

FOR LEASE > OFFICE SPACE



748 Massachusetts Avenue

INDIANAPOLIS, IN 46204



Property Highlights

- > ± 4,000 sf of newly-constructed office space available on the 3rd floor
- > Located in the remodeled Fire Station 2, also home to the Firefighters Museum & Historical Society
- > Expansive window lines overlook the northeast corridor of the trendy Mass Ave Cultural District
- > Located across from the future \$260M Bottleworks District, a historic, mixed-use development, featuring robust arts, culture, industrial architecture, entertainment, eateries, residences and shopping
- > Conference room, training room & event space with catering kitchen available for tenant use
- > Installed security system with digital cameras & key FOB entry
- > Exposed brick & themed artwork décor throughout
- > Dedicated tenant parking available via controlled parking lot
- > Oversized, modern elevator to accommodate a variety of tenant needs



Lobby

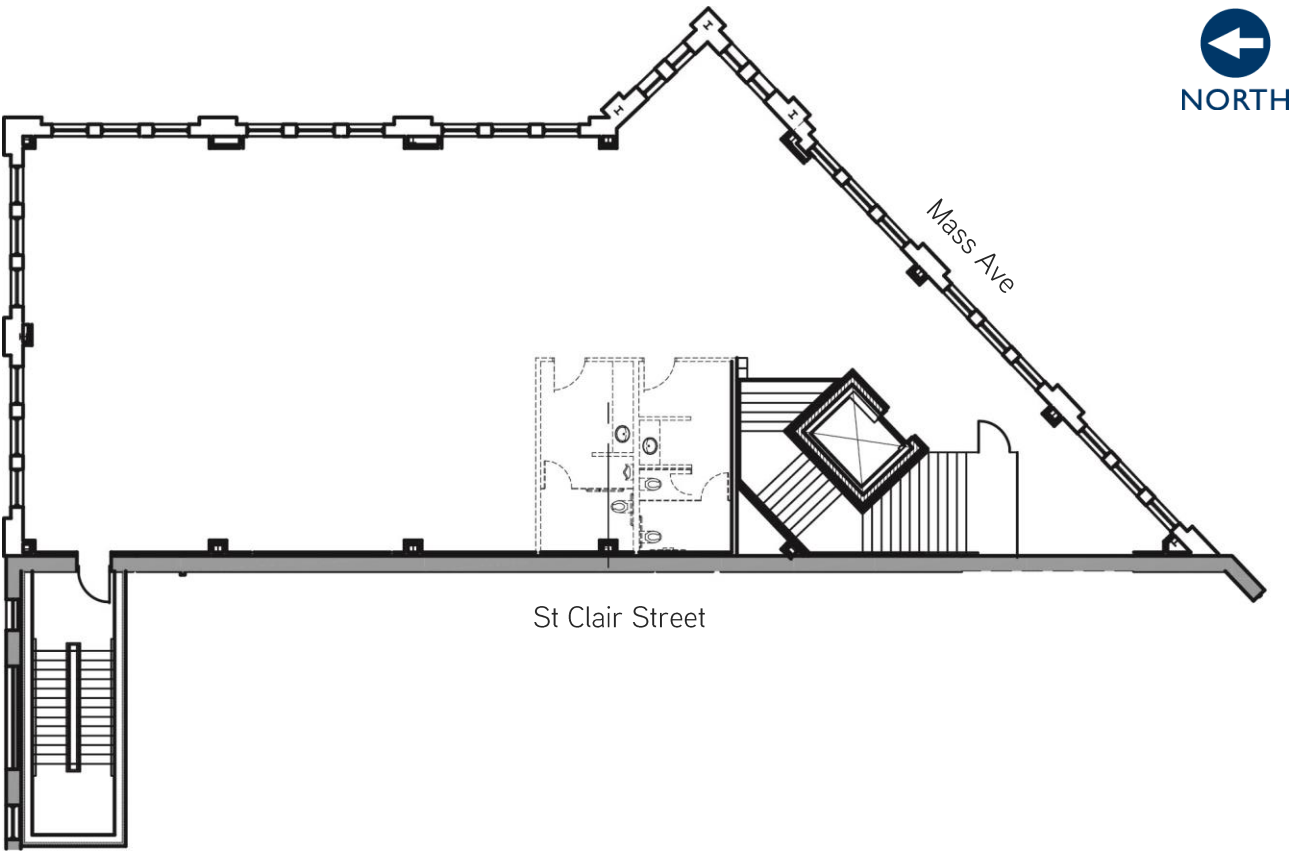
RICH FORSLUND
317 713 2172
rich.j.forslund@colliers.com

