZE	DATE AVAILABLE
2nd Floor	4,300 SF	Immediately
5th Floor	5,800 SF	Immediately
6th Floor	5,800 SF	Immediately

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	1,603	8,499
Total Population	259	2,768	15,526
Average HH Income	\$115,593	\$111,413	\$107,074

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Additional Photos



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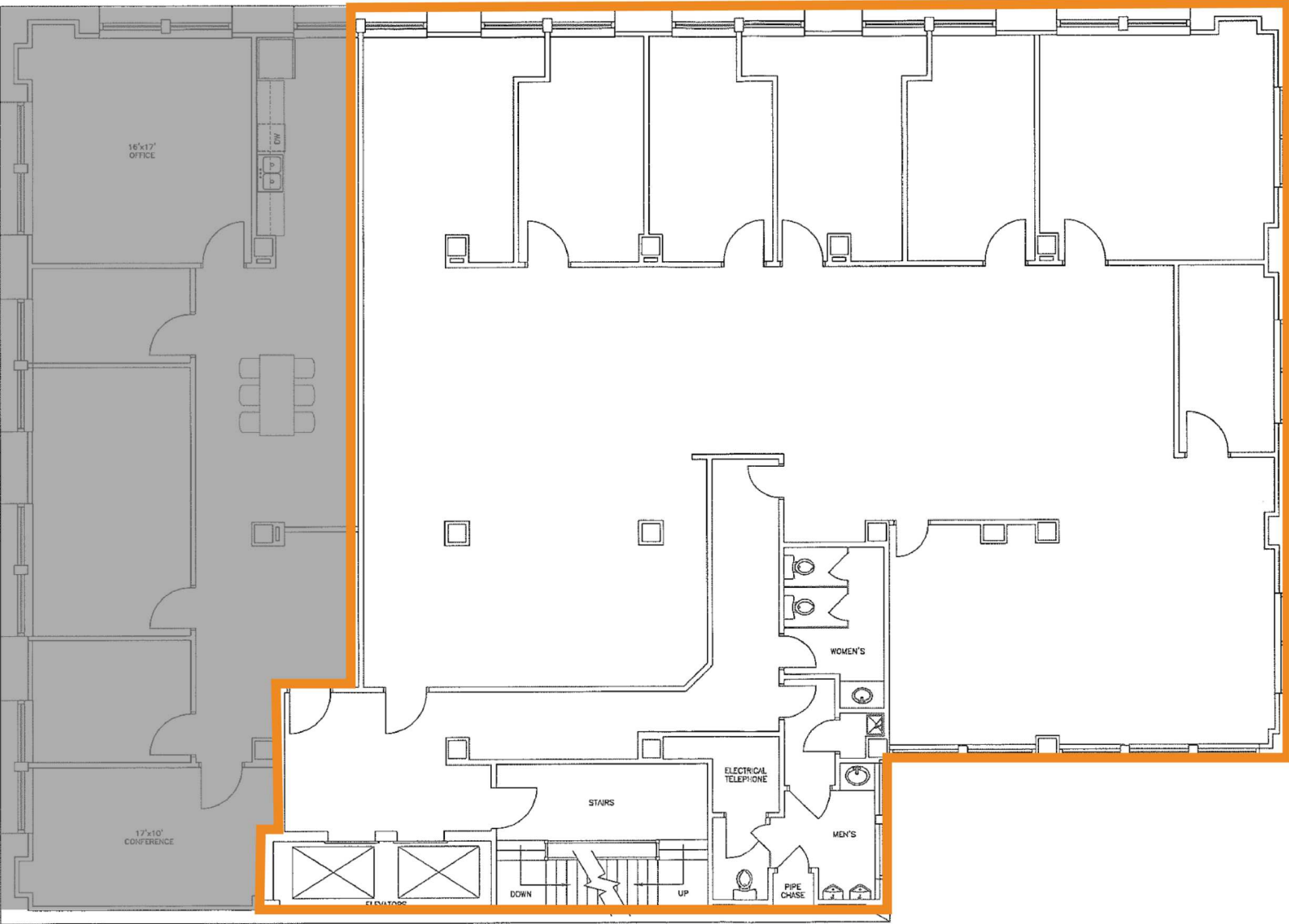
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Indianapolis, IN 46204

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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF
2nd Floor	Immediately	4,300 SF



