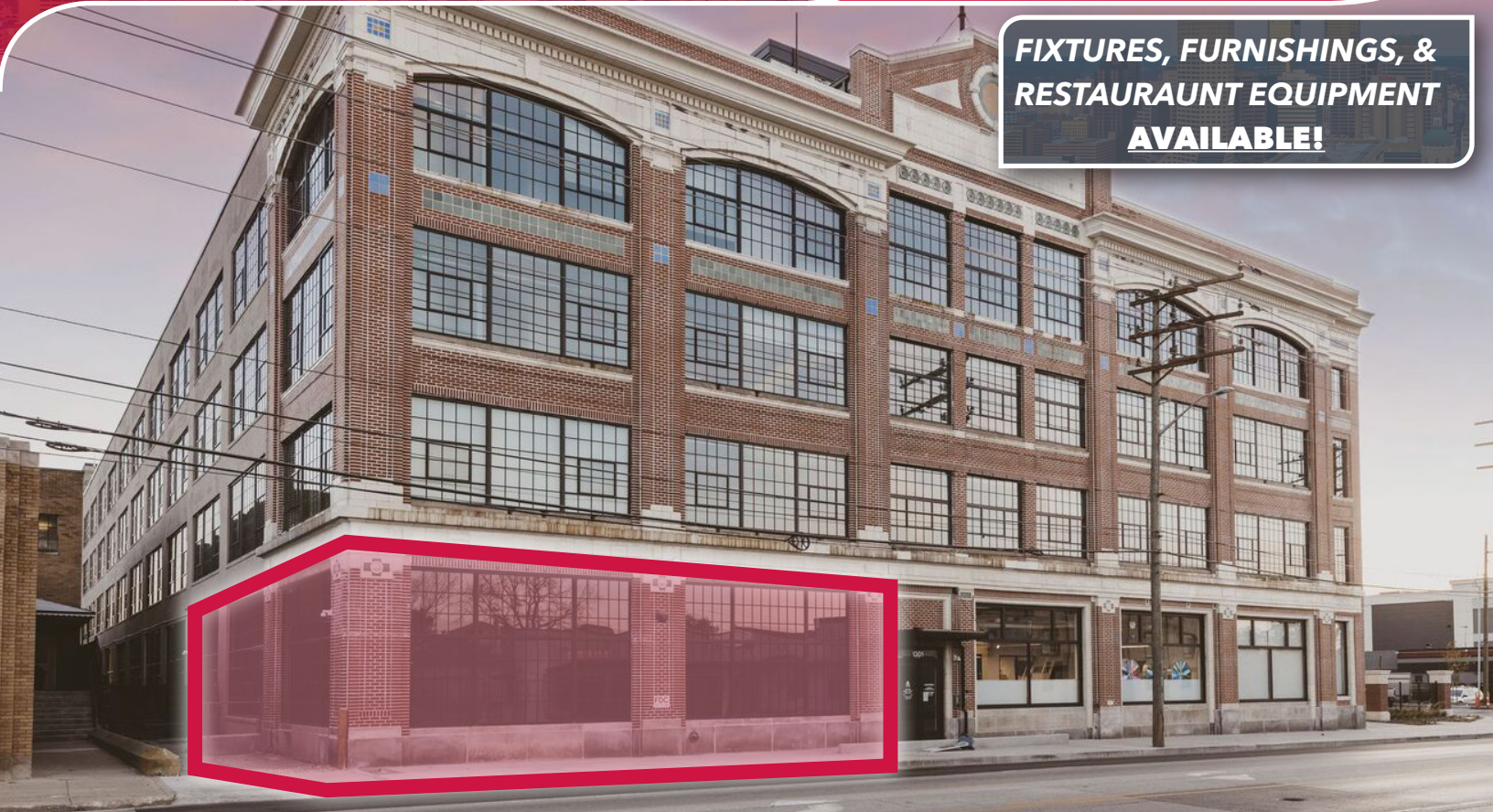


RETAIL / RESTAURANT SPACE FOR SUBLEASE

1301 E. WASHINGTON ST. INDIANAPOLIS, IN 46202

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**FIXTURES, FURNISHINGS, &
RESTAURANT EQUIPMENT
AVAILABLE!**



PROPERTY OVERVIEW

AVAILABLE: 3,290 SF

LEASE RATE: \$13.00 psf NNN

- ▶ Turnkey, move in ready restaurant.
- ▶ 1st Floor frontage on E. Washington St.
- ▶ Floor to ceiling windows
- ▶ Exposed ceilings
- ▶ The Assembly with 134 apartments on site
- ▶ Ample surface parking available



