

OFFICE FOR LEASE

303 N ALABAMA ST, SUITE 210

303 N Alabama St, Suite 210, Indianapolis, IN 46204



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	\$2,500 per month (Full Service)
BUILDING SIZE:	27,768 SF
AREA:	Lockerbie Marketplace
ZONING:	CBD / RC
MARKET:	Greater Indianapolis
SUBMARKET:	Downtown Indianapolis

PROPERTY OVERVIEW

Ready to go downtown office suite in Lockerbie Marketplace. This modern 3000 sf unit has a flexible and open floor plan. Welcoming reception area, executive corner office with exceptional downtown views, 4 closed door offices with views, open space for cubicles plus eat in kitchen area with separate door. New AC just installed. Offered as a fully furnished sublease. Immediate availability. Ideal for business, attorney or sales office. Walk score rating of 97 for Walker's Paradise. Conveniently next to Needlers Fresh Market, across from Horizon Bank and near most downtown services.

PROPERTY HIGHLIGHTS

- Lockerbie Marketplace Sublease
- 3000 sf Fully Furnished Office Suite
- 97 Walkscore Rating for its Downtown Location
- 2 hour free parking available for clients
- Access to conference room
- On the Indy Cultural Trail near a Bikeshare station
- Great Views
- Immediate Availability

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Ste. 200
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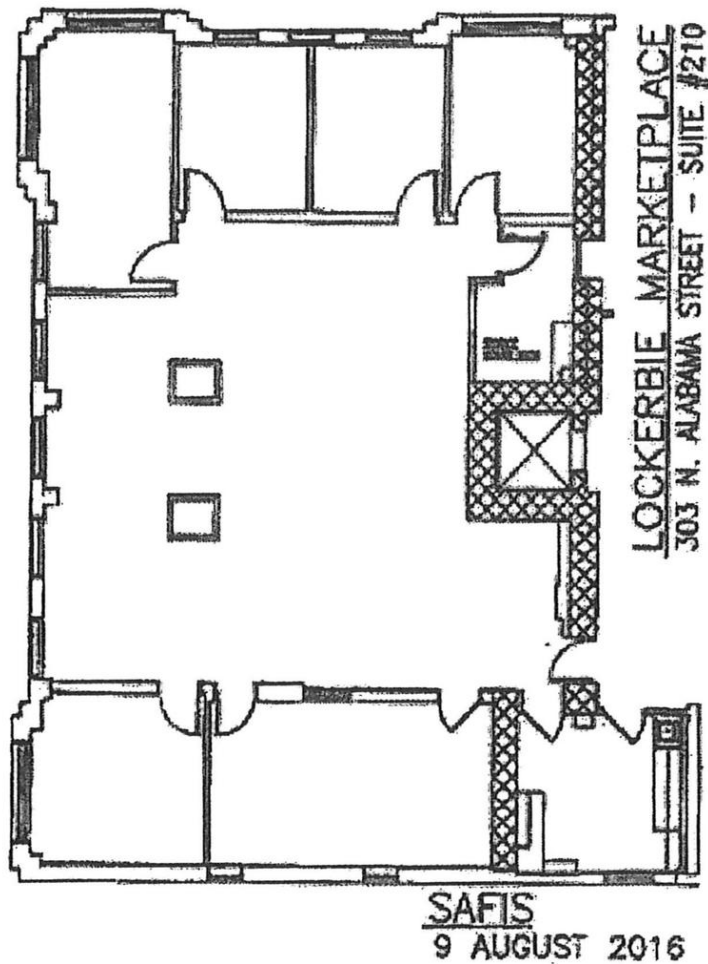
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EXHIBIT C Floor Plan



