



A Walkable Workday.

# Project Summary

## HIGHLIGHTS



**30,000 SF**  
*Creative Office Space*



*Unbeatable walkability to all  
Mass Ave has to offer*



*New social hub & outdoor patio*



*Newly renovated lobby*



*Excellent Signage opportunities  
along Mass Ave and I-65/I-70*

Floors	5
Elevator(s)	1 passenger 1 freight
Data	High speed on-site
Year Built	1917
Restrooms	Central
Submarket	CBD
Access	Fob security, 24/7 access
Interstate Access	Strong I-465, I-70 & I-65 access
Zoned	CBD1



MASS AVE

BOTTLEWORKS DISTRICT

Mixed-use Historic Redevelopment smack in the center of *Indianapolis' most vibrant corridor*





I-65

I-70

I-65  
I-70



**EVERYTHING  
YOU NEED**  
*right outside  
your front door*

**FOOD & DRINK**

- 6-Bit Bar + Arcade
- Almost Famous / Crema
- Bakersfield
- Bazbeaux Pizza
- Blue Collar Coffee Co.
- BODHI : Craft Bar + Thai Bistro
- Bru Burger Bar
- Burnside Inn
- Chatterbox Jazz Club
- Coat Check Coffee
- The Eagle
- Easley Winery
- The Exchange Bar
- FortyFive Degrees
- The Fountain Room
- The Garage Food Hall
- The Garden Table
- HandleBar Indy
- The Harbour
- Howdy Homemade Ice Cream
- Kilwins Indy
- Leviathan Bakehouse
- Liberty Street
- Livery

- Los Arroyos
- Mass Ave Pub
- Mass Ave Wine Shop
- Mesh Restaurant
- Metro
- Moar Tea & Poke
- Modita
- The Oakmont
- Out on Mass
- Please & Thank You Indy
- The Rathskeller Restaurant
- Rosemary and Olive
- Salt on Mass
- Shin Dig
- Slapfish
- Sub Zero Ice Cream
- Sundry and Vice
- Tavern at the Point
- Thaitanium
- Tini
- Union 50
- Vicino
- Vida
- WildEye Lounge

**GARAGE FOOD HALL**

- Abbiocco Pizzeria
- Axle's Garage Tap
- Azucar Morena
- Brick & Mortar Barber Shop
- Chapati Beta
- Clancy's Hamburgers
- GaUCHO's Fire
- Great Legs Wine + Spirits
- The Harbour
- Hard Truth Distillery
- HercuLean Meal Prep
- J's Lobster & Fish Market
- Sal on Mass
- Lick Ice Cream
- Lil Dumplings Noodle Bar
- Mama Fofo's
- Palavana Cubano
- Pig Pen BBQ
- Poke Guru
- Pumkinfish
- Rolli Sushi
- Sal & Pimenta
- Twenty Two Juice Bar
- The Sim Garage

**SHOPS & SERVICES**

- Artisans
- Crimson Tate :: Modern Quilter
- Club Pilates
- Decorate
- Drybar
- Feelin' Fine
- Flexwerks Fitness
- The Frame Shop
- Francis + Fern Boutique
- Fusek's True Value Hardware
- Global Gifts
- Goodies and Giggles Toy Store
- The Hot Room Fitness
- Needler's Fresh Market
- Penn & Beech Candle Co.
- Pumpkinfish
- Roberts Camera
- Sage
- Silver in the City
- Stout's Footwear
- Three Dog Bakery
- Tomorrow Bookstore
- Toolbox Mens Supply Co.
- Woodhouse Spa

**ENTERTAINMENT**

- Basile Theater@ the Athenaeum
- The District Theater
- Living Room Theaters
- Old National Centre
- Pins Mechanical Co.
- Sandbox VR

**LODGING**

- Bottleworks Hotel
- 747 Apartments
- Circa Apartments
- Penrose on Mass Apartments

**OFFICES**

- @Properties
- Ernst & Young
- Fairbanks Foundation
- First American Title
- Forvis Mazars
- High Alpha
- Lumina Foundation
- Indiana Members Credit Union
- Insight Global



