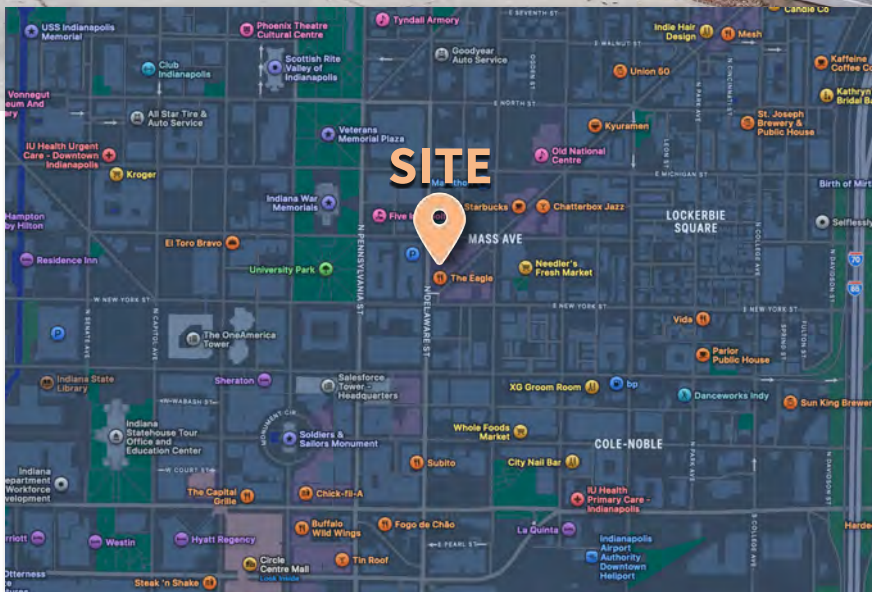


325 N Delaware St, Indianapolis, IN

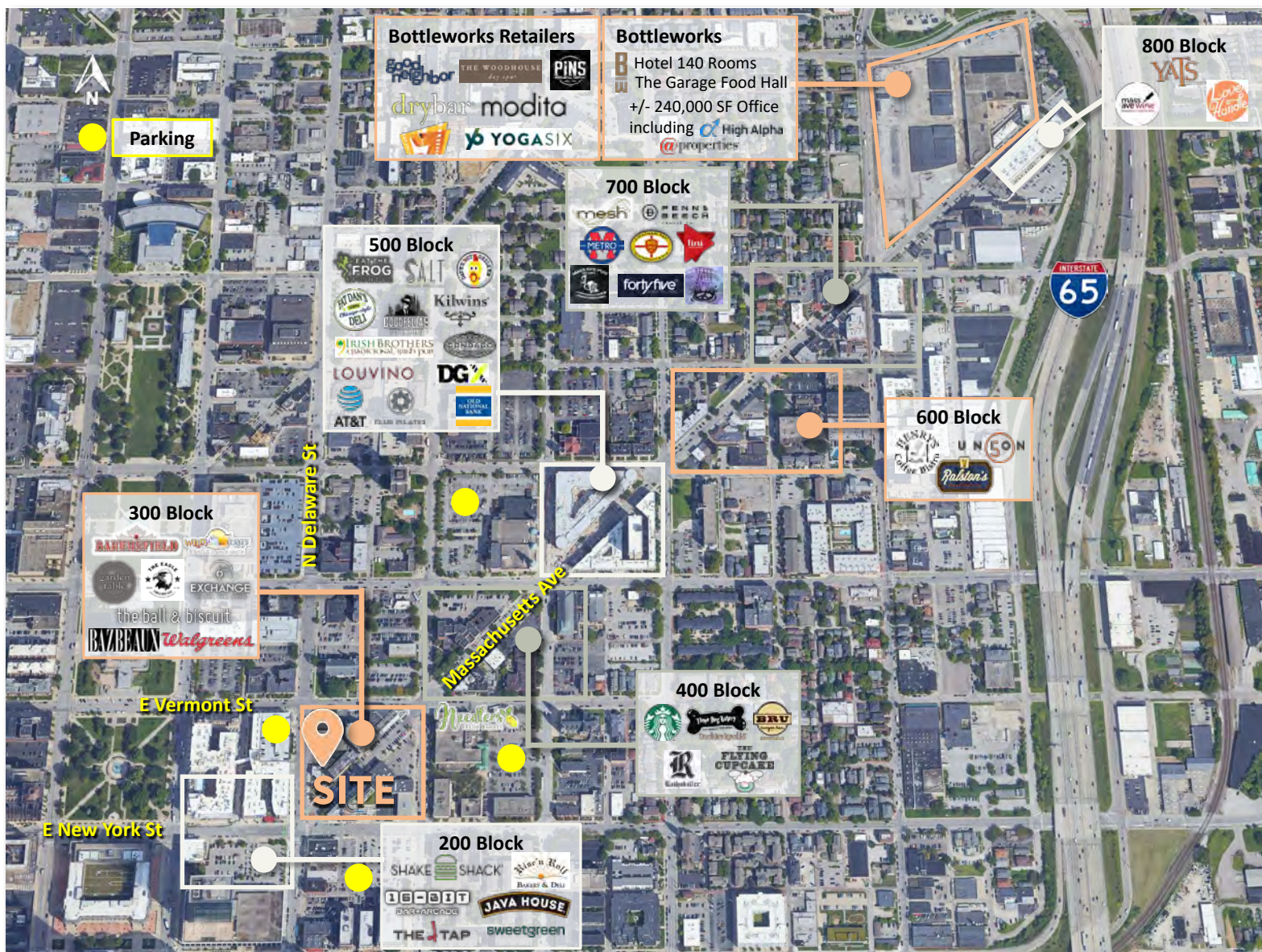
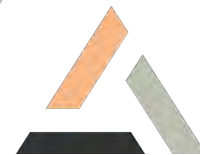


