



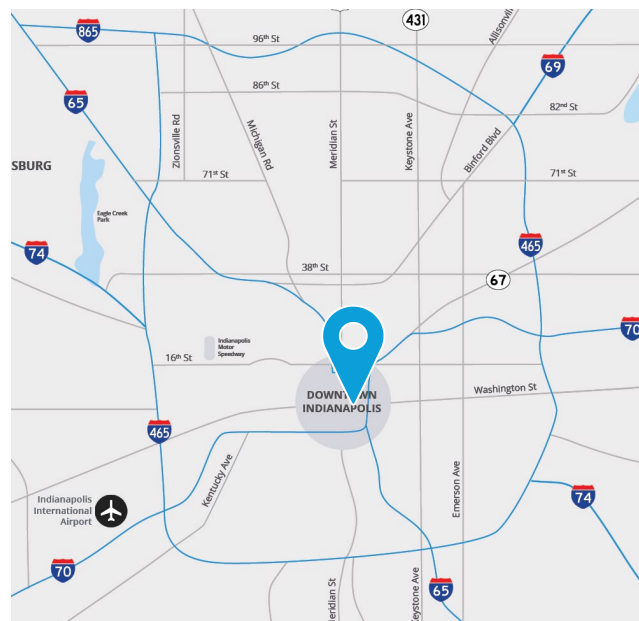
For Lease

Heart of Downtown

136 N Delaware St

Indianapolis, IN 46204

- Located on the corner of Delaware St & Wabash St
- ± 2,654 SF available
- Several parking options with metered parking & garage within a block of the property
- Located on IndyGo bus line
- Great walkability to nearby hotels, restaurants, retail, entertainment venues, and Monument Circle
- Adjacent to the City Market and the City County building + a short walk to Mass Ave



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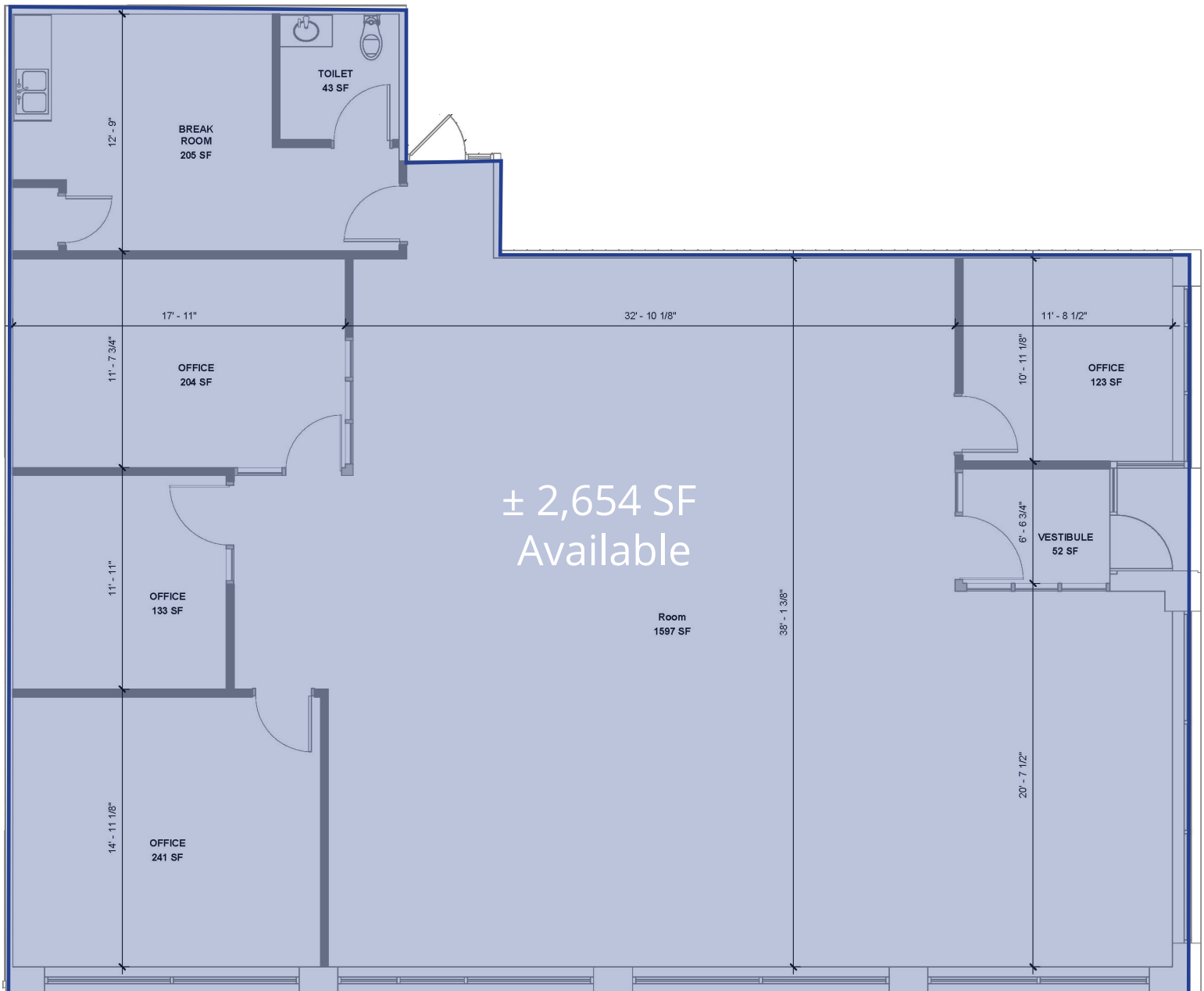
Floor Plan – Unit Specs

