



MASSACHUSETTS AVE

±7,055 SF AVAILABLE FOR LEASE  
RETAIL | RESTAURANT | ENTERTAINMENT

BOTLEWORKS DISTRICT

TENANT  
SIGNAGE AREA  
FACING I-65

PARKING:  
RARE, ON-SITE  
PARKING  
±106 SPACES

MASSACHUSETTS AVE

INDIANAPOLIS, INDIANA

LANDMARK  
PROPERTIES, INC.  
Development • Brokerage • Management

CBRE

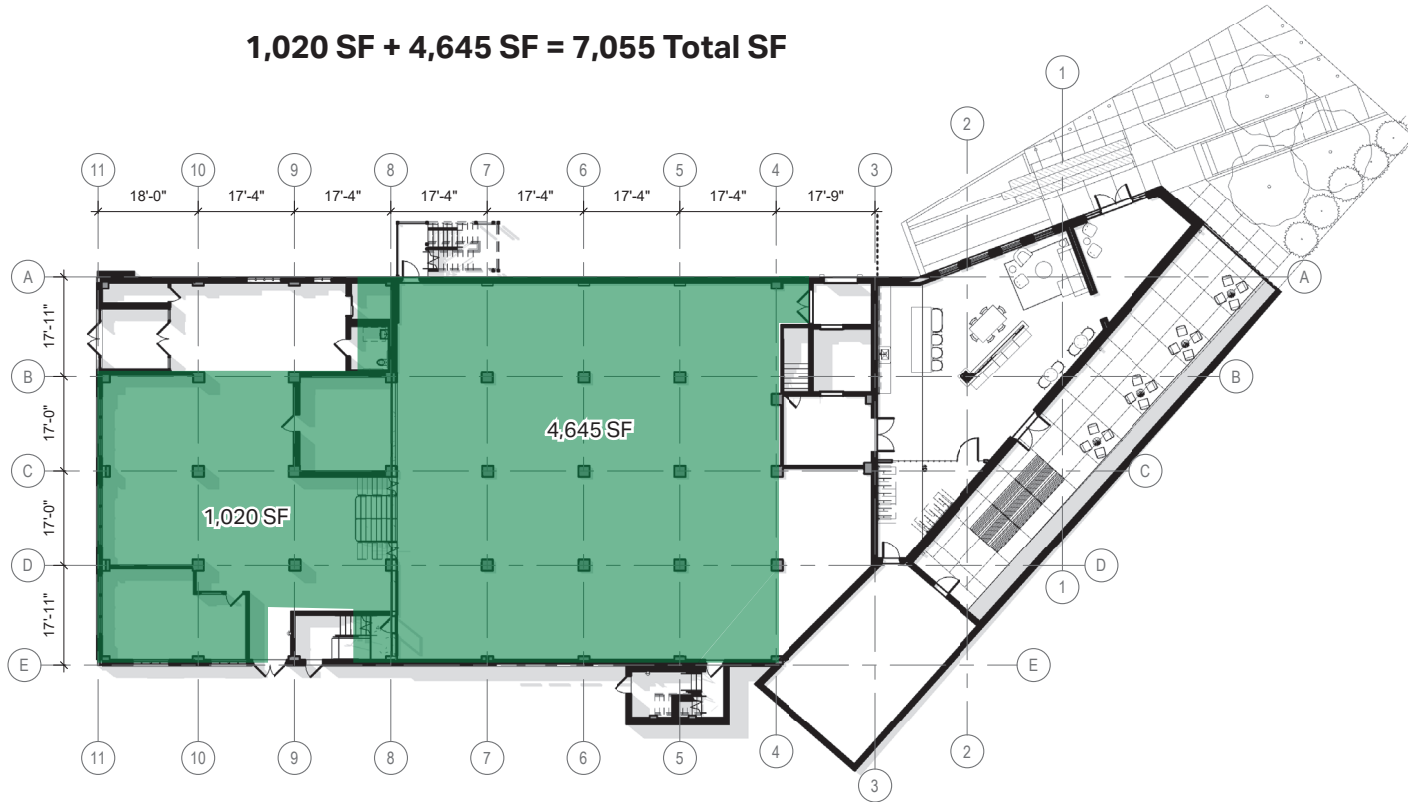
# PROPERTY DESCRIPTION

- › 7,055 SF with Mass Ave frontage ideal for restaurant or entertainment use no mezzanine
