



863  
Mass Ave

A Walkable Workday.

# Project Summary

## HIGHLIGHTS



**30,000 SF**

*Creative Office Space*



*Unbeatable walkability to all  
Mass Ave has to offer*



*New social hub & outdoor patio*



*Newly renovated lobby*



*Excellent Signage opportunities  
along Mass Ave and I-65/I-70*

|                   |                                  |
|-------------------|----------------------------------|
| Floors            | 5                                |
| Elevator(s)       | 1 passenger<br>1 freight         |
| Data              | High speed on-site               |
| Year Built        | 1917                             |
| Restrooms         | Central                          |
| Submarket         | CBD                              |
| Access            | Fob security, 24/7 access        |
| Interstate Access | Strong I-465, I-70 & I-65 access |
| Zoned             | CBD1                             |



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Mass Ave



Mixed-use Historic Redevelopment smack in the center of  
***Indianapolis' most vibrant corridor***



I-65

I-70

I-65  
I-70863  
Mass Ave

## FOOD & DRINK

6-Bit Bar + Arcade  
Almost Famous / Crema  
Bakersfield  
Bazbeaux Pizza  
Blue Collar Coffee Co.  
BODHI : Craft Bar + Thai Bistro  
Bru Burger Bar  
Burnside Inn  
Chatterbox Jazz Club  
Coat Check Coffee  
The Eagle  
Easley Winery  
The Exchange Bar  
FortyFive Degrees  
The Fountain Room  
The Garage Food Hall  
The Garden Table  
HandleBar Indy  
The Harbour  
Howdy Homemade Ice Cream  
Kilwins Indy  
Leviathan Bakehouse  
Liberty Street  
Livery

Los Arroyos  
Mass Ave Pub  
Mass Ave Wine Shop  
Mesh Restaurant  
Metro  
Moar Tea & Poke  
Modita  
The Oakmont  
Out on Mass  
Please & Thank You Indy  
The Rathskeller Restaurant  
Rosemary and Olive  
Salt on Mass  
Shin Dig  
Slapfish  
Sub Zero Ice Cream  
Sundry and Vice  
Tavern at the Point  
Thaitanium  
Tini  
Union 50  
Vicino  
Vida  
WildEye Lounge

## GARAGE FOOD HALL

Abbiocco Pizzeria  
Axle's Garage Tap  
Azucar Morena  
Brick & Mortar Barber Shop  
Chapati Beta  
Clancy's Hamburgers  
Gaucho's Fire  
Great Legs Wine + Spirits  
The Harbour  
Hard Truth Distillery  
HercuLean Meal Prep  
J's Lobster & Fish Market  
La Chinita Poblana  
Lick Ice Cream  
Lil Dumplings Noodle Bar  
Mama Fofo's  
Palavana Cubano  
Pig Pen BBQ  
Poke Guru  
Pumkinfish  
Rolli Sushi  
Sal & Pimenta  
Twenty Two Juice Bar  
The Sim Garage

## SHOPS & SERVICES

Artisans  
Crimson Tate :: Modern Quilter  
Club Pilates  
Decorate  
Drybar  
Feelin' Fine  
Flexwerks Fitness  
The Frame Shop  
Francis + Fern Boutique  
Fusek's True Value Hardware  
Global Gifts  
Goodies and Giggles Toy Store  
The Hot Room Fitness  
Needler's Fresh Market  
Penn & Beech Candle Co.  
Pumpkinfish  
Roberts Camera  
Sage  
Silver in the City  
Stout's Footwear  
Three Dog Bakery  
Tomorrow Bookstore  
Toolbox Mens Supply Co.  
Woodhouse Spa

## ENTERTAINMENT

Basile Theater@ the Athenaeum  
The District Theater  
Living Room Theaters  
Old National Centre  
Pins Mechanical Co.  
Sandbox VR

## LODGING

Bottleworks Hotel  
747 Apartments  
Circa Apartments  
Penrose on Mass Apartments

## OFFICES

@Properties  
Ernst & Young  
Fairbanks Foundation  
First American Title  
Forvis Mazars  
High Alpha  
Lumina Foundation  
Indiana Members Credit Union  
Insight Global

