

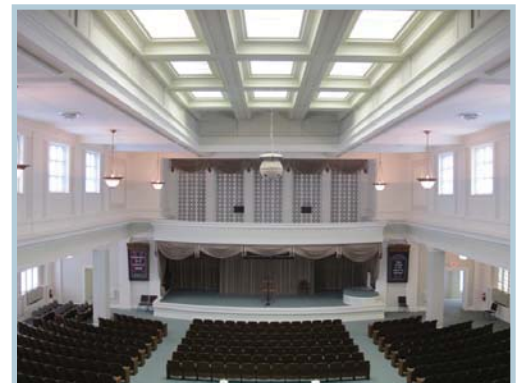
BUILDING FOR SALE

1201 N Delaware Street

Indianapolis IN 46202



- Located blocks away from Central Business District / Monument Circle
- Close proximity to I-65 & I-70 with great access
- ± 34,000 SF building with existing 1,200 seat auditorium
- Exterior signage possible
- Additional lot included (.8953 acres per Assessor)
- Unbelievable historic character & attention to detail
- Ample parking via on-site, street, and neighboring 3rd party surface lot
- Available for sale: \$2,895,000



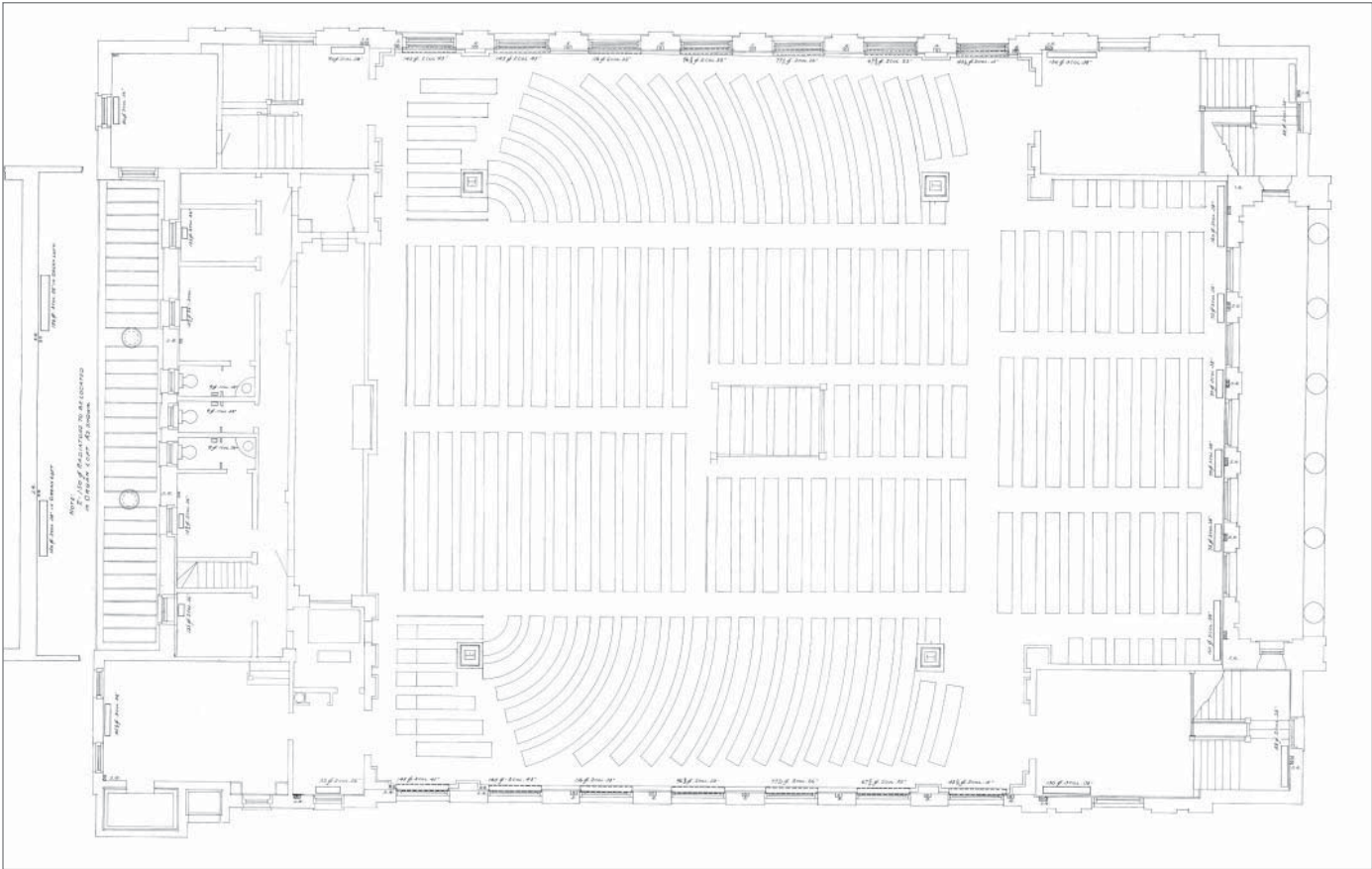
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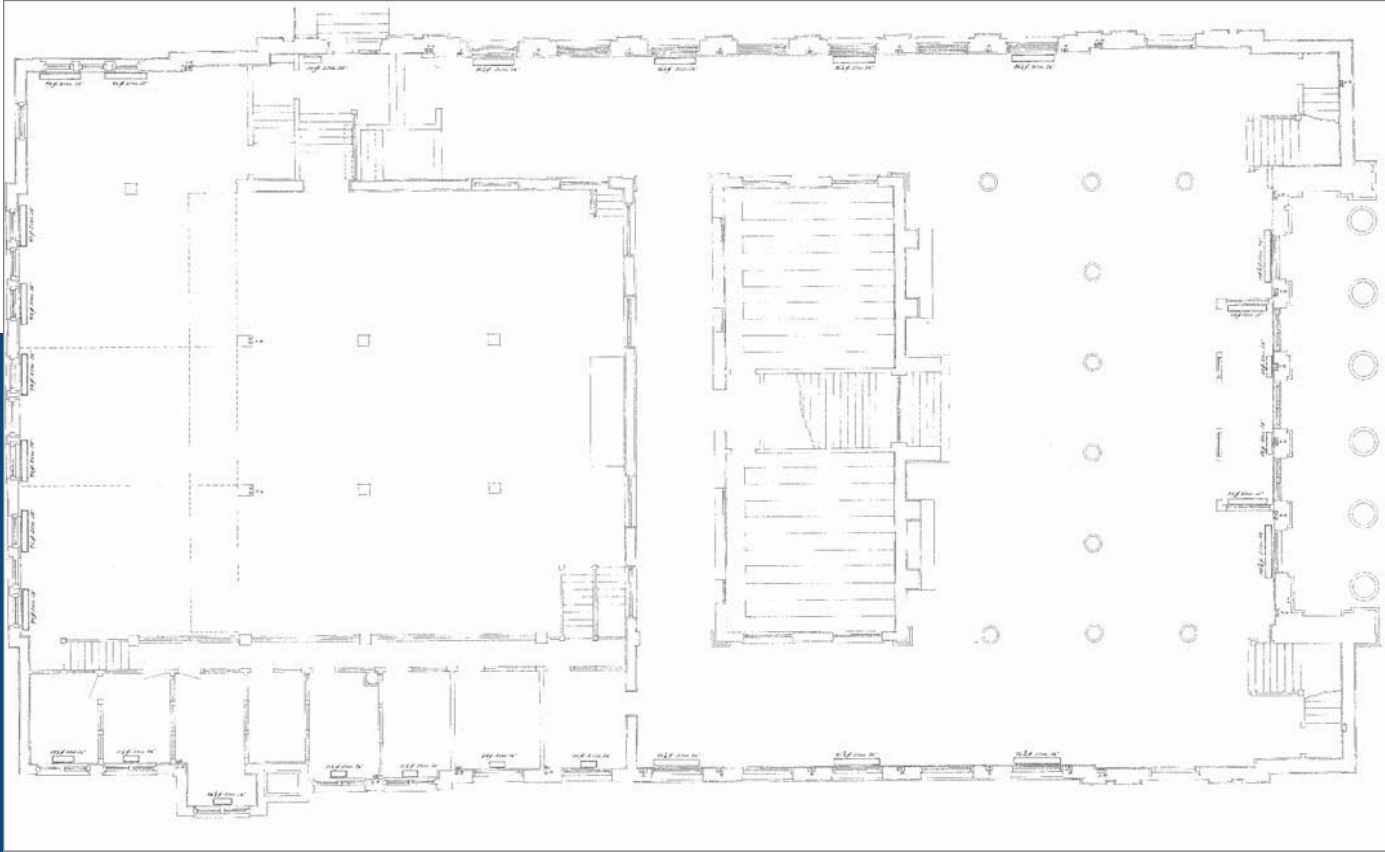
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AUDITORIUM