Unit Specs

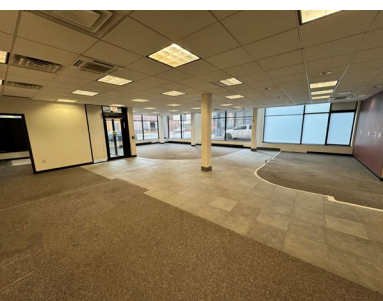
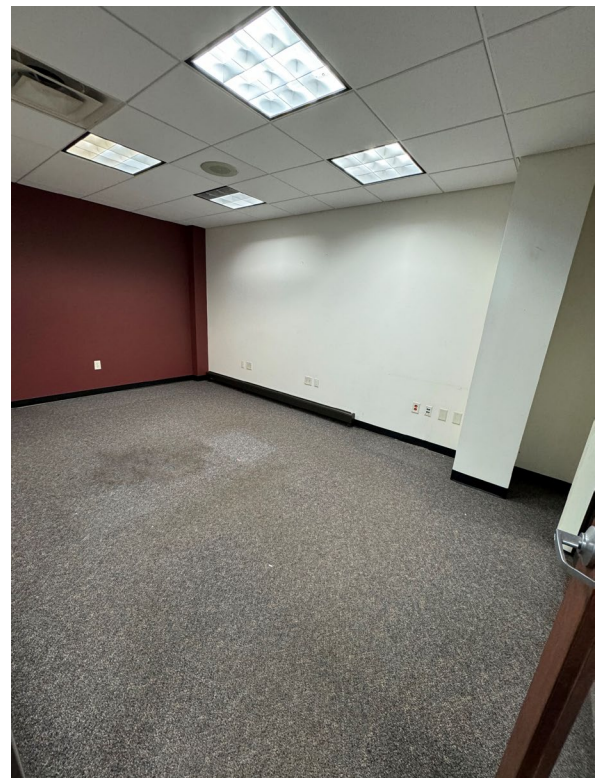
Unit	100
Available SF	± 2,654
Access	Direct unit access from Delaware St
Year Built	1910
Renovated	2Q – 2016
Restroom	Located in unit

