

FOR LEASE > OFFICE SPACE



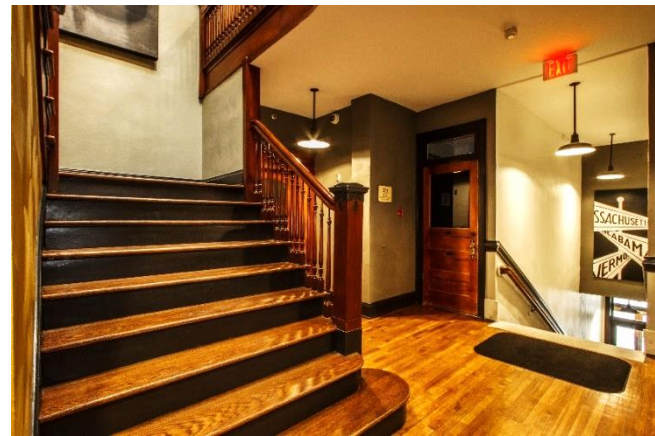
Massala Building

310 NORTH ALABAMA STREET, INDIANAPOLIS, IN



Property Highlights

- > Loft office space along popular Massachusetts Avenue
- > Historic charm and character throughout
- > Exposed brick, wood floors, skylights and art-drenched common areas
- > Steps from the core of Central Business District
- > MacNiven's Restaurant, Louie's Wine Dive, Bakersfield, Bazbeaux Pizza, Ball & Biscuit Lounge, The Tap, The Eagle...all within walking distance
- > Strong ownership and professional property management
- > Lease Rate: \$16.50 PSF Full Service



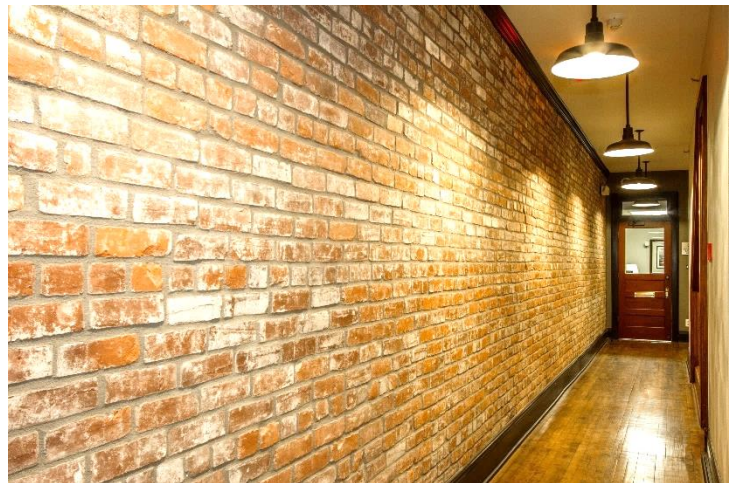
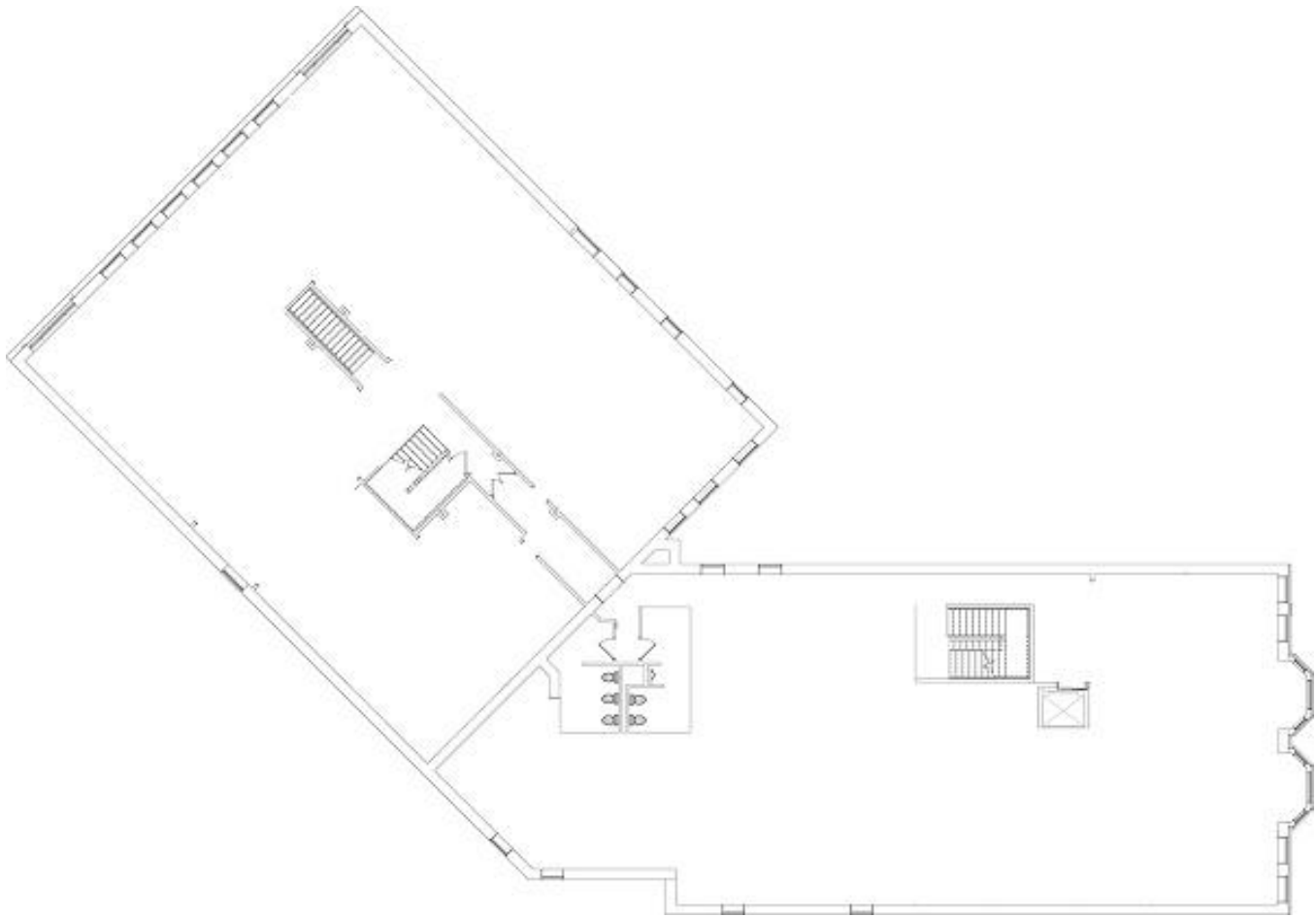
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Typical Floor Plate