MATT LANGFELDT
317 713 2173
matt.langfeldt@colliers.com

COLLIERS INTERNATIONAL
241 N Pennsylvania St, Suite 300
Indianapolis, IN 46204
colliers.com

Floor Plan & Interior Photos

3RD FLOOR | ±4,000 SF

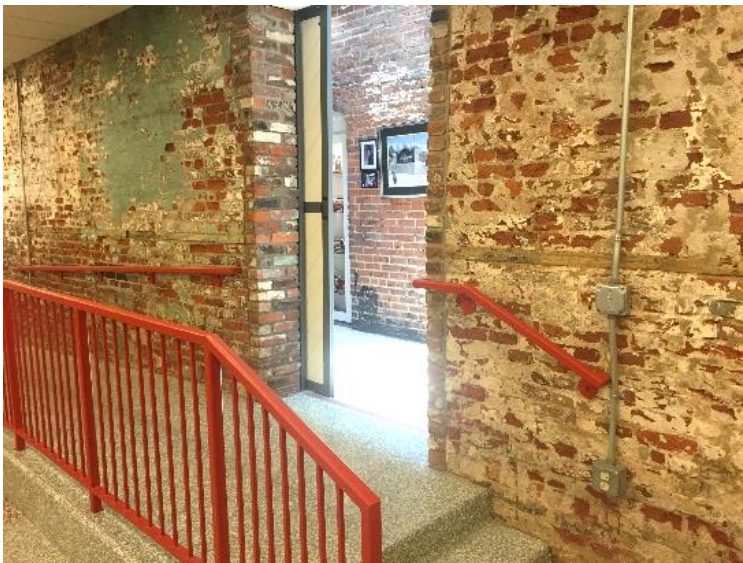


PROPERTY INFORMATION

Building Size	51,146 SF
Parking	Controlled & street
# of Floors	3 Floors
Elevators	1 Passenger
Typical Floor Size	8,740 SF
Zoning	CBD-2
Lease Rate	\$23.50 PSF Full Service
Other	Common conference, common event space, common training room, Massachusetts Avenue amenities



