



FOR LEASE OR SALE

409 Massachusetts Avenue
Indianapolis, IN 46204

- 4-story building + mezzanine totaling $\pm$ 16,095 GSF
 - Lower level: $\pm$ 4,173 GSF (Dusk Restaurant & Lounge)
 - 1st floor: $\pm$ 4,121 GSF (Dusk Restaurant & Lounge)
 - 2nd floor: $\pm$ 3,837 GSF (Available space)
 - 3rd floor: $\pm$ 3,700 GSF (Available space)
 - Mezzanine: $\pm$ 264 GSF (Potential roof top patio)
- Historic 1900-built building offering preserved architectural character with modern functionality
- Creative office space available: exposed brick interior, hardwood flooring, exposed structural and industrial-style elements and loft-style windows
- Prominently positioned within Indianapolis' coveted Mass Ave Arts and Entertainment District
- Direct elevator access to floor
- Mass Ave main entrance to suite
- Exterior signage opportunity
- High end restaurant/lounge on first floor and lower level

Mass Ave Entry



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Dusk Restaurant & Lounge



Massachusetts Avenue | Nearby Amenities

Laid out in 1821, Mass Ave's diagonal streets lead into the heart of downtown creating a vibrant and exciting cultural district that is **45 degrees from ordinary!**

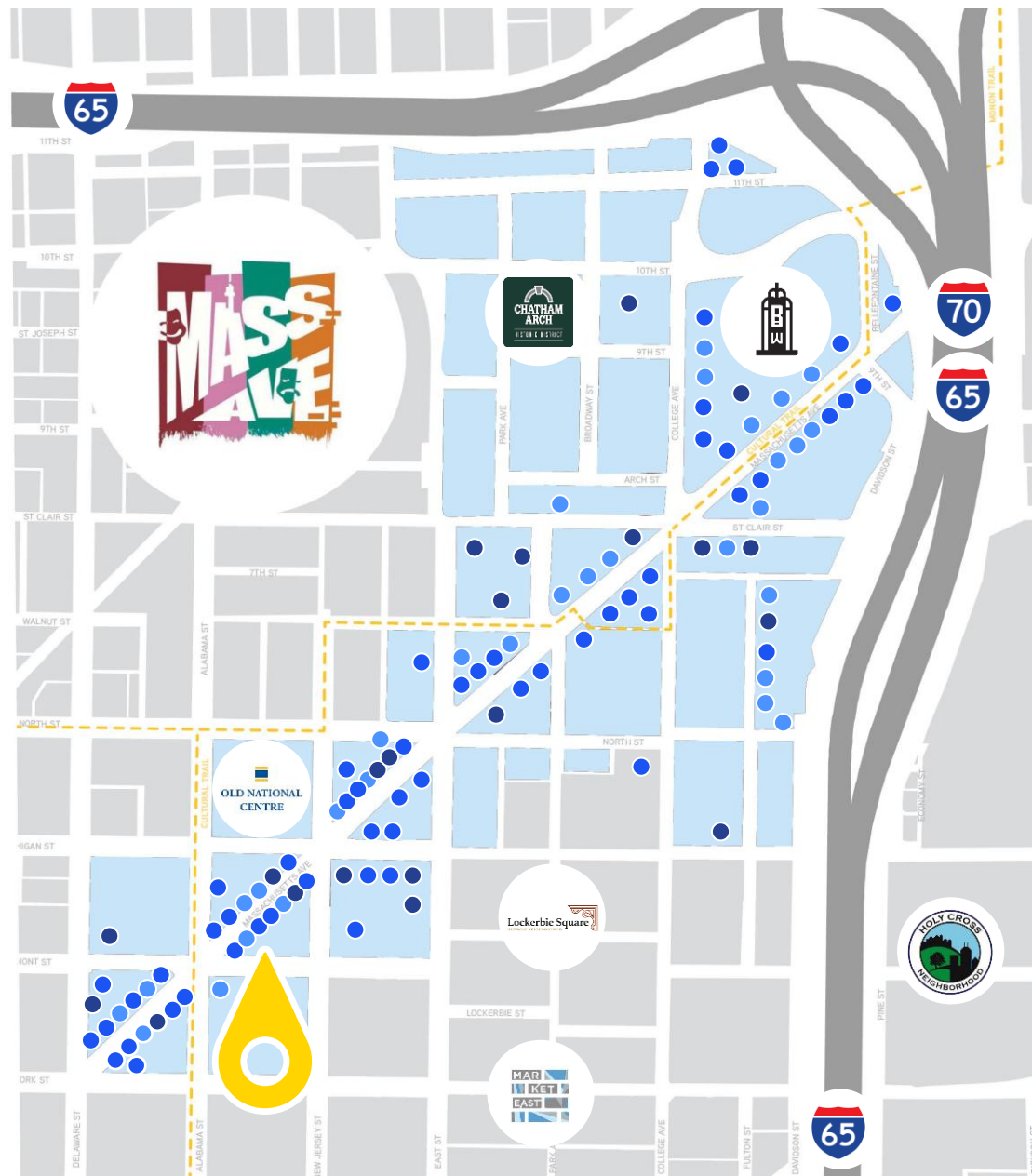
From dining, to shopping, to nightlife, Mass Ave is a major destination in Indianapolis. **409 Massachusetts Avenue** is ideally located to take full advantage of Mass Ave and all of the cultural opportunities it has to offer!