± 10,000 SF

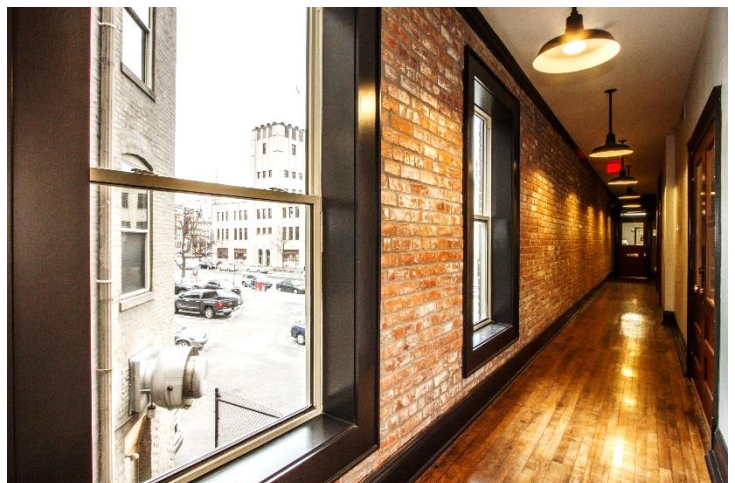


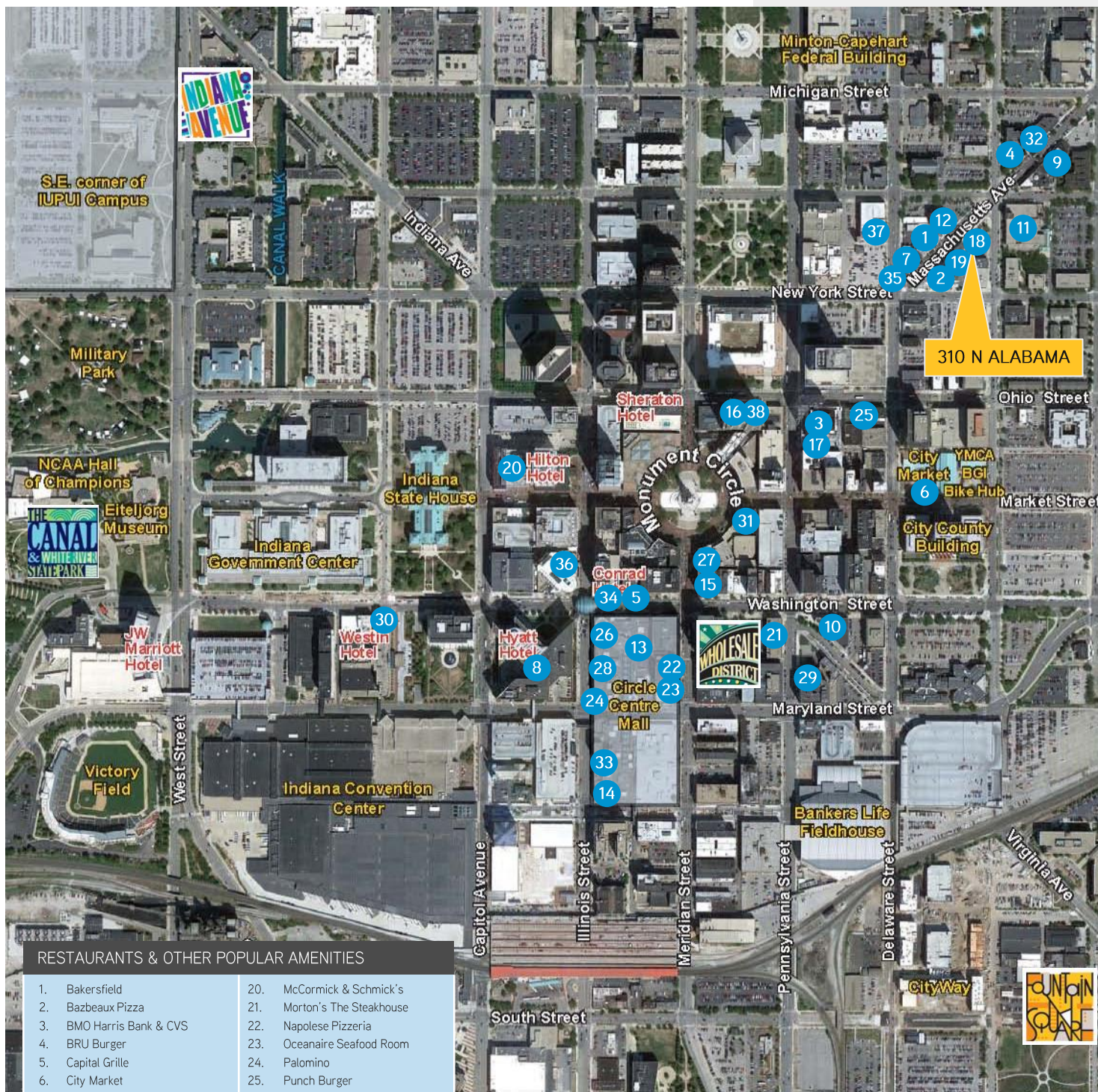
PROPERTY INFORMATION

Building Size	35,401 SF
Parking	On-site / controlled
# of Floors	3 floors plus finished lower level
Elevators	One passenger
Restrooms	2 restrooms per floor
Zoning	CBD-2



Additional Photos





RESTAURANTS & OTHER POPULAR AMENITIES

- | | |
|-------------------------------|--------------------------------|
| 1. Bakersfield | 20. McCormick & Schmick's |
| 2. Bazbeaux Pizza | 21. Morton's The Steakhouse |
| 3. BMO Harris Bank & CVS | 22. Napolese Pizzeria |
| 4. BRU Burger | 23. Oceanaire Seafood Room |
| 5. Capital Grille | 24. Palomino |
| 6. City Market | 25. Punch Burger |
| 7. The Eagle | 26. P.F. Chang's |
| 8. The Eagle's Nest | 27. Qdoba Mexican Grill |
| 9. The Flying Cupcake | 28. Ruth's Chris Steak House |
| 10. Fogo de Chao | 29. Scotty's Brewhouse |
| 11. Fresh Encounter | 30. Shula's Steakhouse |
| 12. Garden Table | 31. Starbucks - Circle |
| 13. Granite City | 32. Starbucks - Mass |
| 14. Harry & Izzy's Steakhouse | 33. St. Elmo Steak House |
| 15. Jimmy John's | 34. Tastings Wine Bar & Bistro |
| 16. JP Morgan Chase | 35. The Tap |
| 17. King David Dogs | 36. Weber Grill |
| 18. Louie's Wine Dive | 37. Wild Eggs |
| 19. MacNiven's | 38. Volk |

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