For more information, please contact:

RICHARD KING III
Senior Vice President
rking@lee-associates.com
D: 317.218.8018
M: 317.506.9840



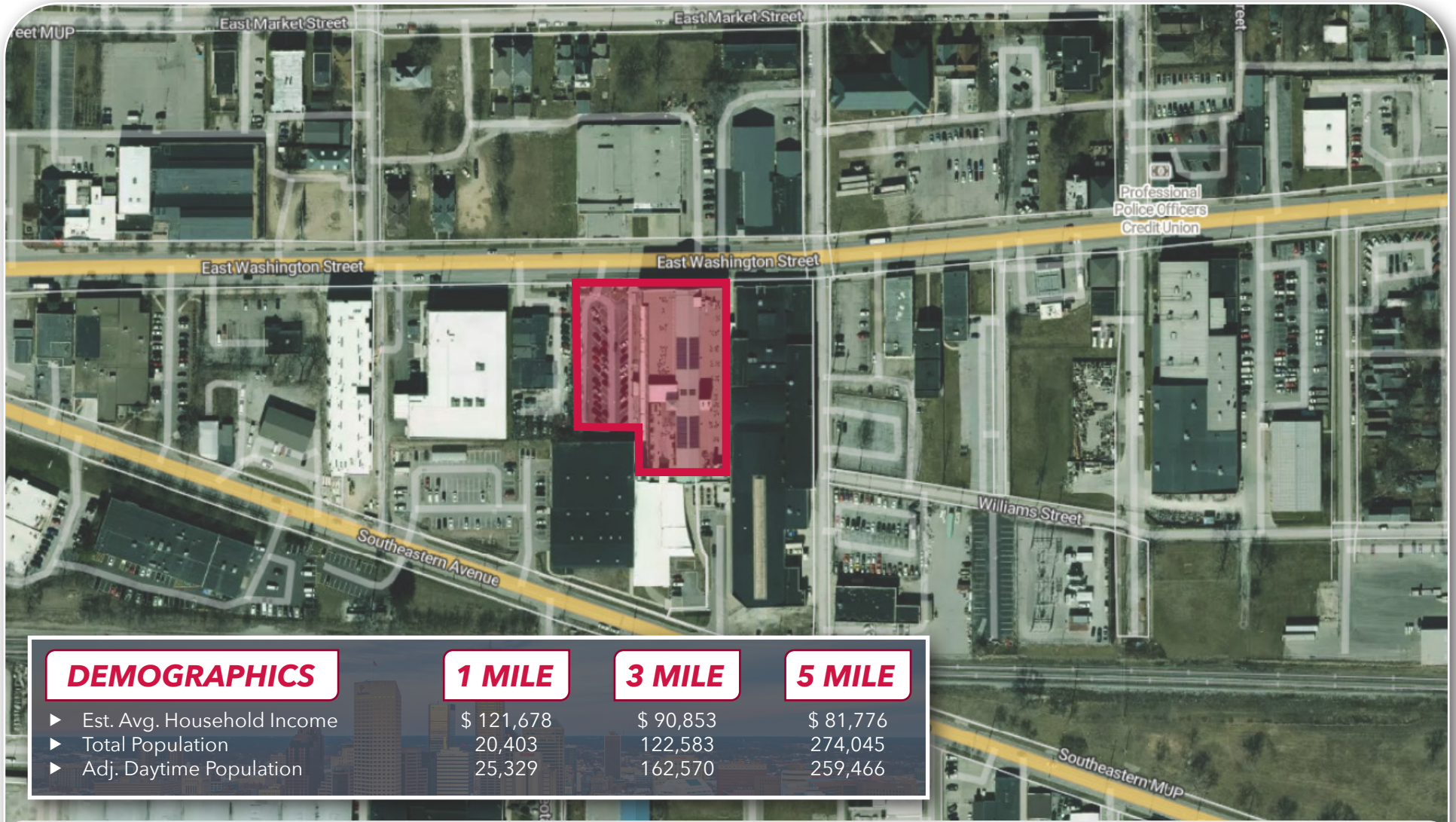
STEVE BEALS
Senior Vice President, SIOR,
sbeals@lee-associates.com
D: 317.218.1039
M: 317.590.3295