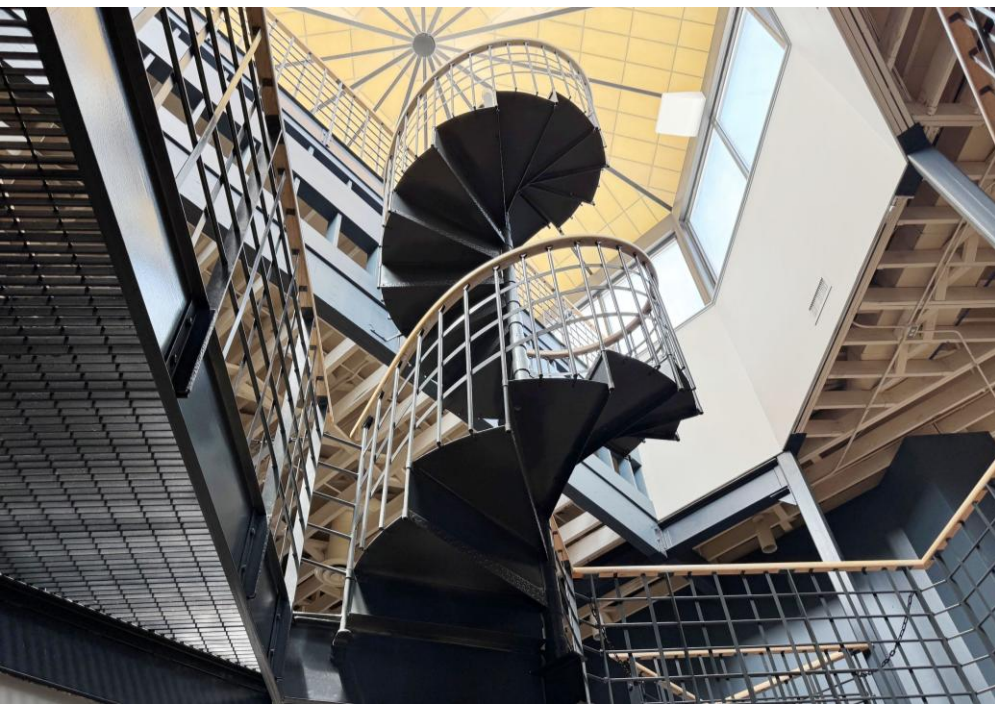
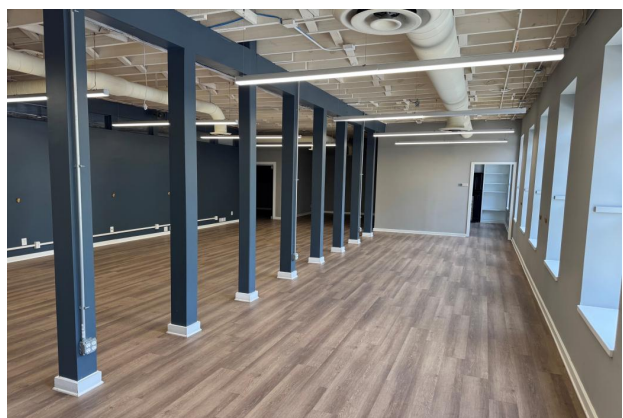
Eat. Live. Love.

Food

Culture

Retail







20+

Entertainment +
Sports Venues

60+

Dining
Options

12+

Art + Theatre
Venues

25+

Hotels + Lodging
Options

98

Bike
Score

98

Walk
Score

65

Transit
Score

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For more information, please visit OfficeIndy.com.

