



FOR SALE

Meridian Street Office Building - Waterplace Park

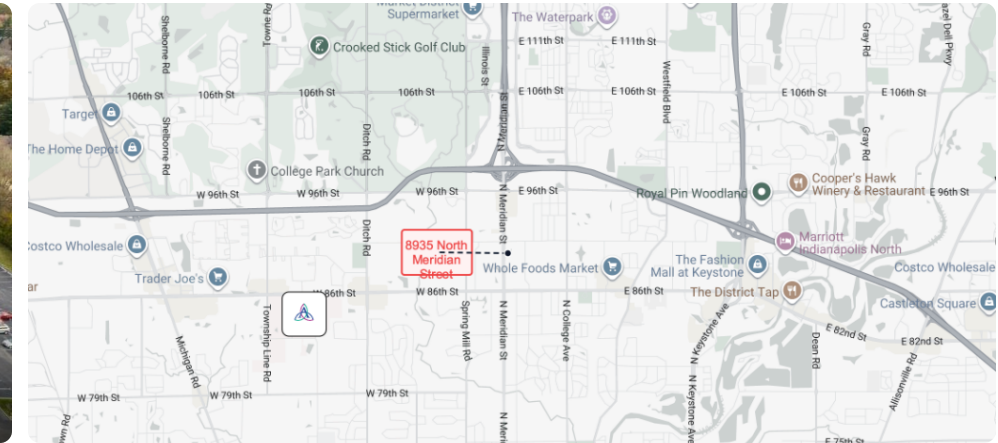
8935 North Meridian Street
Indianapolis, IN 46260

\$3.6M	7.78%	\$280K
PRICE	CAP RATE	NOI

Christopher Chabenne
Real Estate Broker
317.225.9969 (Direct)
cc@koseneandkosene.com

1500 West Oak Street
Zionsville, IN 46077
317.299.9999
Lic# CO10500208


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\$3,600,000 PRICE	7.78% CAP RATE	\$280,000 NOI	\$133.53 PRICE/SF	26960 BUILDING SF	1980 YEAR BUILT
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PROPERTY HIGHLIGHTS

Positioned along one of Indianapolis' most recognizable business corridors, 8935 North Meridian Street presents a rare opportunity for investors and owner-users alike. This two-story, 26,960-square-foot office building combines stable in-place income, immediate occupancy, significant value-add potential, and future development opportunities on a highly visible Meridian Street address. Current proforma of **\$280,000 in annual Net Operating Income**, the property is offered at a **7.78% capitalization rate**. Owner-users will appreciate the ability to occupy approximately **7,125 square feet immediately**, allowing a business to establish a prominent corporate presence while benefiting from rental income generated by existing tenants.

Situated on **3.47 acres** with approximately **572 feet of frontage along North Meridian Street**, prominent building signage, and a pylon sign visible to passing traffic, the property enjoys exceptional exposure and brand visibility. The site is further enhanced by an outstanding **5.4:1,000 parking ratio**, with 125 on-site parking spaces providing ample capacity for tenants, employees, and visitors.

Investors will find multiple avenues for value creation. Existing vacancy provides near-term leasing upside, while future lease expirations create opportunities to renovate interior suites, modernize common areas, and increase rental rates as space turns over. The property is anchored by a strong and stable income stream from BrooksPlace, providing dependable cash flow while ownership executes its value-add strategy. The expansive site also offers long-term flexibility, with excess land that may support future building expansion or additional development, subject to applicable approvals.

Located just minutes from Interstate 465, the Nora and Keystone retail districts, St. Vincent Hospital, downtown Carmel, and Indianapolis' affluent north side, the property benefits from exceptional accessibility and a highly desirable central location. Whether pursuing a headquarters location, an income-producing investment, or a strategic value-add opportunity with future expansion potential, 8935 North Meridian Street offers a compelling combination of current cash flow, immediate occupancy, premier visibility, and long-term upside in one of Indianapolis' most established office corridors.

PROPERTY DATA

Parcel ID	490314129014000800
Building SqFt	26960
Year Built	1980
Lot Size (Acres)	3.47
Parking Count / Ratio	125 Spaces / 5.4:1,000 sf
Zoning	C-1
County	Marion
Frontage	572' on Meridian Street
Coordinates	39.917964,-86.157118

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