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North

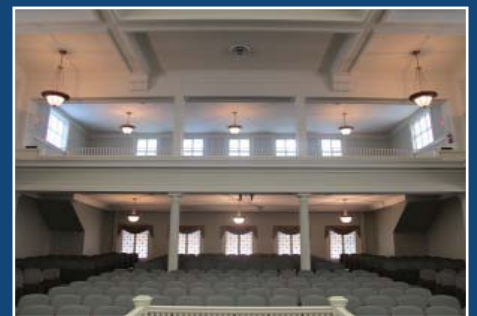
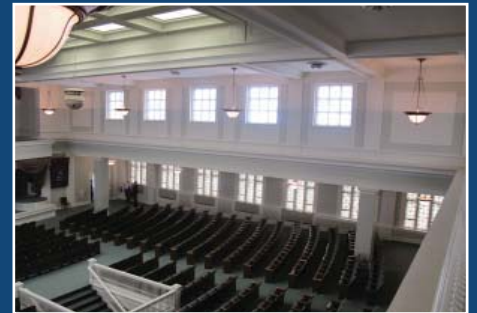
FOYER



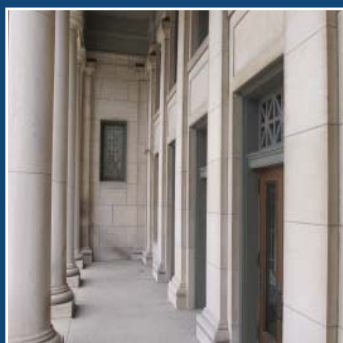
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North

Property Information

| | |
|----------------------|--|
| Total Building Area | 33,931 SF (Per Assessor) / 1,521 SF (Storage Bldg) |
| Site Size with Lot | 1.7906 Acres (Per Assessor) |
| Year Built | 1912 / Auditorium renovated in 1995 |
| Parking | 33 spaces controlled, abundant in close proximity |
| Type of Construction | Limestone facade |
| Roof | Goodyear rubber membrane new in 2006 / 2007 |
| Ceiling Height | Varying throughout, 25' - 29' in Auditorium |
| HVAC | Open Loop Geothermal System / 12 zones |
| Zoning | Building - SU1, Ground - D8 |
| Traffic Count | I-65 = ±155,890 / Delaware Street = ±13,496 cars a day |
| Sale Price | \$2,895,000 |



BEAUTIFUL EXTERIOR DETAIL





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