Amenity Photos



Exposed Brick



Event Space w/ Catering Kitchen



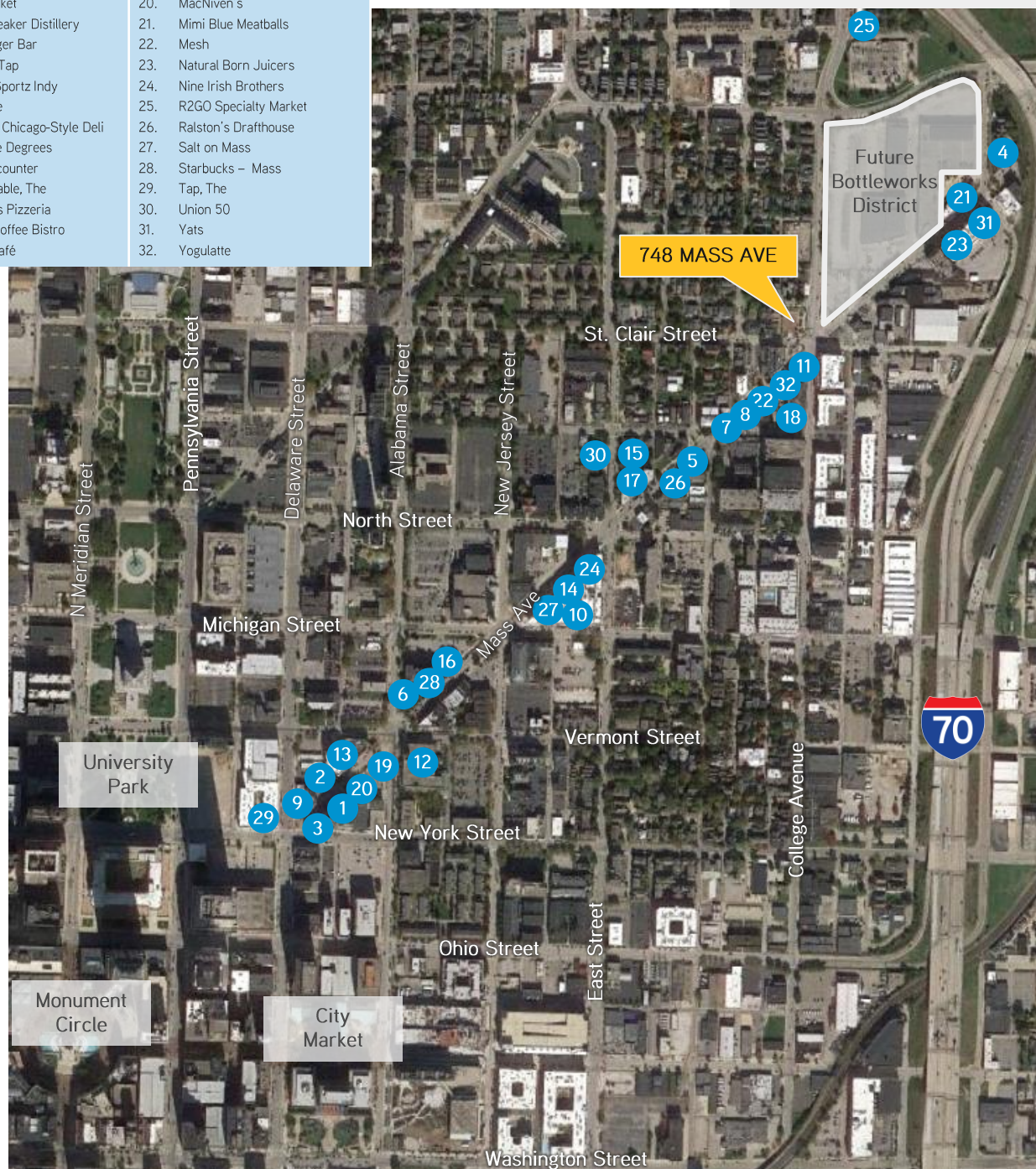
Training Room



Common Conference Room

RESTAURANTS & OTHER POPULAR AMENITIES

- | | |
|----------------------------------|---------------------------|
| 1. Ball & Biscuit | 17. Libertine Liquor Bar |
| 2. Bakersfiled | 18. Livery |
| 3. Bazbeaux Pizza | 19. Louie's Wine Dive |
| 4. Black Market | 20. MacNiven's |
| 5. Broken Beaker Distillery | 21. Mimi Blue Meatballs |
| 6. BRU Burger Bar | 22. Mesh |
| 7. Chatham Tap | 23. Natural Born Juicers |
| 8. Comedy Sportz Indy | 24. Nine Irish Brothers |
| 9. Eagle, The | 25. R2GO Specialty Market |
| 10. Fat Dan's Chicago-Style Deli | 26. Ralston's Drafthouse |
| 11. Forty Five Degrees | 27. Salt on Mass |
| 12. Fresh Encounter | 28. Starbucks – Mass |
| 13. Garden Table, The | 29. Tap, The |
| 14. Goodfellas Pizzeria | 30. Union 50 |
| 15. Henry's Coffee Bistro | 31. Yats |
| 16. Hoaglin Café | 32. Yogulatte |



Contact Us

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