

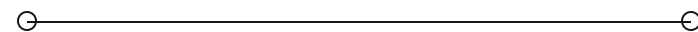


FOR LEASE

1,200 SF Office Space w/ Excellent Connectivity to I-69 & I-465

5551 SOUTH BELMONT AVENUE

Indianapolis, IN 46217



PRESENTED BY:

WADE WILSON

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HAYDEN ABNEY

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$1,800/month (Full Service)
LEASE TERM:	Negotiable
AVAILABLE SF:	1,200 SF
PARKING:	Five (5) private spaces
SECURITY:	Private access & security
RESTROOMS:	Men’s & women’s restrooms

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PROPERTY HIGHLIGHTS

- Three (3) private offices
- Private security system
- Immediate access to I-69 and I-465
- Signage available facing S Belmont Ave
- Brand new fixtures and paint within the space
- Five (5) parking spots available on site

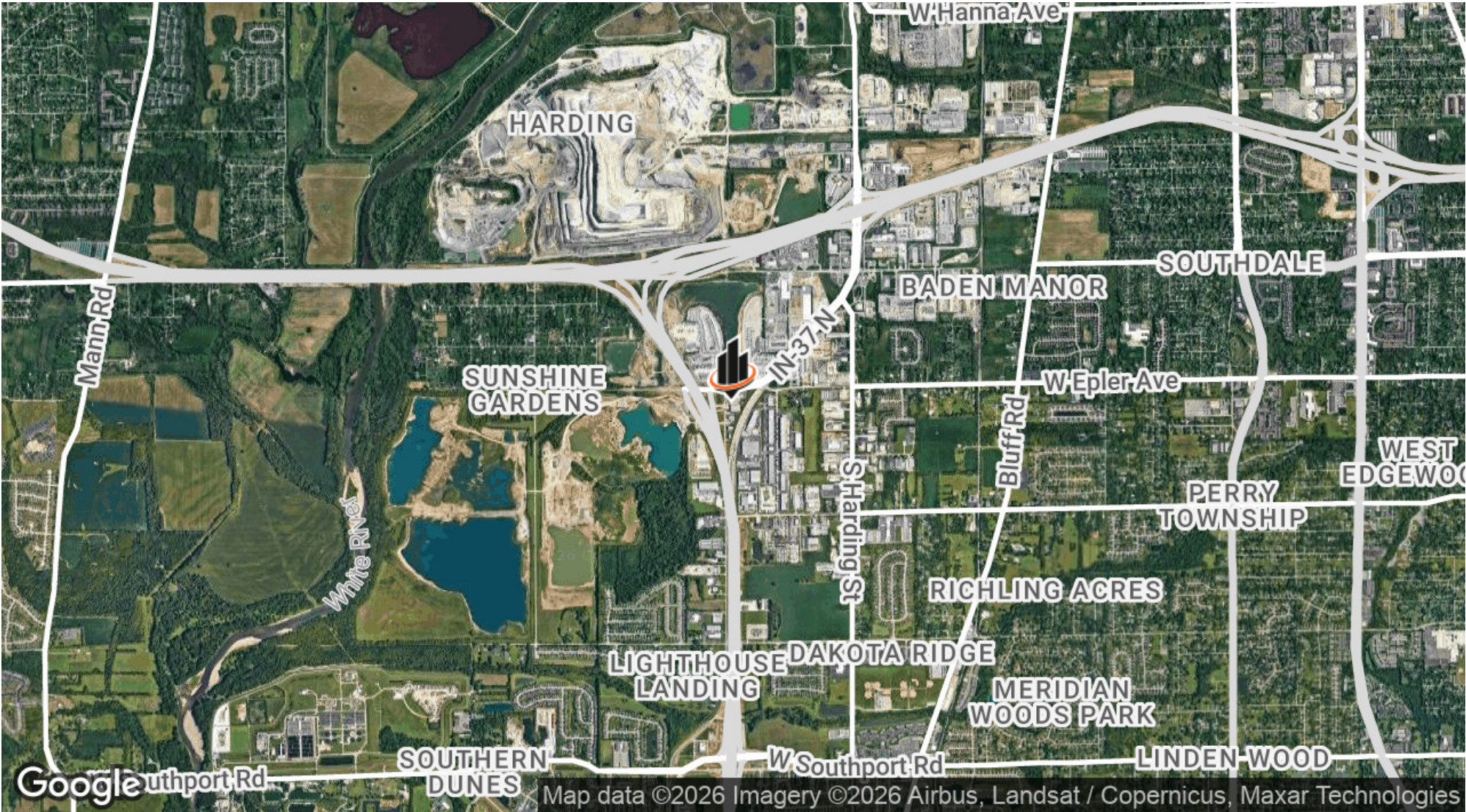
ADDITIONAL PHOTOS



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LOCATION MAP



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1,200 SF OFFICE SPACE W/ EXCELLENT VISIBILITY | 5551 South Belmont Avenue Indianapolis, IN 46217SVN | NORTHERN COMMERCIAL 4

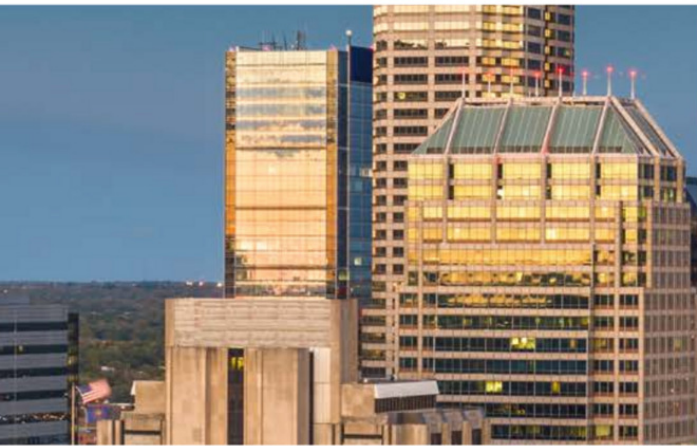
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#1
State in Site Selection
Magazine's 2025 Global
Groundwork Index
*(Infrastructure Readiness & Corporate
Facility Investment)*

**2 Million+
Workforce**
including top talent from
Purdue, IU, Notre Dame,
and Butler University



#2 in the nation for
manufacturing employment
share

#10 best business tax
climate *(Tax Foundation 2024)*

WHY COMPANIES CHOOSE INDY

Consistent top rankings for infrastructure, business climate, and workforce make Indiana a magnet for logistics, advanced manufacturing, and corporate investment. Indianapolis offers the scale, speed, and connectivity national brands need — with Midwest costs and global reach.

CHOOSE INDIANAPOLIS



724 million tons
freight travels
through Indiana
annually, making it
the 5th busiest state
for commercial
freight traffic.



25 million tons
handled annually
by Indiana's three
ports, driving \$7.8B in
statewide economic
impact.



**80% of U.S. /
Canadian population**
reachable within a
24-hour drive from
Indiana, thanks to
the state's central
location and highway
network.



2nd largest
global hub of
FedEx Express
at Indianapolis
International Airport
(IND), underscoring
Indiana's air-cargo
strength.



\$55B
in annual goods exports (2024)

60%
forecasted increase in
Indiana's freight flow by 2040

8
major interstates intersect
Indiana, connecting 75% of
the U.S. population within
one-day's drive

Built in Indiana. Connected to the world.

About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference