

# Department of Child Services

## Case Study

### Background

3906 and 3838 Madison Avenue – a 74,206 square foot center on the south side of Indianapolis, Indiana.

### Commercial Real Estate services and/or tools used on this project:

- ✓ Leasing
- ✓ Sale/Purchase
- ✓ Landlord Representation

### Challenges

The center was 50% occupied with only two tenants and needed lots of tenant improvements (TI) and updates.

### Outcome

In October 2021 the Department of Child Services (DCS) solidified a 10-year lease and took 30,844 square feet.

With DCS occupying nearly half of the building, we were able to get the center 100% leased. We also provided tenant improvements (TI) and painted the center.

