

OFFICE FOR LEASE



5170 COMMERCE CIRCLE STE. B8
INDIANAPOLIS, INDIANA 46237

\$700/Month

PROPERTY OVERVIEW

Step into this 385 sq. ft. office featuring two private rooms in a quiet, shared office setting. Enjoy the convenience of nearby shared restrooms and a cozy waiting area for your clients or visitors. Perfect for a variety of professional uses, this space offers a comfortable, productive environment to grow your business.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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PROPERTY HIGHLIGHTS

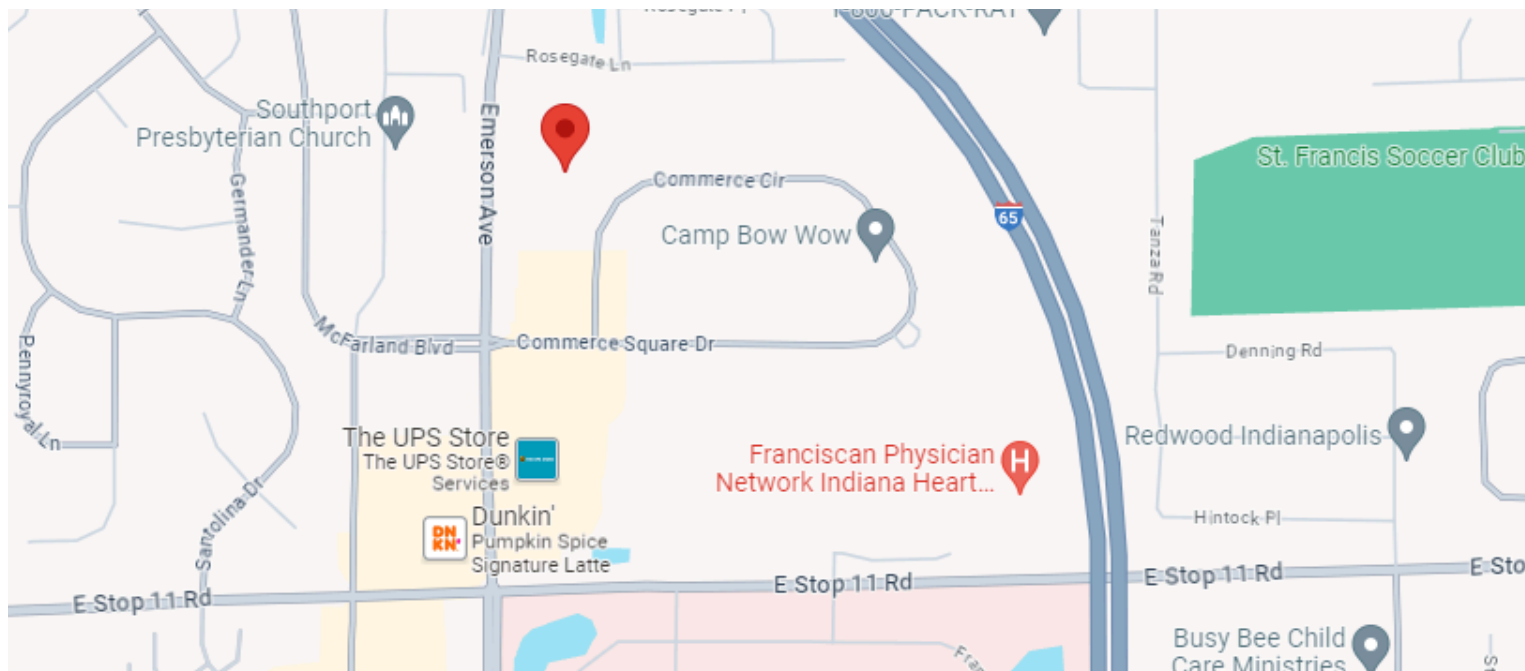
- 385 SF
- 2 rooms
- Shared restrooms and waiting area
- Gross lease (all expenses included)
- Utilities included
- \$700/month

LOCATION OVERVIEW

Nestled in a vibrant business district, 5170 Commerce Circle is positioned within a well-established commercial area in the southern part of Indianapolis. Surrounded by a mix of industrial, retail, and office spaces, the location enjoys easy accessibility to major transportation routes and highways. The area is known for its diverse array of businesses, offering convenience and ease

OFFERING OVERVIEW

LISTING PRICE	\$700/MONTH
AVAILABLE SF	385 SQ FT.
CAP RATE	N/A
YEAR BUILT	1985
NUMBER OF UNITS AVAILABLE	1
BUILDING SIZE	7,470 SQ FT
PRICE/SF/MO	\$21.82



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