

THE STUTZ | 1060 N CAPITOL AVENUE

INDIANAPOLIS, INDIANA

For Lease | 9,405 SF | Retail / Restaurant

OJAS



ABOUT THE PROPERTY

Known for its sawtooth glass-pane rooflines and creative tenants, The Stutz is an iconic four-story former Stutz car factory, easily accessible from I-65 and I-70 in downtown Indianapolis. Transformational in nature, the redevelopment spans a 3.8-acre site and includes 441,000 square feet of leasable space across a seven-building complex between 10th and 11th Streets and Senate and Capitol Avenues. This cultural center draws inspiration from its automotive past while offering a distinct live-work-play experience, with best-in-class retail and food and beverage offerings, creative office space, community programming, and events. The Stutz serves as a neighborhood gathering space anchored in Indianapolis history.

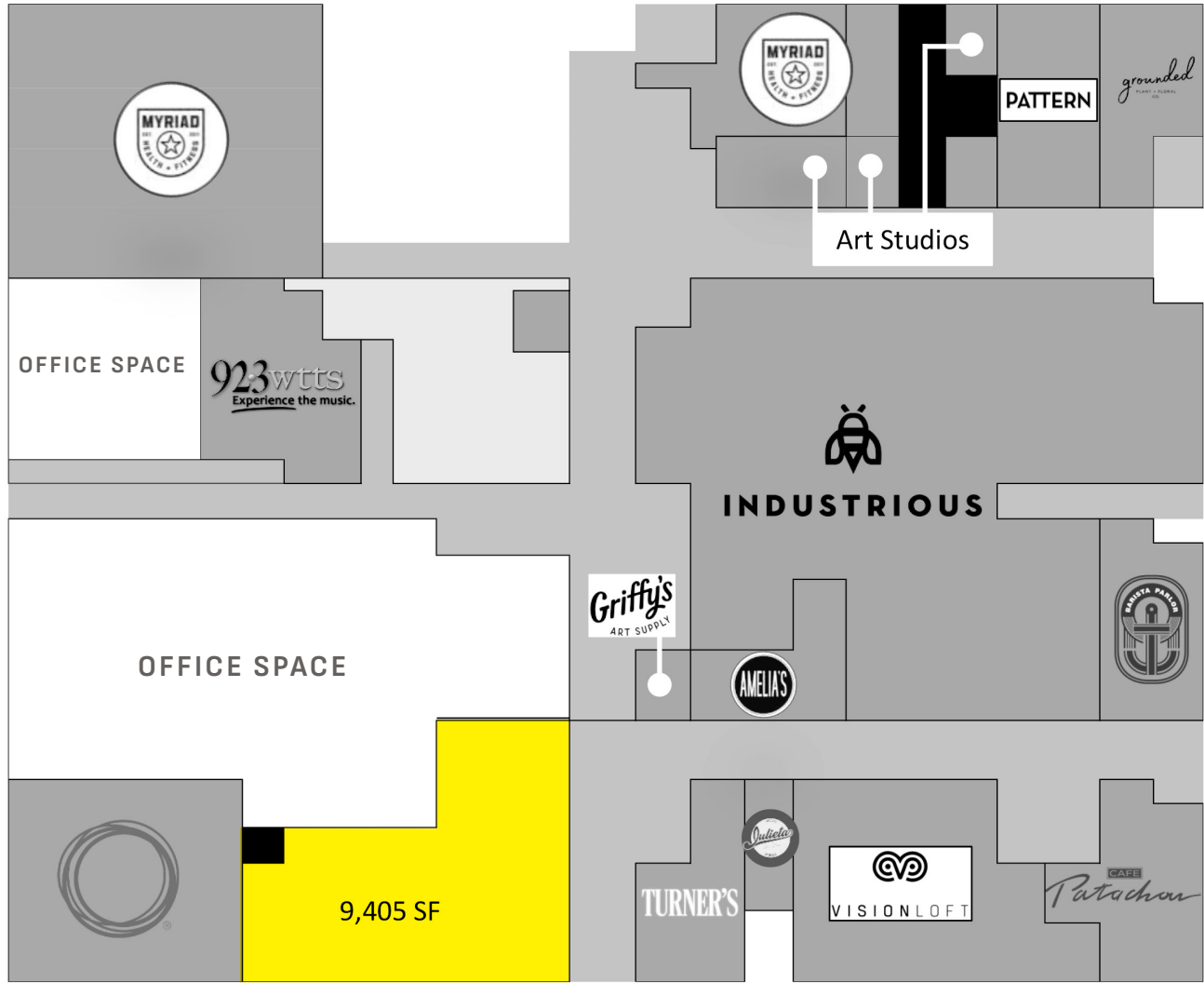
PROPERTY SPECIFICATIONS

Space Available	9,405 SF
Delivery Condition	As-Is
Ceiling Heights	~13' to the bottom of the beam; ~24' to top of the saw tooth void

PROPERTY FEATURES

- Parking: On nights and weekends there’s over 400 available parking stalls. During the week people street park.
- Historic architecture meets modern opportunity in one of Indy’s most iconic legacy buildings.







SUBJECT SPACE



SUBJECT SPACE



Patachou



BARISTA PARLOR



Julietta



AMELIA'S



TURNER'S



grounded
PLANT +
FLORAL CO.



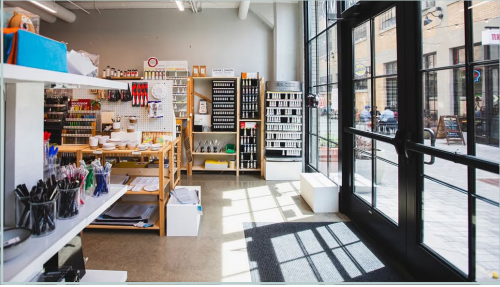
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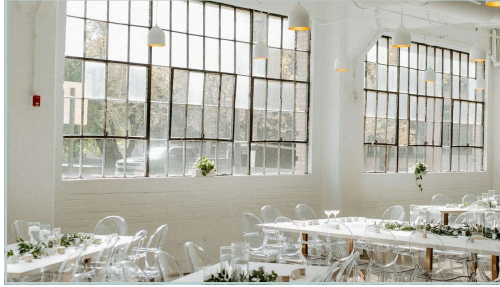
317
ACCEL-
ERATOR



Griffy's



VISIONLOFT



Pattern.