Lobby



863  
Mass Ave



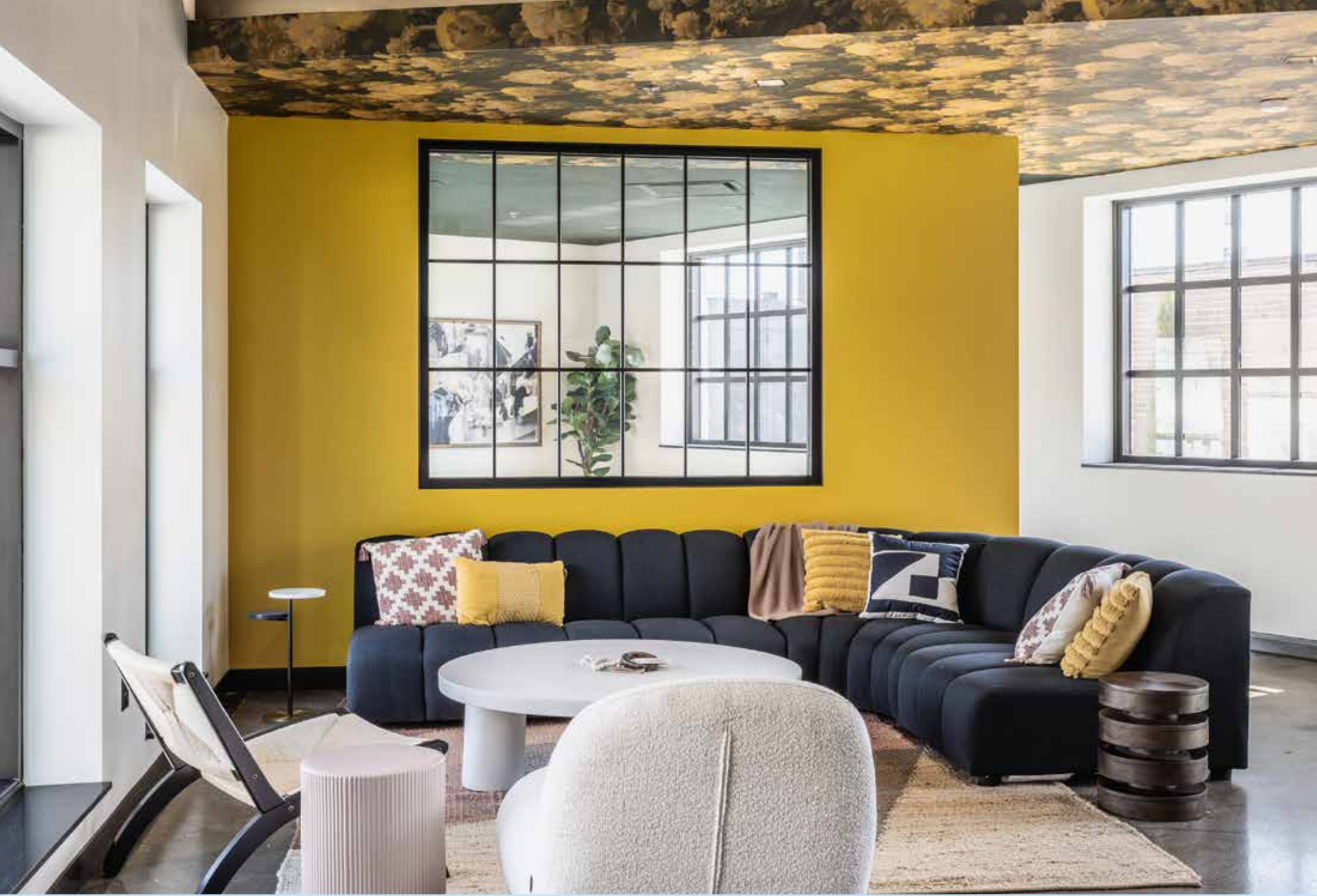
# Exterior Photos



Tenant Social Hub



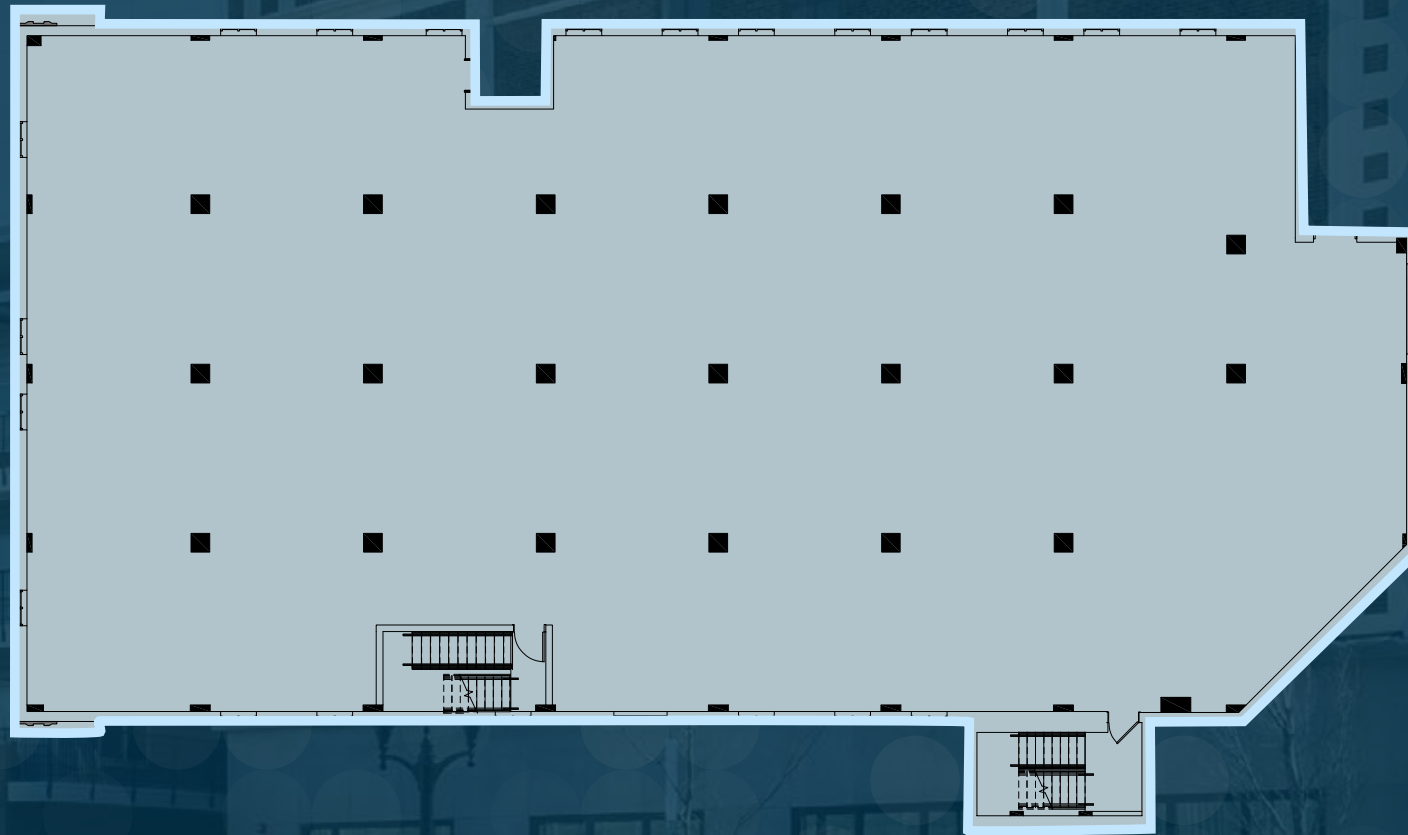
Tenant Social Hub



Tenant Social Hub



# Typical Floor Plate



**FLOORS 3-5**

**Up to 30,000 SF Available**

A customizable blank canvas to create your next office





Tenant Finishes + Exposed Brick & Ceiling



I-65

I-70



I-65  
I-70

ON-SITE PARKING

Controlled Parking



I-65

I-70



± 1,000,000  
Vehicles Per Week

I-65  
I-70

Exterior Signage





863  
Mass Ave



BOTTLEWORKS  
DISTRICT

ON-SITE PARKING

Location. Location. Location.



863  
Mass Ave



INDIANA  
BIOSCIENCES  
RESEARCH  
INSTITUTE

16Tech.

ESKENAZI  
HEALTH

SCHOOL OF  
MEDICINE

IUPUI

Canal

MILE SQUARE

LOCKERBIE  
SQUARE  
DISTRICT

INDIANA  
CONVENTION  
CENTER

GEORGIA  
STREET

Pacers

ELI LILLY  
CAMPUS



ELEVATOR  
HILL

# IN THE HEART OF EVERYTHING

Walkability & Quick  
Interstate Access



863  
Mass Ave



## CONTACT US

### **Rich Forslund**

+1 317 713 2172

[rich.j.forslund@colliers.com](mailto:rich.j.forslund@colliers.com)

### **Matt Langfeldt**

+1 317 713 2173

[matt.langfeldt@colliers.com](mailto:matt.langfeldt@colliers.com)

### **Nick Trimpe**

+1 317 713 2346

[nick.trimpe@colliers.com](mailto:nick.trimpe@colliers.com)

### **Christa Calderone**

+1 317 713 2151

[christa.calderone@colliers.com](mailto:christa.calderone@colliers.com)

**L**ANDMARK  
PROPERTIES, INC.

*Development • Brokerage • Management*



[www.officeindy.com](http://www.officeindy.com)