



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 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



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



I-65

I-70

I-65
I-70

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



863
Mass Ave



Exterior Photos



Tenant Social Hub



Tenant Social Hub

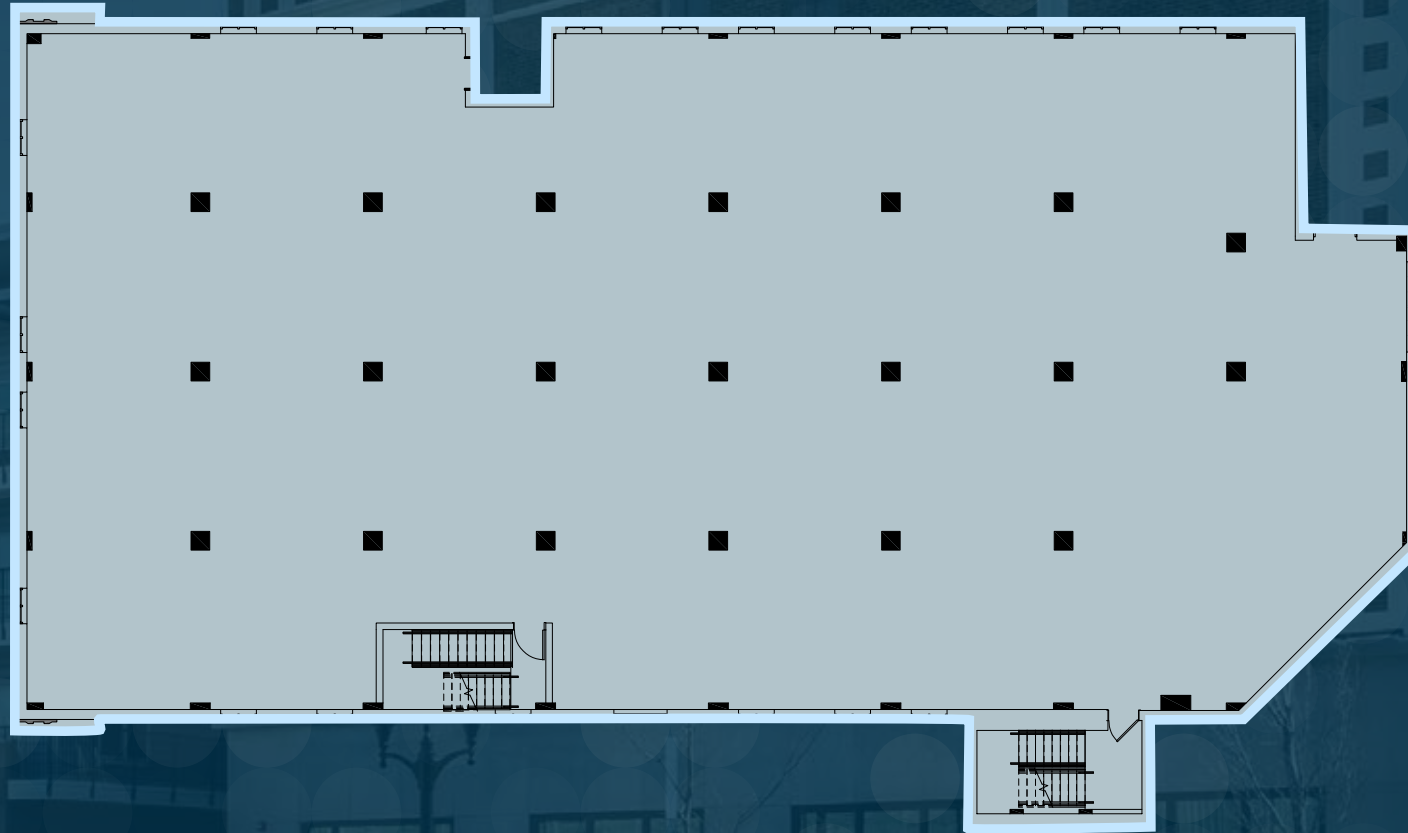


863
Mass Ave



Tenant Social Hub

Typical Floor Plate



FLOORS 3-5

Up to 30,000 SF Available

A customizable blank canvas to create your next office

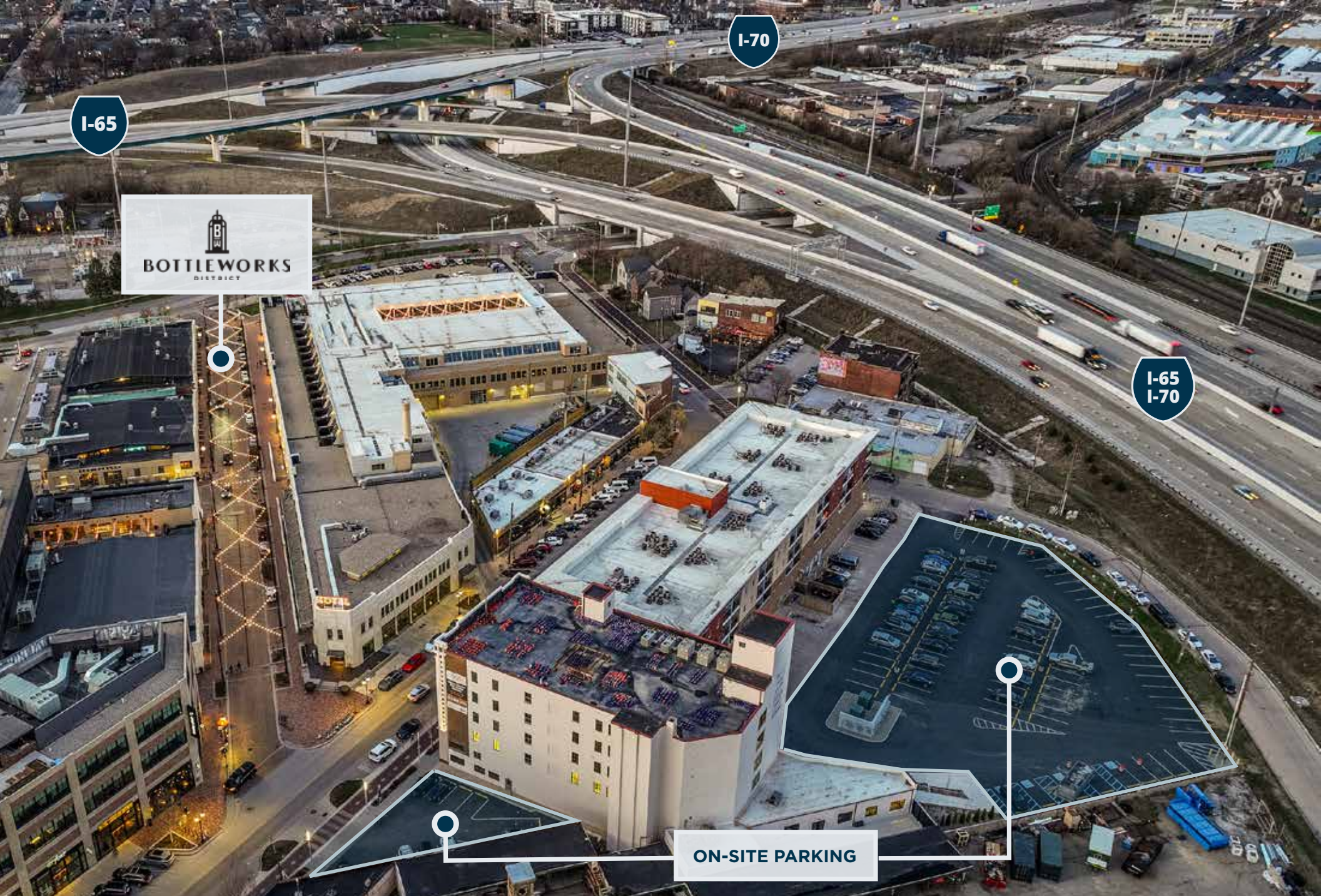


863
Mass Ave



Tenant Finishes + Exposed Brick & Ceiling





Controlled Parking

I-65

I-70



EXTERIOR SIGNAGE OPPORTUNITY

I-65
I-70

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

Exterior Signage





Location. Location. Location.





IN THE HEART OF EVERYTHING

Walkability & Quick
Interstate Access



863
Mass Ave



CONTACT US

Rich Forslund

+1 317 713 2172

rich.j.forslund@colliers.com

Nick Trimpe

+1 317 713 2346

nick.trimpe@colliers.com

Matt Langfeldt

+1 317 713 2173

matt.langfeldt@colliers.com

Christa Calderone

+1 317 713 2151

christa.calderone@colliers.com