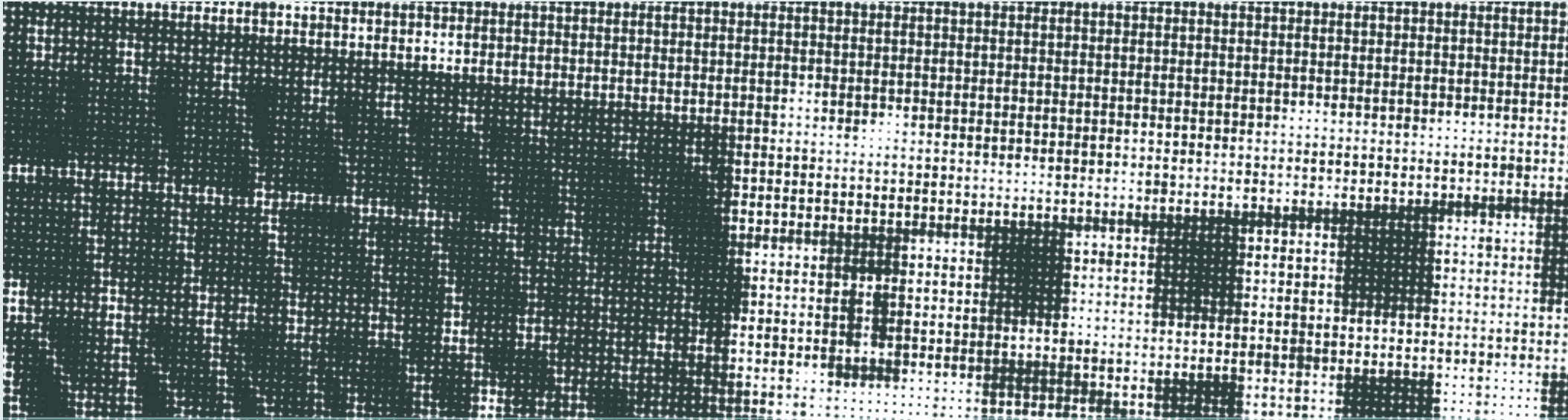
INDUSTRIOUS



OLD NORTH DOWNTOWN

The Old North Downtown neighborhood in Indianapolis blends historic charm with modern urban convenience, anchored by the scenic Canal Walk that runs through the heart of the area. Located just north of downtown, Old North Downtown offers strong walkability and easy access to I-65 and major transit lines, making it ideal for both residents and commuters. The neighborhood is home to cultural institutions, green spaces like White River State Park, and everyday amenities including grocery stores, cafés, and fitness studios—all within a short walk. The area also connects seamlessly to the Indianapolis Cultural Trail, encouraging a pedestrian- and bike-friendly lifestyle.

Recent years have brought significant development to Old North Downtown, drawing a growing population of young professionals and creatives. The neighborhood has experienced a population increase of nearly 380% since 2000, with a current median age of around 34. Residential offerings range from modern apartments to historic renovations, and recent dips in home prices may present new opportunities for buyers and investors. With its mix of accessibility, culture, and new investment, Old North Downtown is quickly becoming one of Indy's most dynamic urban districts.