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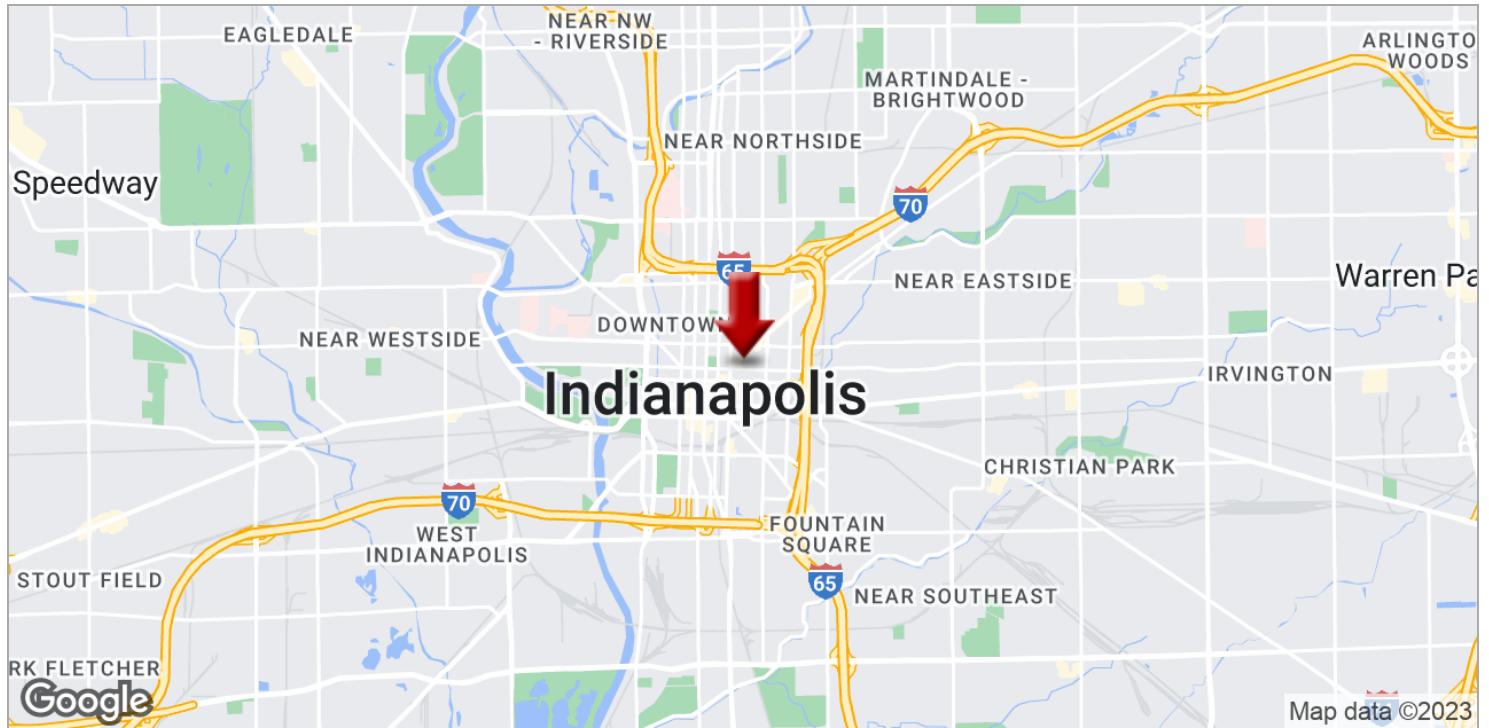
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,867	97,737	256,286
Median age	34.4	32.8	33.3
Median age (male)	34.0	32.4	32.1
Median age (Female)	34.5	33.2	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,086	39,853	101,172
# of persons per HH	2.1	2.5	2.5
Average HH income	\$64,293	\$43,708	\$42,576
Average house value	\$276,463	\$97,881	\$104,873
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	4.3%	8.6%	9.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	67.4%	59.0%	55.4%
Black	24.5%	32.2%	36.0%
Asian	4.0%	1.7%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.2%
Other	1.6%	4.0%	4.4%

* Demographic data derived from 2020 ACS - US Census

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