**EVERYTHING  
YOU NEED**  
*right outside  
your front door*



Lobby



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## Exterior Photos



Tenant Social Hub



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Mass Ave



Tenant Social Hub



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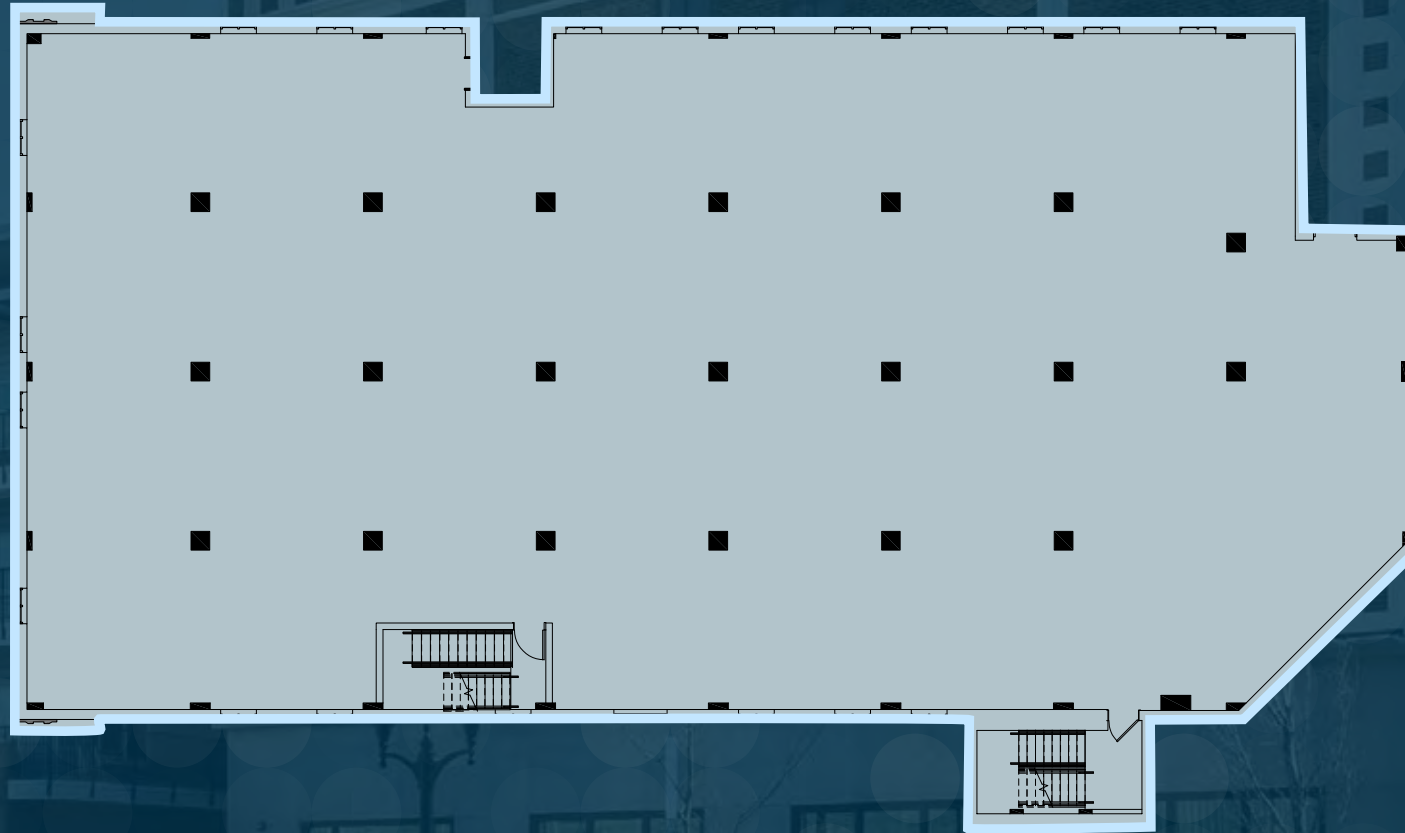