20,711

TOTAL
POPULATION

30

MEDIAN AGE

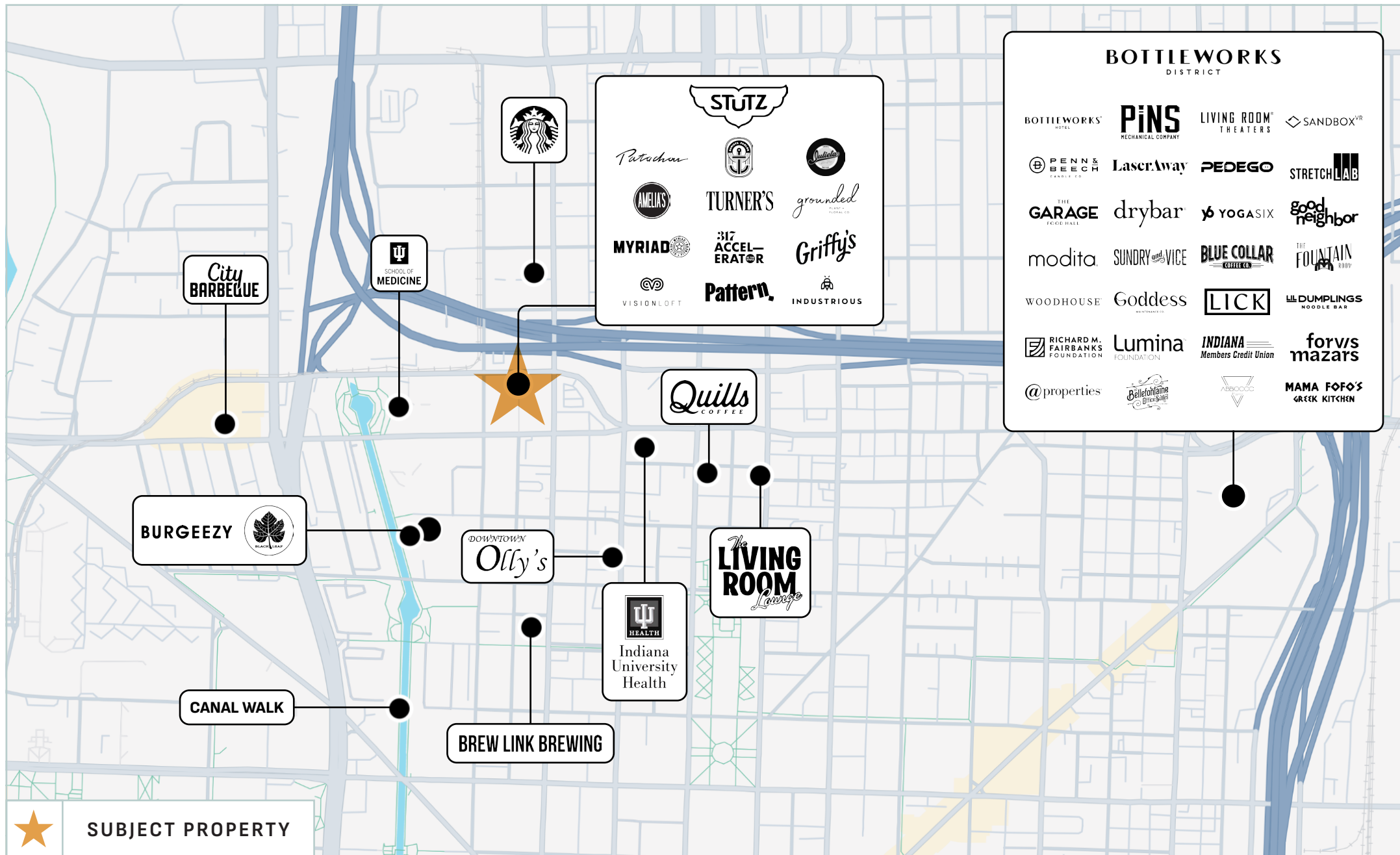
\$107K

AVERAGE
HOUSEHOLD
INCOME

12,003

TOTAL
HOUSEHOLDS

These statistics represent the demographics within a 1-mile radius of the subject property.



INDIANAPOLIS

Indianapolis is in the midst of a major growth period, with billions of dollars in public and private investment reshaping the city's urban core. Downtown alone is seeing over \$8.5 billion in development projects, ranging from the \$2 billion IU Health hospital campus to new multifamily towers, hotels, and cultural destinations. The Bottleworks District continues to attract attention as a lifestyle destination, and the redevelopment of historic properties—like the CSX building into a Shinola Hotel with a Live Nation music venue—demonstrates the city's commitment to preserving its architectural legacy while adapting it for modern use. This momentum is drawing national and regional retailers, office tenants, and creative users alike.

The city's changing commercial landscape reflects a broader shift toward walkable, mixed-use neighborhoods. Developments like the expansion of the Indianapolis Cultural Trail and revitalization efforts around the City Market are improving connectivity and activating underutilized spaces. As demand grows for thoughtfully designed retail and flexible commercial environments, tenants are seeking spaces that offer visibility, character, and proximity to both residents and downtown foot traffic. With an increasingly diversified economy and a spirit of reinvention, Indianapolis is becoming a dynamic place for business, culture, and community.

30M

Visitors
Annually.

Indy hosts high-profile events like the Indy 500, NFL Combine, and national conventions, which boost hospitality and retail.

Source:
Visit Indy

75%

of the U.S.
population
is within a
day's drive of
Indianapolis.

Indy is a top-ranked logistics hub, ideal for retail distribution and last-mile delivery.

Source:
Indy Chamber

966K

private sector
jobs were
added in the
metro area by
mid-2024.

Driven by high demand in tech, logistics, life sciences, and professional services—boosting weekday traffic and commerce.

Source:
IBRC

\$8.5B

in downtown
projects are
currently
underway,

including major mixed-use, healthcare, hotel, and cultural developments—driving foot traffic and opportunity.

Source:
Indianapolis Business
Journal

JOE WOLF

615.212.9580

joe.wolf@ojaspartners.com

JACOB DAVIDSON

317.381.9333 (ext. 112)

jdavidson@equivis.com

OJAS