- › Available 6,000 SF four seasons rooftop lounge
- › Great exterior signage on Mass Ave across from Bottleworks
  - › The rear tower element provides tenant signage facing I65-I70 with 112,000 VPD
  - › Rare On-Site parking approximately 106 spaces
  - › 4 (10,000 SF) floors of office space above
    - › Second floor fully leased



# FLOOR PLANS

**1,020 SF + 4,645 SF = 7,055 Total SF**

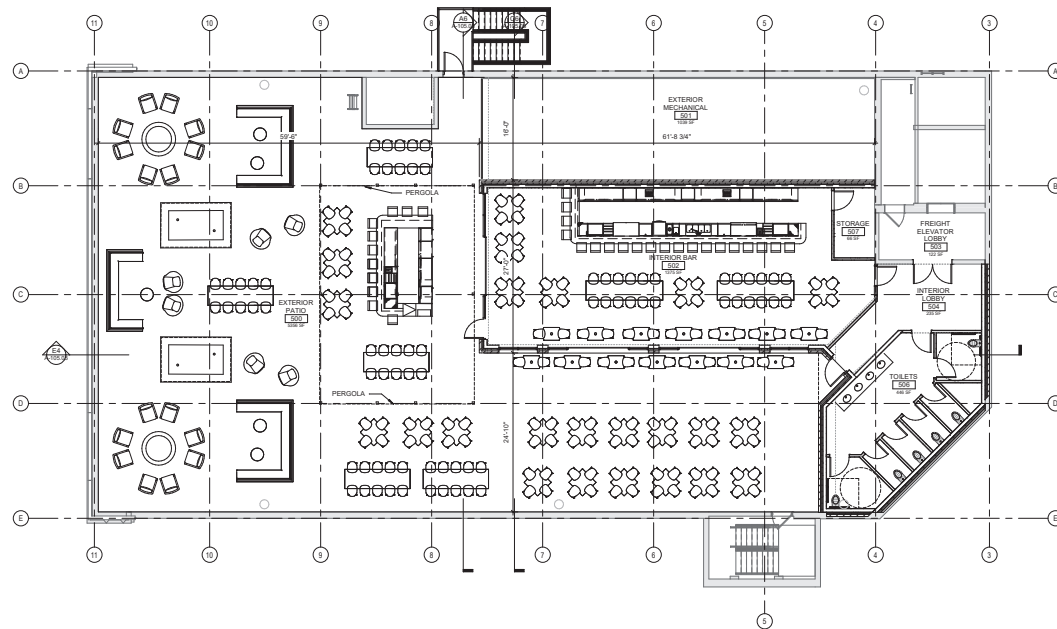


**FIRST FLOOR PLAN**

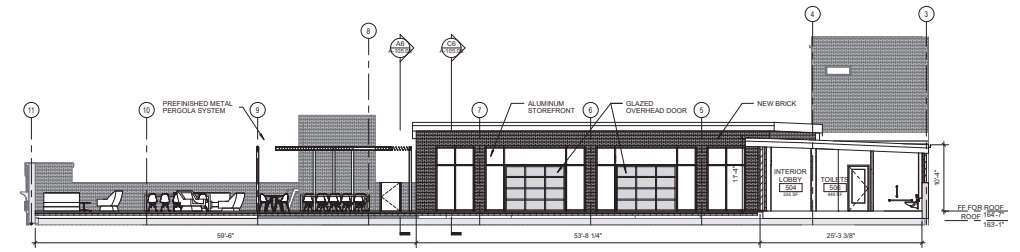
1" = 20'-0"