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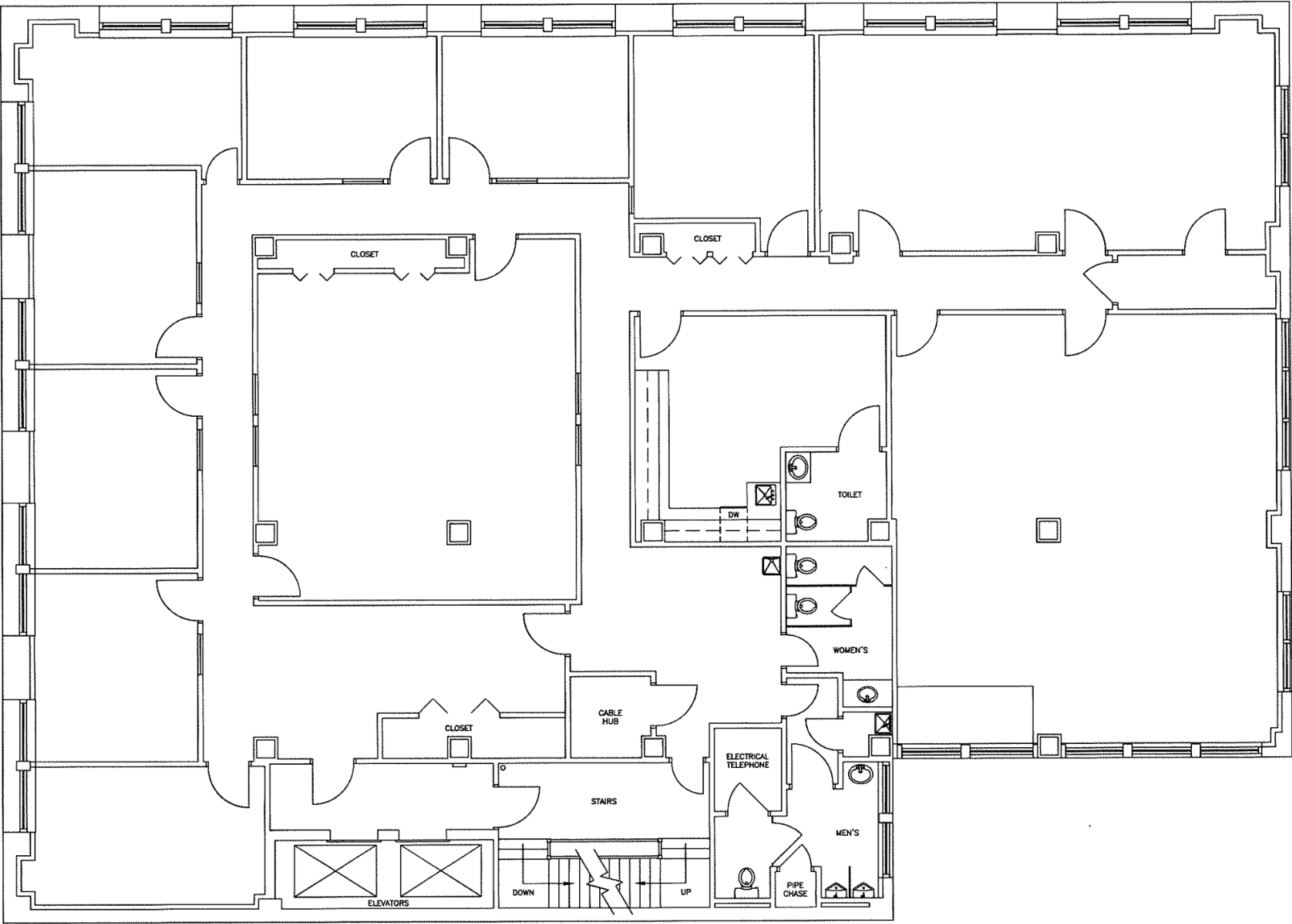
309 W Washington St

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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF
5th Floor	Immediately	5,800 SF