HIGHLIGHTS:

-  Prime freestanding location at the South end of Mass Ave
-  \$22/SF NNN
-  Zoned CBD2 for retail, office, medical, restaurant or bar
-  White box delivery & TI negotiable

DOWNTOWN RETAIL/OFFICE SPACE

3,527 SF FOR LEASE

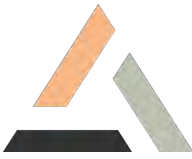


PROPERTY & LOCATION:

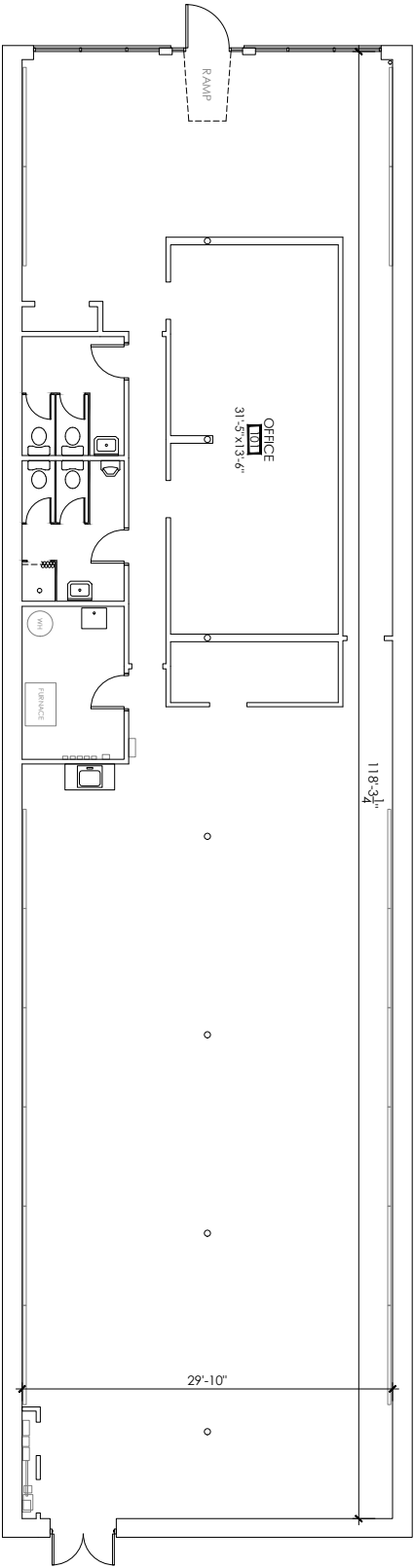
- 3,527 SF - Currently configured as an office, the space offers an open layout
- Located just steps from Mass Ave, Bottleworks District, and the Indianapolis Cultural Trail—this site sits in the heart of one of downtown's most dynamic and walkable neighborhoods
- Close proximity to interstate access and public transportation
- Ample street parking surrounding the property and nearby parking garages and lots
- Versatile space that offers the opportunity for multiple uses

DOWNTOWN RETAIL/OFFICE SPACE

3,527 SF FOR LEASE



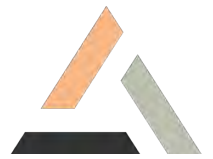
Site Plan | +/- 3,500 SF



Entrance from Delaware St

DOWNTOWN RETAIL/OFFICE SPACE

3,527 SF FOR LEASE



RENDERING



RENDERING

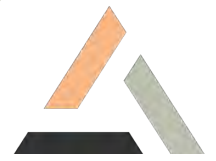


RENDERING



DOWNTOWN RETAIL/OFFICE SPACE

3,527 SF FOR LEASE



RENDERING



RENDERING

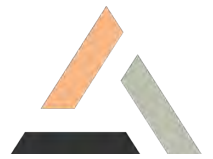


RENDERING

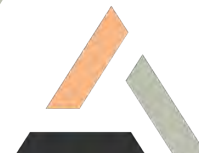


DOWNTOWN RETAIL/OFFICE SPACE

3,527 SF FOR LEASE



DOWNTOWN RETAIL/OFFICE SPACE 3,527 SF FOR LEASE



 : Street Parking

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population:	23,299	61,264	122,317
Businesses:	4,326	6,883	9,280
Employees:	77,574	111,523	134,317
Avg. HH Income:	\$124,299	\$104,972	\$86,782

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