Tenant Social Hub



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# Typical Floor Plate



**FLOORS 3-5**

**Up to 30,000 SF Available**

A customizable blank canvas to create your next office



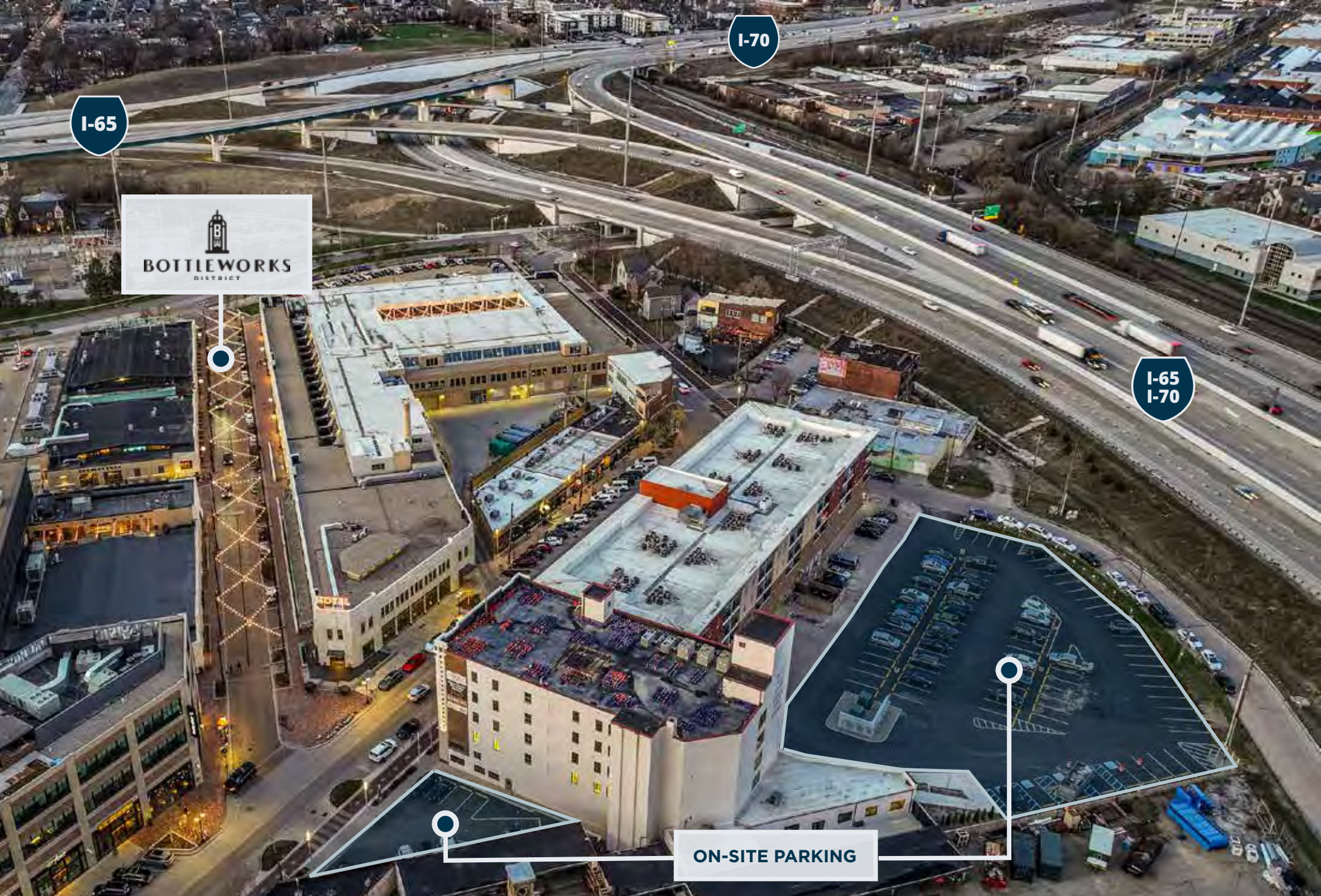
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Exposed Brick & Ceiling



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Mass Ave



I-65

I-70



I-65  
I-70

ON-SITE PARKING

Controlled Parking



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Mass Ave

I-65

I-70



EXTERIOR SIGNAGE OPPORTUNITY

I-65  
I-70

$\pm 1,000,000$   
Vehicles Per Week

Exterior Signage





ON-SITE PARKING

Location. Location. Location.





# IN THE HEART OF EVERYTHING

Walkability & Quick  
Interstate Access



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## CONTACT US

### **Rich Forslund**

+1 317 713 2172

[rich.j.forslund@colliers.com](mailto:rich.j.forslund@colliers.com)

### **Nick Trimpe**

+1 317 713 2346

[nick.trimpe@colliers.com](mailto:nick.trimpe@colliers.com)

### **Matt Langfeldt**

+1 317 713 2173

[matt.langfeldt@colliers.com](mailto:matt.langfeldt@colliers.com)

### **Christa Calderone**

+1 317 713 2151

[christa.calderone@colliers.com](mailto:christa.calderone@colliers.com)