

# 5342 W Vermont St

Indianapolis, IN 46224

FOR SALE  
Office  
19,700 SF

Investment Property or Owner-User



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Corporate Commercial Group 11495  
N Pennsylvania Street Ste. 225  
Carmel, IN 46032



## Property Details

### 5342 N Vermont St

|                    |                                            |
|--------------------|--------------------------------------------|
| Asking Price:      | \$1,995,000                                |
| Total Acreage:     | 1.958 Acres                                |
| Total Building SF: | 19,700 SF                                  |
| Zoned:             | C-4 Commercial                             |
| Year Built:        | 1990-Original, 2000-Addition, 2015-Remodel |
| Building Type:     | Office                                     |
| County:            | Marion                                     |
| Parcel             | 49-12-01-116-008.000-900                   |

## Investment Overview

### Investment Summary

- Owner / Investor: NNN Lease
- NOI: \$222,222
- Cap Rate: 11%
- Annual Escalations: 2% Annual Base Rent Increases

### Improvements

- New roof/gutters- 2017

### Additional Features

- Main Floor: 16,650 SF
- Basement: 3,050 SF

### Tenant Status

Current tenant lease in place through 12/31/27. Tenant intends to vacate or lease partial square footage, creating potential for owner-user or multi-tenant opportunity



This 19,700 SF Class B office property sits on 1.958 acres with approximately 60 parking spaces and convenient access to I-465, and just minutes from Indianapolis International Airport. Originally built in 1990 with later additions and remodeling, the building consists of multiple conference rooms, training areas, two kitchens, and flexible office or coworking spaces. The property also supports investment potential with a NNN lease structure and strong NOI, while allowing future occupancy flexibility for an owner-user. This well-located commercial property combines accessibility, functionality, and long-term value for businesses or investors.







## Location Overview