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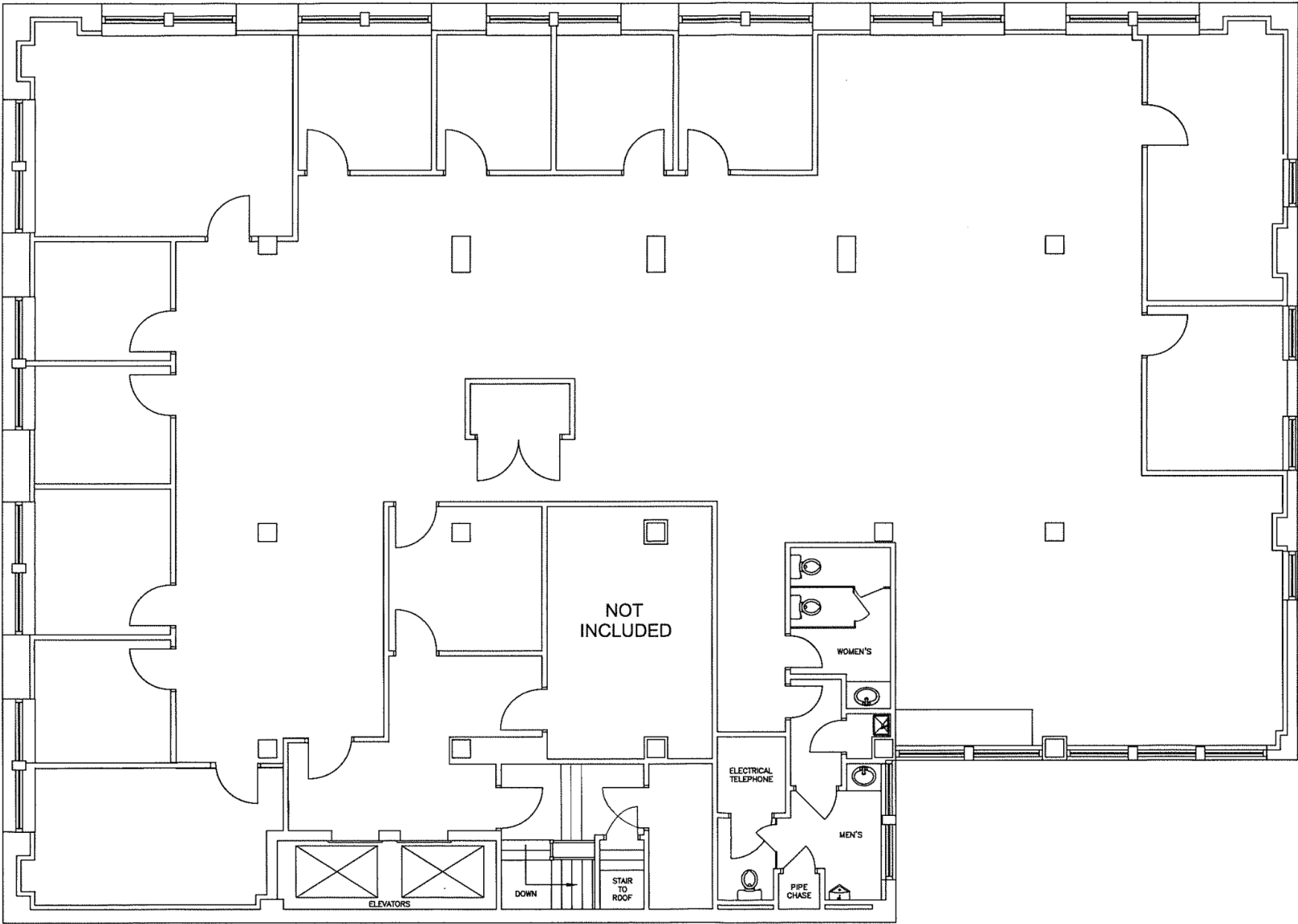
309 W Washington St

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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF
6th Floor	Immediately	5,800 SF



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White River State Park

Indianapolis: "Crossroads of America"

*A vibrant hub for
education, the arts,
logistics, and tourism*



Newfields



Cultural Trail



Indianapolis Motor Speedway



Children's Museum



Indianapolis has something to offer everyone, and is logistically positioned for your business!

- **White River State Park** - 250 acres of greenspaces, waterways, and recreational attractions
- **Newfields** - A place for nature and the arts; showcases 152 acres of renowned art and design
- **Indianapolis Motor Speedway** - The largest sporting facility in the world and home of the Indianapolis 500
- **Gainbridge Fieldhouse** - Home of the Indiana Pacers and Fever, and an unparalleled entertainment event venue
- **The Cultural Trail** - 8 miles of walking/biking trails in 6 cultural districts
- **Butler University, Purdue University, and Indiana University** - Three notable colleges that provide a wide range of courses, cultures, and specialized programs
- **The Children's Museum** - World's largest children's museum with daily interactive programs
- **Lucas Oil Stadium** - Regularly hosts high profile entertainment events and home of the Indianapolis Colts