# ROOFTOP FLOOR PLANS

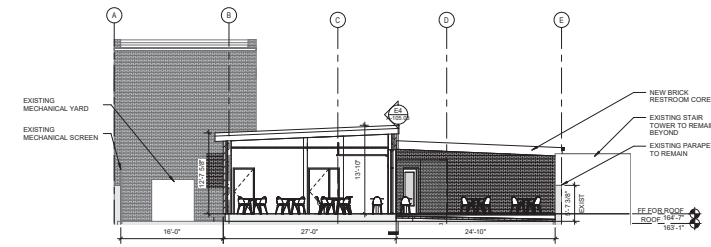
**RARE:**  
ONLY ROOFTOP BAR  
ON MASS AVE



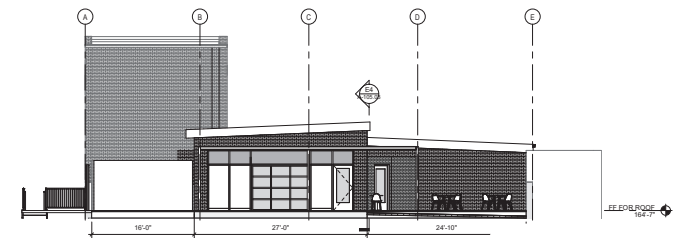
**A1**  
EXISTING UPPER FLOOR PLAN  
1/8" = 1'-0"



**E4**  
ROOFTOP SECTION  
1/8" = 1'-0"



**C6**  
ROOFTOP SECTION  
1/8" = 1'-0"



**A6**  
ROOFTOP SECTION  
1/8" = 1'-0"

**NOT FOR CONSTRUCT**



BOTTLEWORKS DISTRICT  
MASSACHUSETTS AVE





INTERSTATE 65

063  
MASSACHUSETTS AVE

UNION  
Ralston's

LOS ARCOS RESTAURANT  
Starbucks  
The Oakmont  
BAKERSTFIELD  
SHAKE SHACK  
VICINO

