



For sale

29,850 RSF Office/flex building available

8225 E. 56th Street, Indianapolis, IN 46216

Purpose-built office/flex building offering exceptional versatility in the established Fort Harrison corridor

Building features

- 29,850 SF single-story construction
- Built 2001, Class B
- 22-foot cathedral ceilings throughout
- Flexible configuration: office, laboratory, assembly, and clean-room capable spaces
- 2.99-acre site with E. 56th Street frontage
- 116 surface parking spaces (3.88/1,000 SF)

Investment highlights

- Rare 22-foot ceiling height provides flexibility for specialized users
- Strong parking ratio exceeds typical market requirements
- Purpose-built infrastructure for laboratory and clean-room operations
- Established institutional neighborhood anchored by U.S. Army Financial Center
- Nearly 3-acre site offers expansion potential





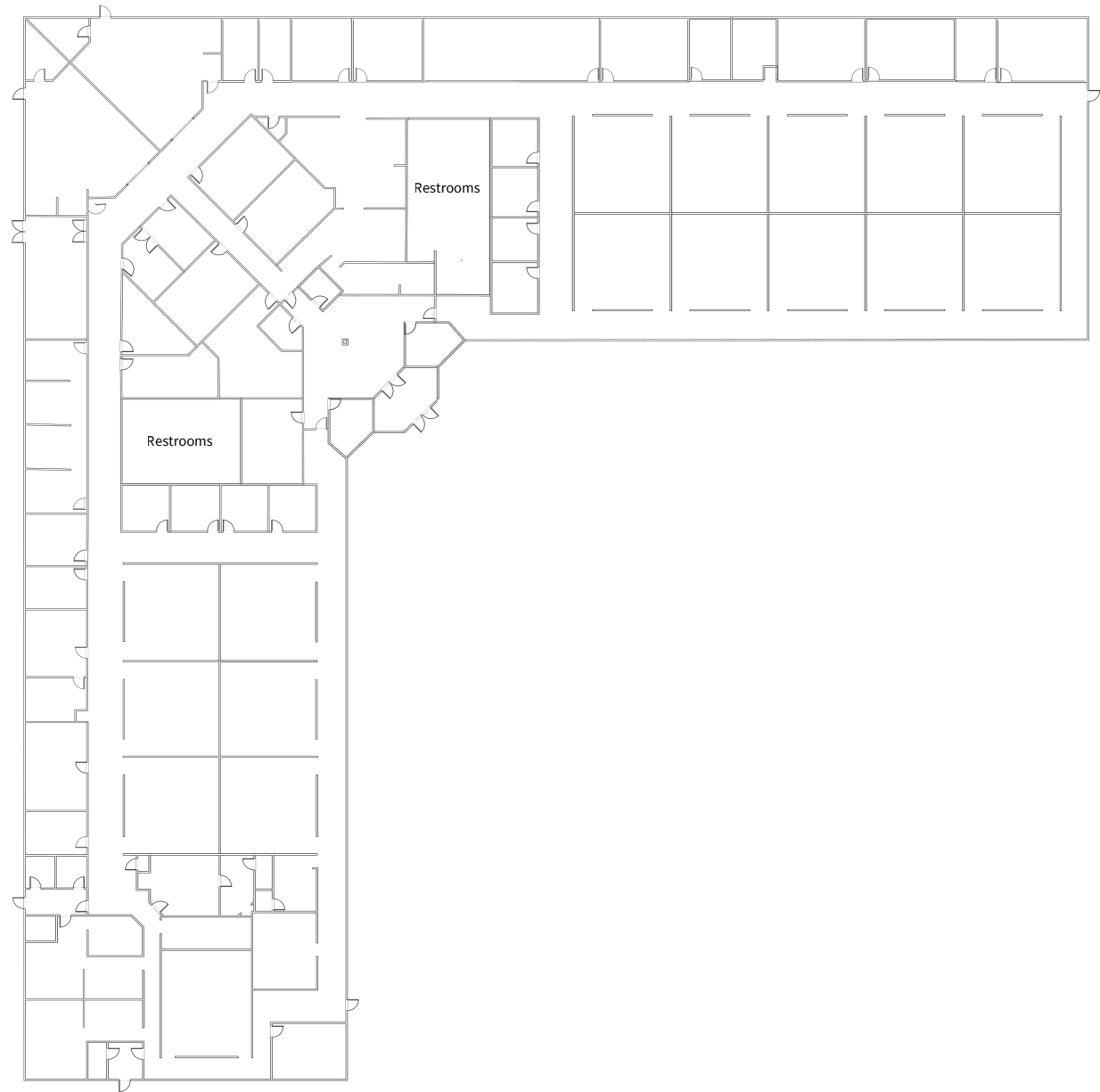
Property highlights

Building specifications

- Total Area: 29,850 SF
- Year Built: 2001
- Ceiling Height: 22-foot cathedral ceilings
- Parking: 116 spaces (3.88/1,000 SF)
- Site Size: 2.99 acres