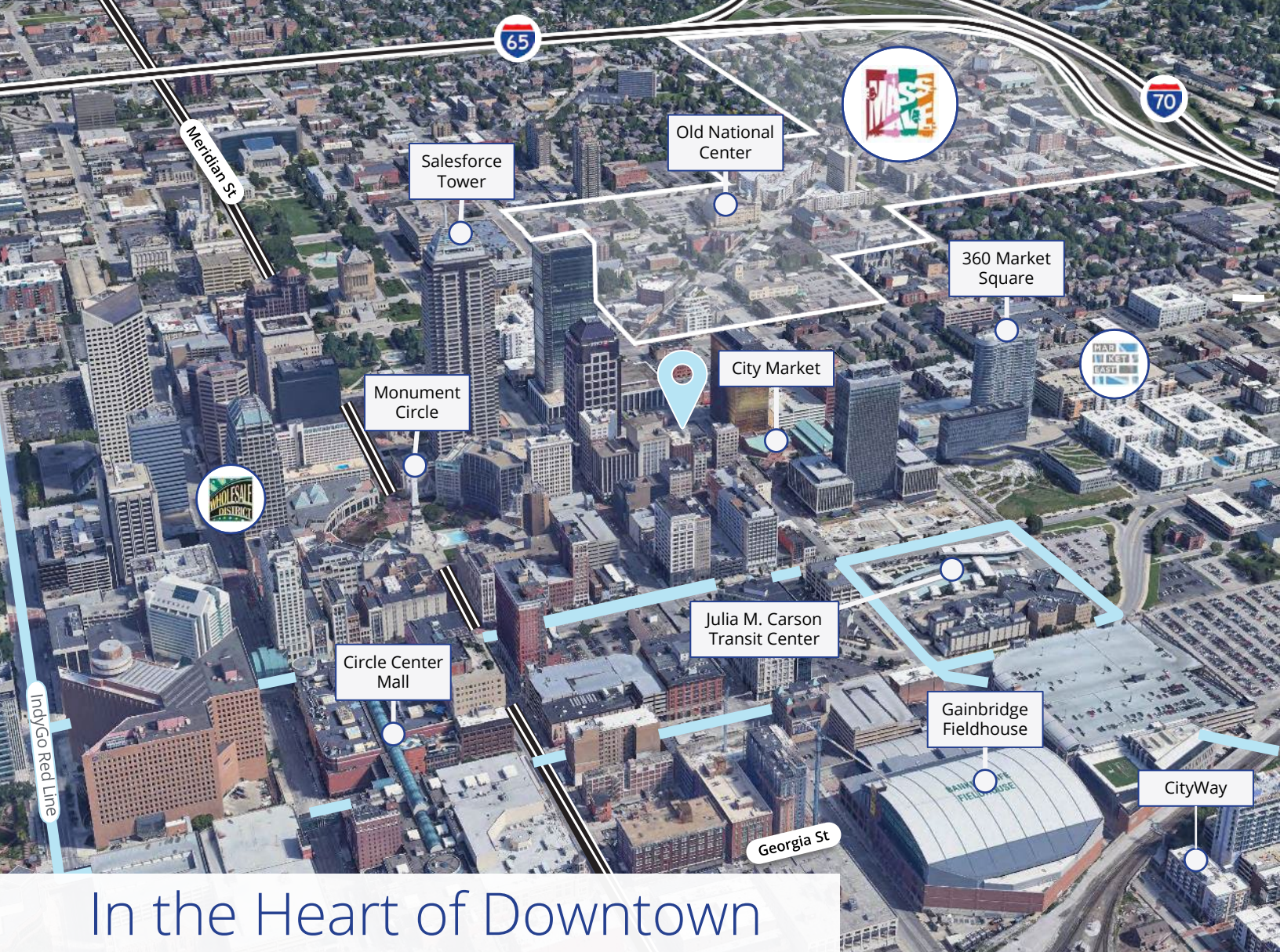
Demographics

	1 Mile	2 Mile	3 Mile
Population 2023	18,545	54,764	110,300
Population Projected 2028	19,328	58,364	114,696
Average HH Income	\$115,691	\$95,246	\$79,557
Total Households 2023	11,380	26,840	49,126
Households Project 2028	12,040	28,766	51,515
Daytime Population 2023	102,781	186,278	242,684



136 N Delaware St – Interior Pictures





In the Heart of Downtown

1 N Pennsylvania

Conversion of old office building to a swanky boutique hotel w/ rooftop bar

220 N Meridian Tower

Extensive 555,450 SF renovation including rooftop pool + public garage

421 N Penn

Mixed-use project of apartments w/ rooftop pool, retail + on-site garage

Ardmore

5-story contemporary building w/ 131 upscale apartments, on-site garage

Hotel Indy

Historic office building redeveloped into 6-story Marriott-branded boutique hotel

Hyatt Place/House

15-story hotel across from Bankers Life Fieldhouse on Georgia Street

Market Square Center

Class A tier major renovation + new facade of 20-story commercial tower

Motto Hotel

King Cole building transformed into 10-story 116-room Hilton-branded hotel

Pulliam Square

Luxury apartments w/ dog park, fitness center + pub featuring craft beer

The Whit

334 upscale apartments, just one block north of Regions