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL / RESTAURANT SPACE FOR SUBLEASE

1301 WASHINGTON ST. INDIANAPOLIS, IN 46202

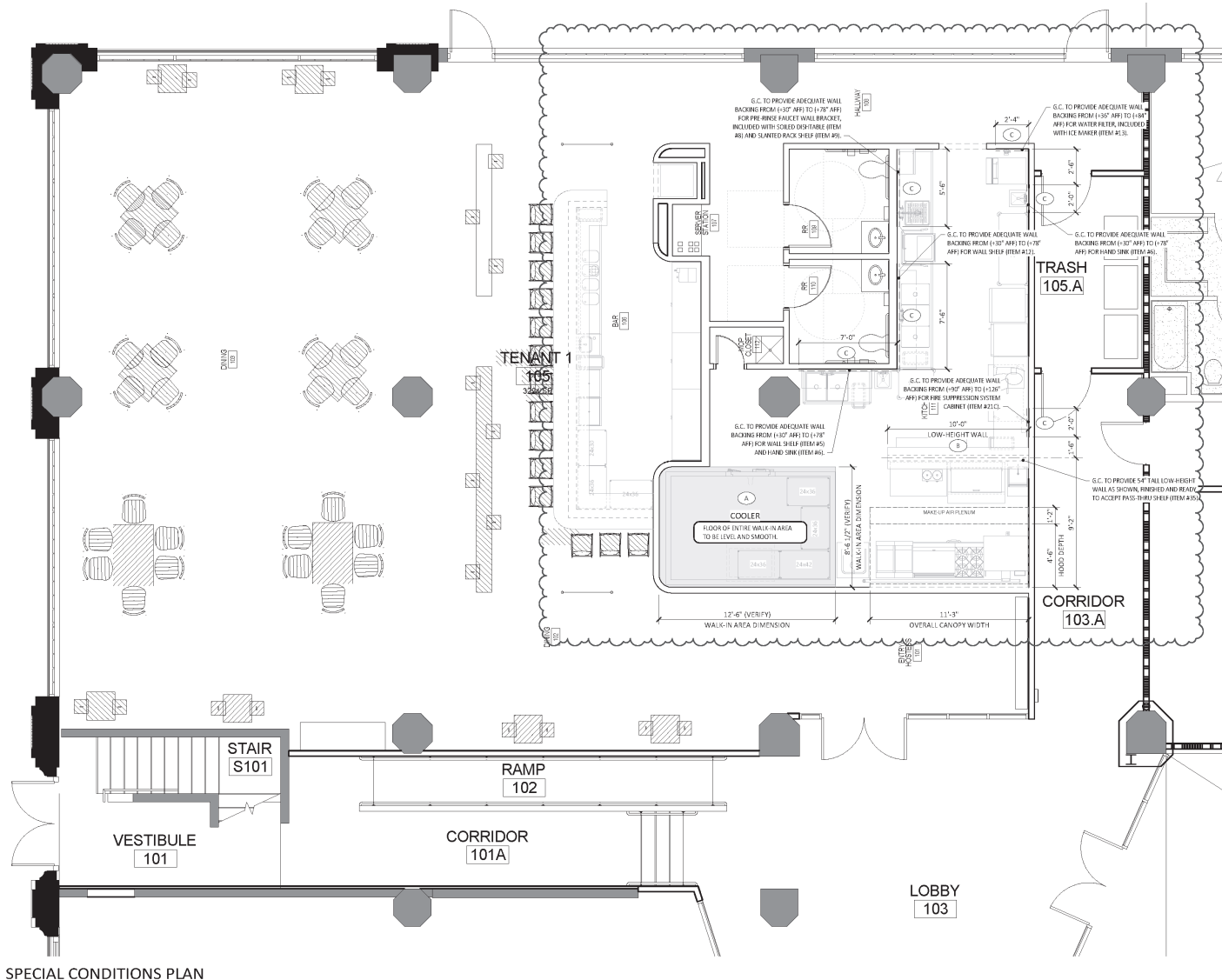


RETAIL AREA AERIAL

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL / RESTAURANT SPACE FOR SUBLEASE

1301 WASHINGTON ST. INDIANAPOLIS, IN 46202



SPECIAL CONDITIONS PLAN
SCALE: 1/8" = 1'-0"

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.