CONDADO  
TACOS • TEQUILA • MARGARITAS  
LOUVINO  
GOODFELLAS PIZZERIA  
SALT  
The Rathskeller

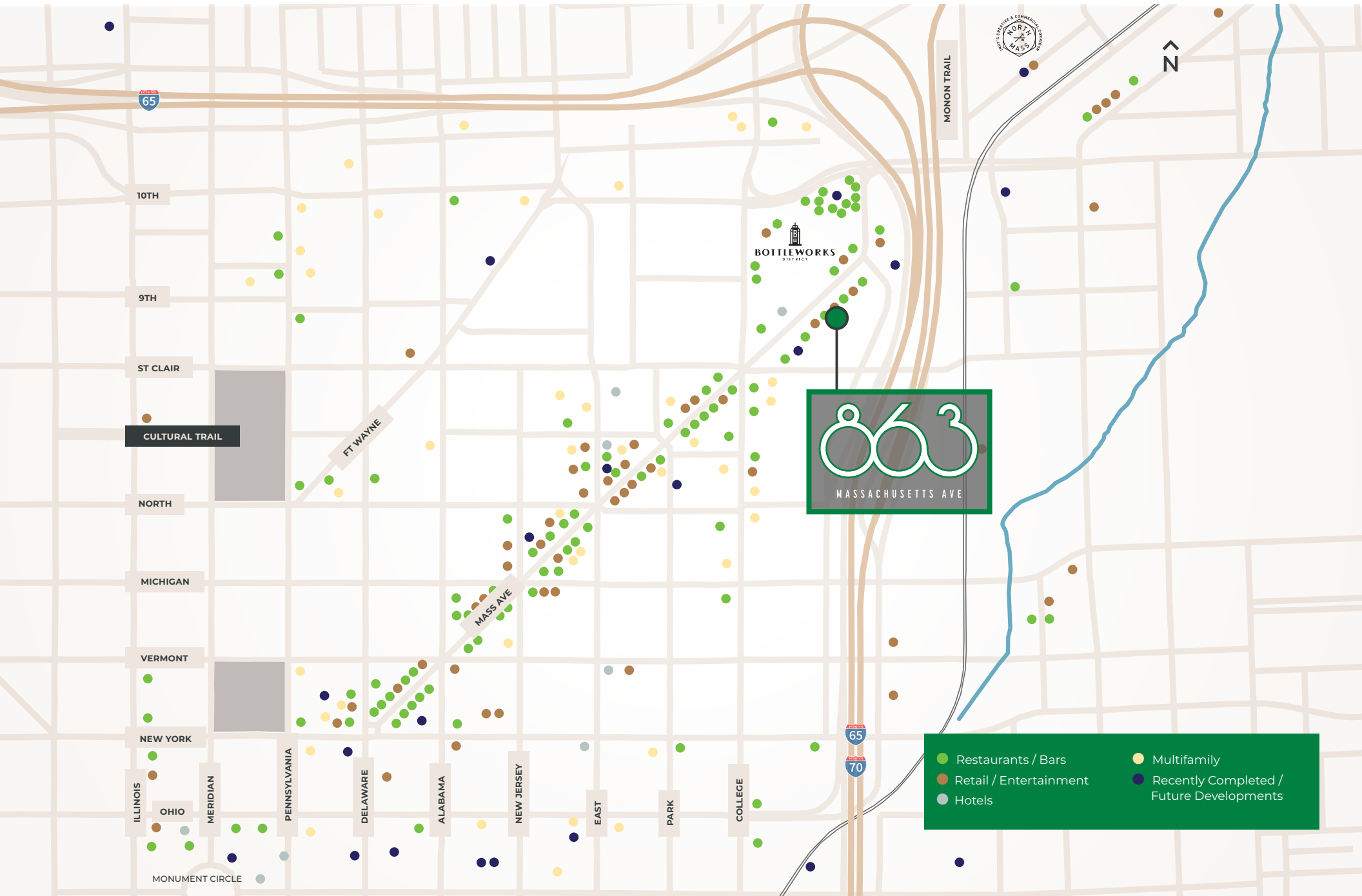
mesh.  
fortyfive°  
RESTAURANT / SIGN / COCKTAILS  
CHATHAM TAP RESTAURANT & PUB  
PEACE WATER

THE FOUNTAIN RIVIERA  
Hard TRUTH  
modita  
CLANCY'S HAMBURGERS  
LA CHINITA POBLANA  
AZÚCAR MORENA  
POKE GURU  
mass ave wine SHOP • SPIRITS • CAFE  
Mini Blue MEATBALLS  
Herculean MEAL PREP  
Good neighbor  
J's Lobster FISH MARKET  
SIDEDOOR BAGELS  
THE HARBOUR  
SUNDRY and VICE  
BLUE COLLAR COFFEE CO.  
ROOSTER'S KITCHEN

