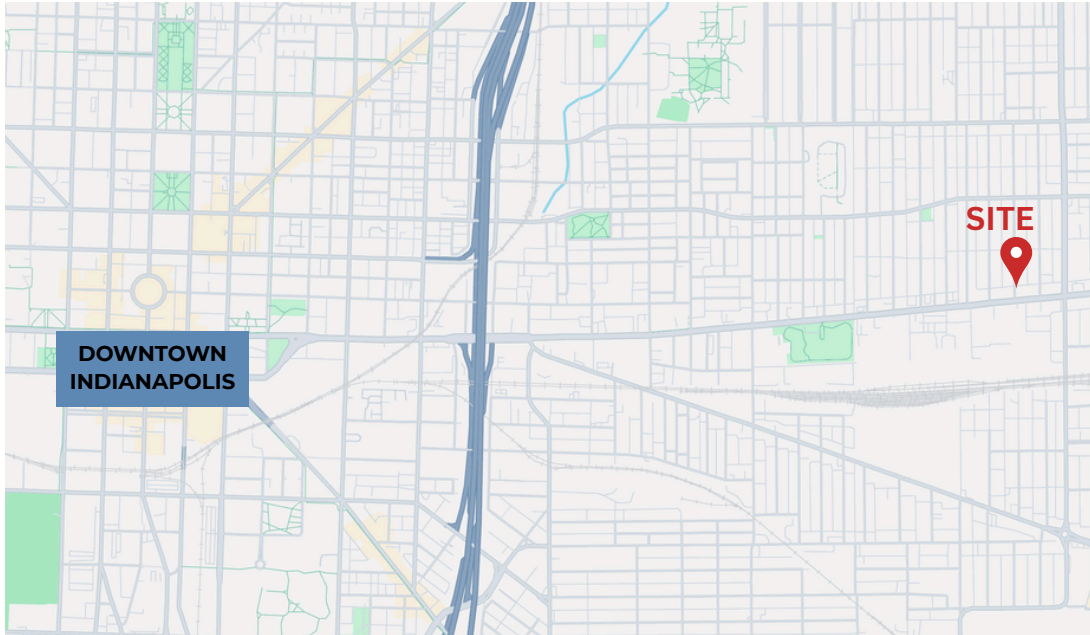


1,100 - 6,000 SF | FOR LEASE

PRIME EAST WASHINGTON STREET LOCATION

F.C. Tucker
Company



FOR LEASE

2506 East Washington Street, Indianapolis, IN 46201

Contact:

Elizabeth Strahla

E: elizabeth.strahla@talktotucker.com

T: 317-902-7975



PRIME EAST WASHINGTON STREET LOCATION

**CAN BE COMBINED
OR SUBDIVIDED
1,100 - 6,000 SF**



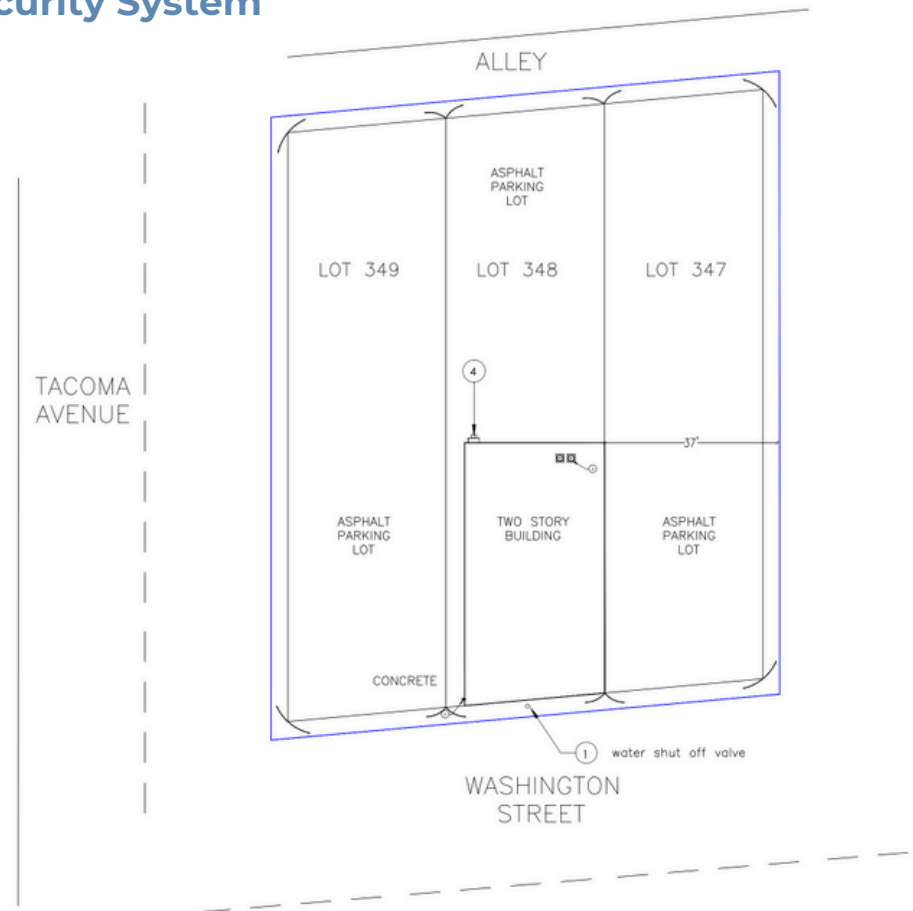
1,100 - 6,000 SF | FOR LEASE

PRIME EAST WASHINGTON STREET LOCATION

SITE
PLAN



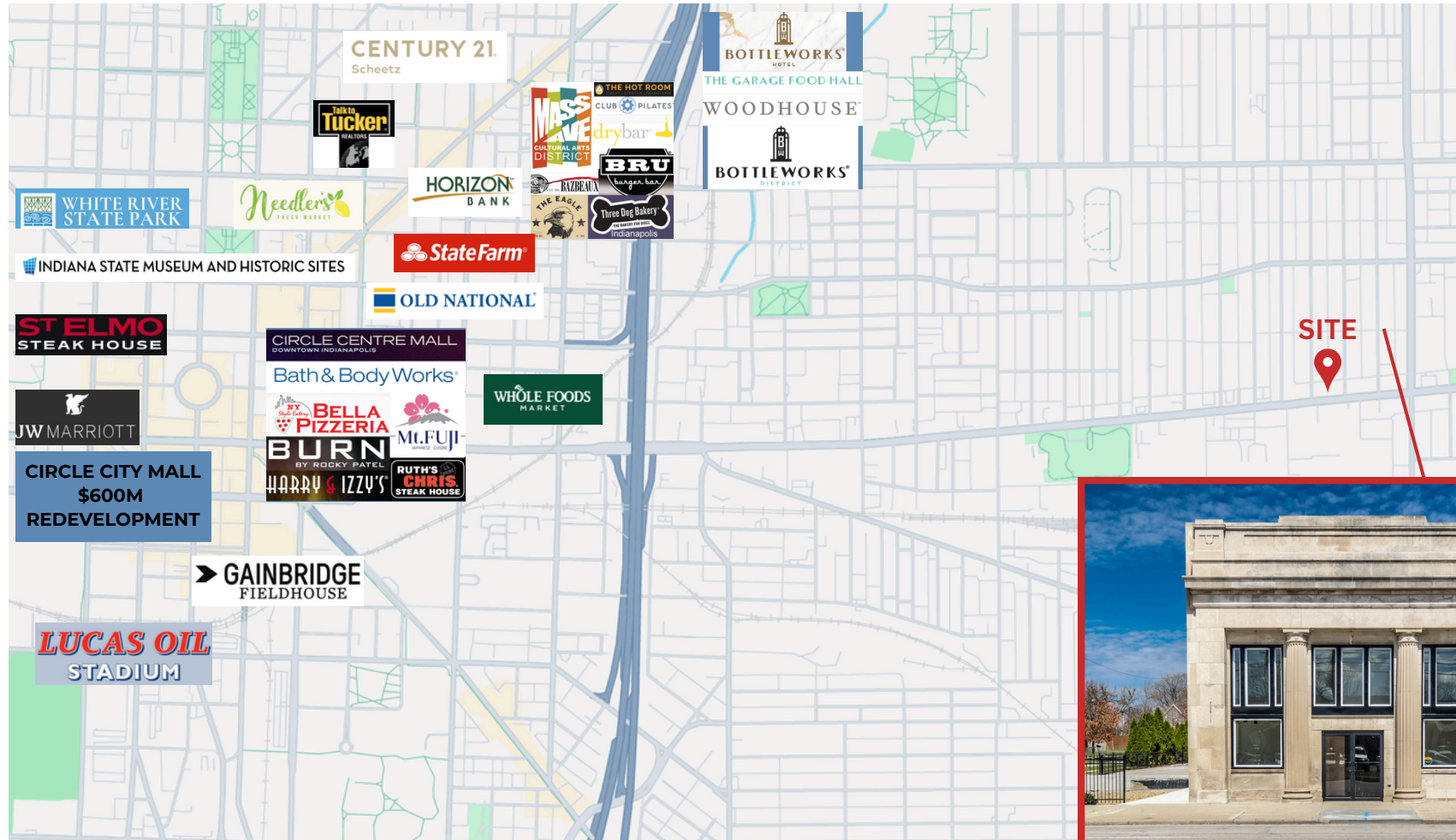
- 22 Parking Spots
- Fully Fenced Property
- Handicap Accessible
- Security System