Financial information

- Parcel: 49-08-07-118-003.000-407
- 2025 Assessed Value: \$4,783,400
- Annual Taxes: \$126,546 (\$4.24/SF)
- Taxing District: City of Lawrence





Location advantages



Adjacent to 1.6M SF U.S. Army
Financial Center (5 blocks)



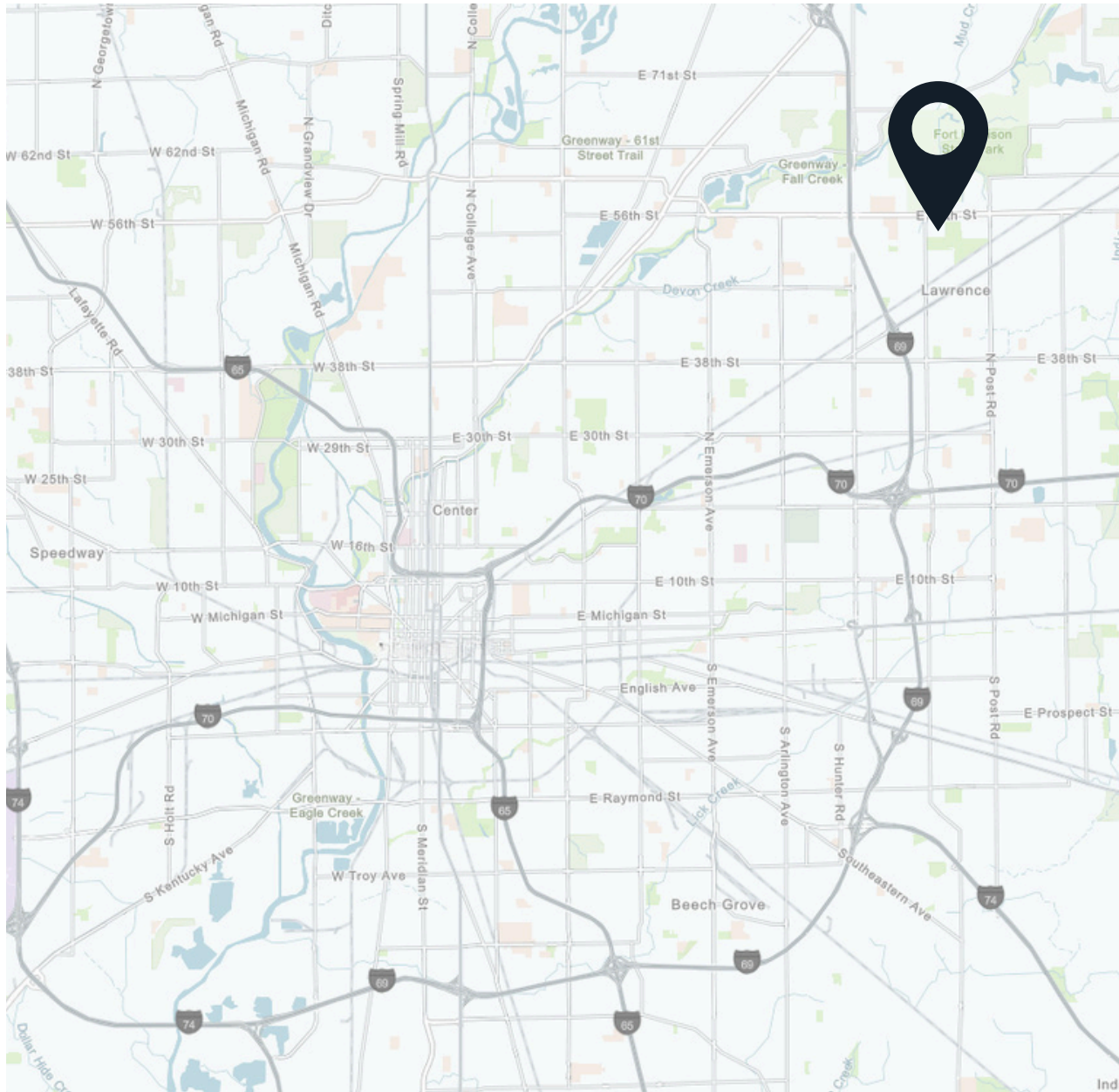
Approximately 2 miles to I-465



Community Health medical
cluster along E. 56th Street



Fort Harrison State Park proximity



Location amenities



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