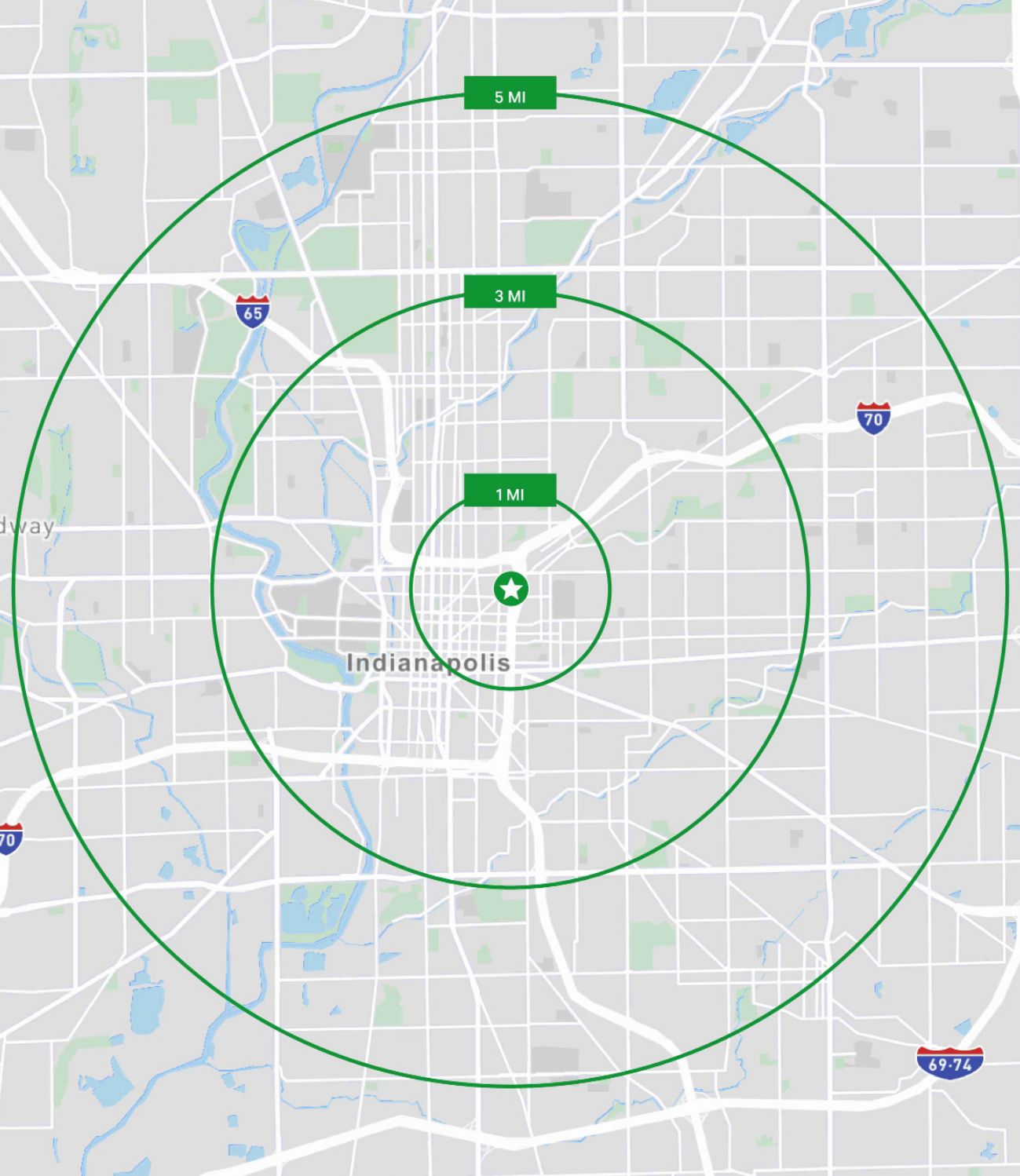
CRAFT BAR  
BODHI  
TBAI DISTO

INTERSTATE 70

MASSACHUSETTS AVE  
BOTTLEWORKS DISTRICT







## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	21,242	117,456	271,406
2024 Average Household Income	\$115,394	\$81,713	\$78,700
2024 Daytime Population	35,214	236,387	379,614



**2,173,541**  
TOTAL METRO POPULATION



**15.1%**  
POPULATION GROWTH (2010-2023)



**48.7%**  
POPULATION WITH ASSOCIATES DEGREE OR HIGHER



MASSACHUSETTS AVE

## CONTACT US

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