1,100 - 6,000 SF | FOR LEASE

PRIME EAST WASHINGTON STREET LOCATION

MARKET
AERIAL



1,100 - 6,000 SF | FOR LEASE

PRIME EAST WASHINGTON STREET LOCATION

PROPERTY
OVERVIEW

KEY FEATURES

- Gold Bank Vault: Beautiful, rare gold vault now serves as a dining area.
- Fully Equipped Kitchen & Dining Room: Ideal for meetings, events, or breaks.
- 13 Private Offices: Flexible layout for teams or individuals.
- Lounge/Reception Area: Welcoming space for clients and guests.
- Three-Level Layout: Basement includes 3 conference rooms, potential studio/podcast room, and additional lounge space.
- Basement Storage: Convenient for bikes, equipment, and other storage needs.
- Comprehensive Security: Alarm system for both interior and exterior protection.
- Fenced-In Parking Lot: 22 parking spaces.



1,100 - 6,000 SF | FOR LEASE

PRIME EAST WASHINGTON STREET LOCATION

PROPERTY
OVERVIEW

PROPERTY HIGHLIGHTS

- 5 minutes east of Downtown Indianapolis, with high visibility on Washington Street and heavy foot traffic.
- Formerly a Bank: Newly renovated office/retail space with modern industrial design and historic charm.
- Serves Martindale-Brightwood, Emerson Heights, and Woodruff Place, with a population of over 70,000 within a 10-minute drive.
- Key Developments Nearby:
 - Circle City Mall Redevelopment: \$600 million project transforming the area.
 - Mass Ave Historic District: 10 minutes away, known for trendy dining, shopping, and entertainment.
 - Bottleworks: Mixed-use complex with retail, dining, and entertainment, just 10 minutes away.
- The Indianapolis Cultural Trail: 8-mile trail connecting downtown, Broad Ripple, and Hamilton County.
- Washington Street enhancements, including sidewalk widening and streetscape upgrades.

