

COMMERCIAL BUILDING FOR LEASE | 4,090± SF (divisible)

NWQ of Downtown Indianapolis | 222 W. Michigan Street | Indianapolis, IN 46204



COMMERCIAL. STRENGTH.

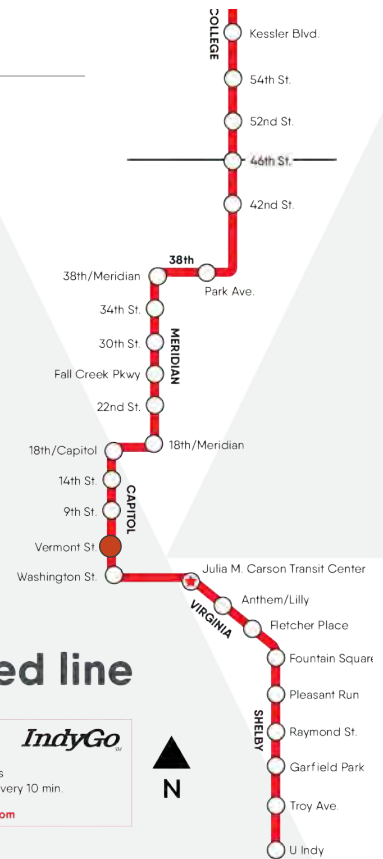
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PROPERTY FEATURES:

- 4,090± SF Commercial Building AVAILABLE (divisible to 1,850 SF and 2,240 SF)
- Zoned CBD2 with 18± dedicated parking spaces
- Cafe space has open feel concept with lots of natural light.
- Directly across from Downtown Kroger store and Axis luxury apartments and adjacent to Cosmopolitan on the Canal luxury apartments.
- Average daily traffic volume well over 29,000 ADT on Capitol Avenue and Michigan Street combined
- On Indy Go Bus route and just one block northwest of Red Line Indy Go Bus Stop (commencing 2019) at N Capitol Ave & W Vermont St
- Just 1 block east of Canal, 3 blocks east of IUPUI Campus and 6 blocks northwest of Monument Circle
- Excellent visibility on Michigan Street with easy access to parking from Michigan St or Senate Ave



SCOTT LINDENBERG, CCIM
317.506.7885
scott@reliantpcr.com

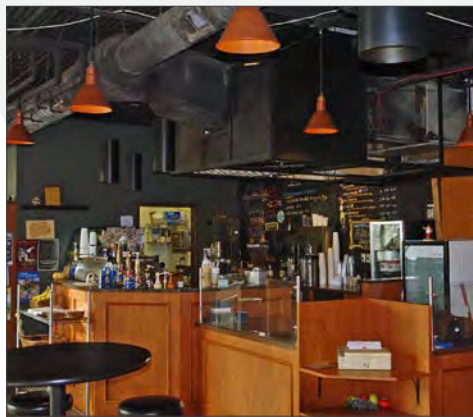


QUICK FACTS
Phase 1 - 13.1 miles
- 28 stations
- vehicles every 10 min.
www.IndyGoRed.com



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Demographics	1 MILE	3 MILE	5 MILE
Population 2015	14,116	114,417	269,852
Median Age	31.8	32.6	33.9
Pop. Growth (2015-2020)	0.3%	1.1%	1.0%
Traffic Counts:	Capitol Avenue @ 12,438 ADT and Michigan Street @ 17,354 ADT		

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

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