



6350 Rucker Road Indianapolis, IN 46220

For Sale or Lease



Northside Professional Office Building

- +/- 8,368 SF garden-style building
- 1,200 - 8,368 SF available
- Owner-occupant or investment opportunity
- Renovated in 2021 (including new roof, exterior, interior, and mechanical upgrades)
- 3 available spaces (can be combined or divided) with private entrances
- Monument and/or building signage available
- Located with excellent visibility on the high-traffic Binford Blvd
- Convenient access to I-465 & I-69
- Asking Price: \$1,650,000 (\$197/SF)
- Lease Rate: \$20/SF MG



Parcel Area:	+/- 1.02 Acres
Zoning:	C-1
Binford Blvd Traffic Count:	35,498 vehicles
Parking:	+/- 40 parking spaces

Emma Cook
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Corporate Commercial Group
corporatecommercialgroup.com

Photos





Floor Plan

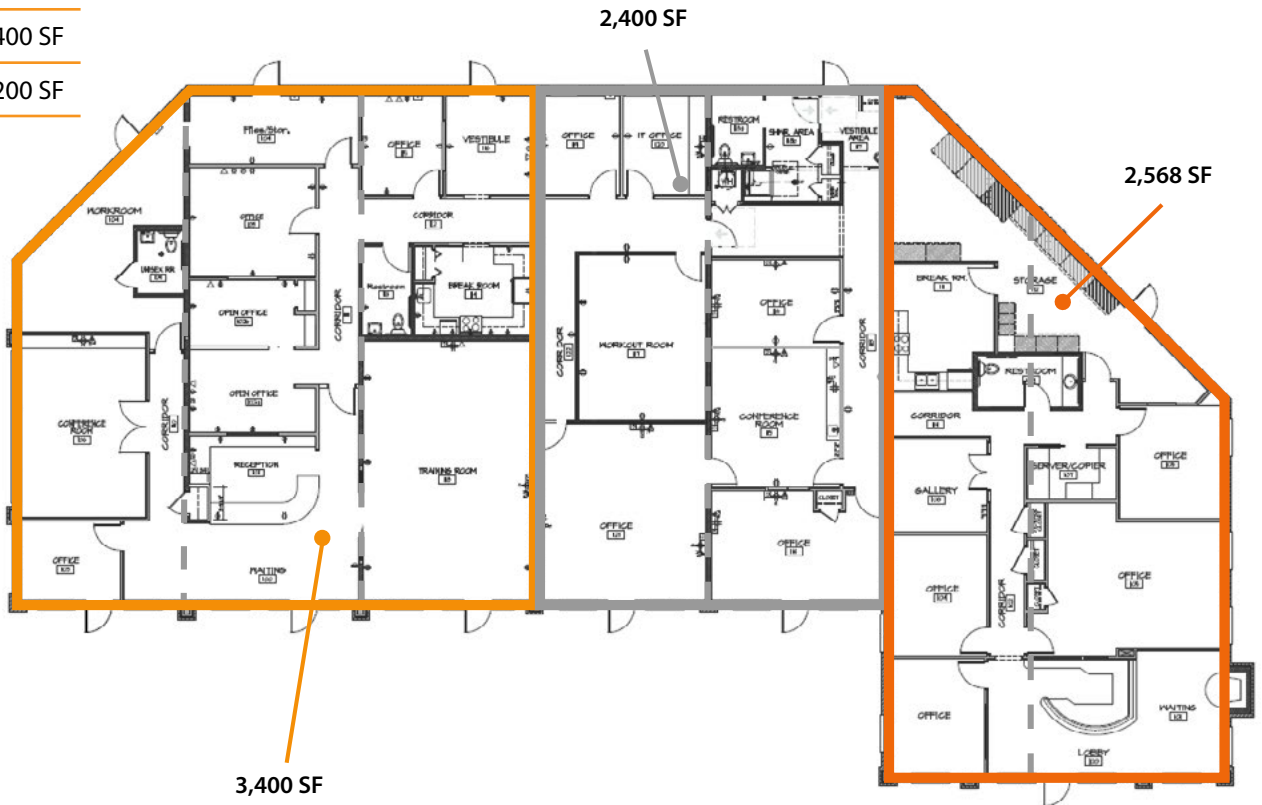
Total Building: +/- 8,368 SF

Suite 101: +/- 2,568 SF

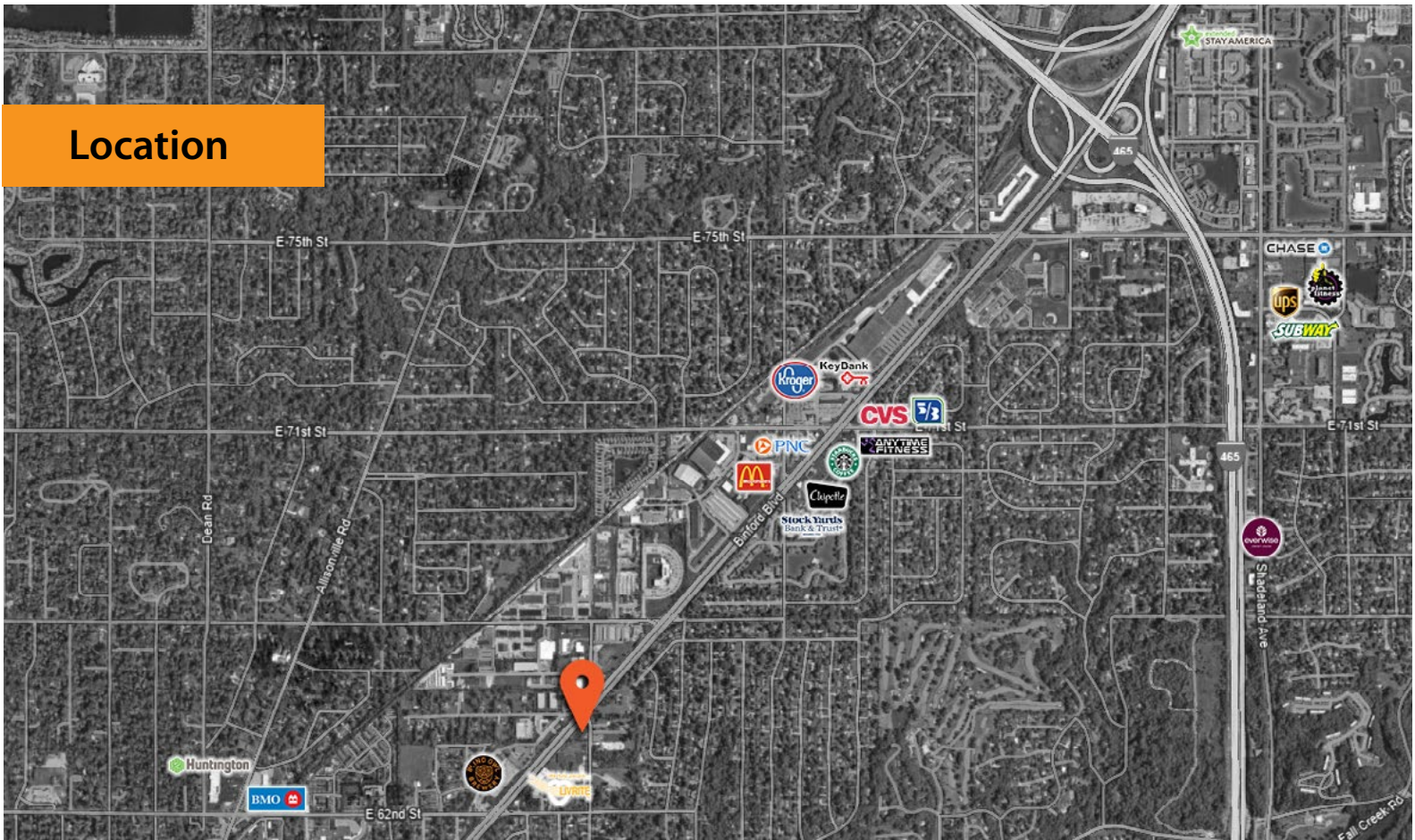
Suite 103: +/- 2,400 SF

Suite 105: +/- 3,400 SF

Divisible to: +/- 1,200 SF



Location



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