



MASSACHUSETTS AVE



LANDMARK
PROPERTIES, INC.

VR VERITAS
REALTY



RETAIL/RESTAURANT SPACE AVAILABLE | FOR LEASE

PROPERTY HIGHLIGHTS:

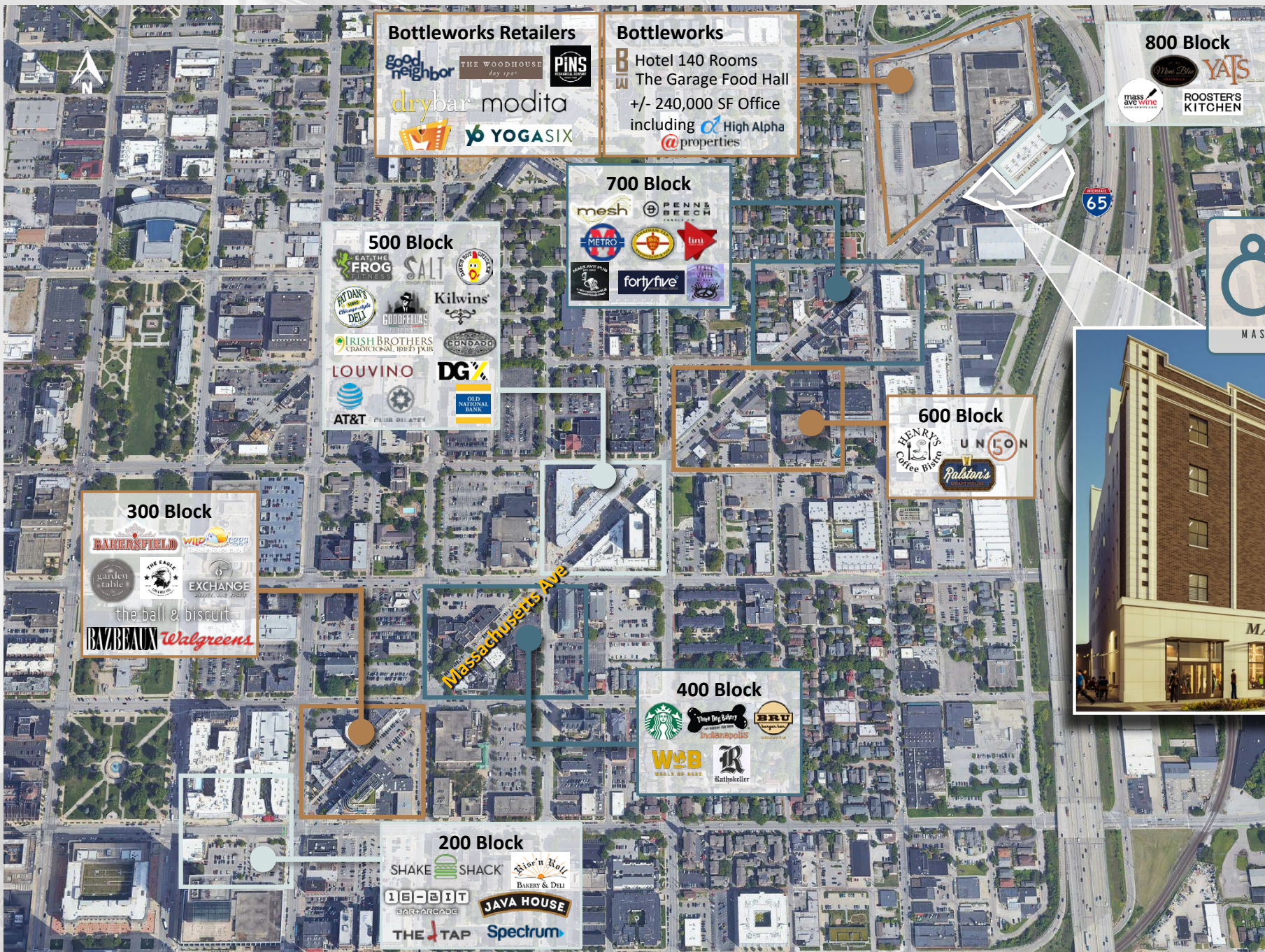
- **8,777 SF of First Floor Retail Space + 2,000 SF Mezzanine**
- **3,550 SF of Covered Rooftop Space** Available ideal for Restaurant & Bar
- Transformative mixed-use redevelopment with office & retail located at the east end of Massachusetts Ave directly across from Bottleworks District
- **7,000 SF of Lower-level Basement Space** Available
- Unmatched exterior signage visibility on Mass Ave and I-65/I-70 with over 112,000 vehicles passing daily - one of the only Mass Ave buildings with interstate visibility
- Frontage to Mass Ave drawing in downtown walking traffic and cross-traffic from Bottleworks - \$300M development with Phase 2 underway





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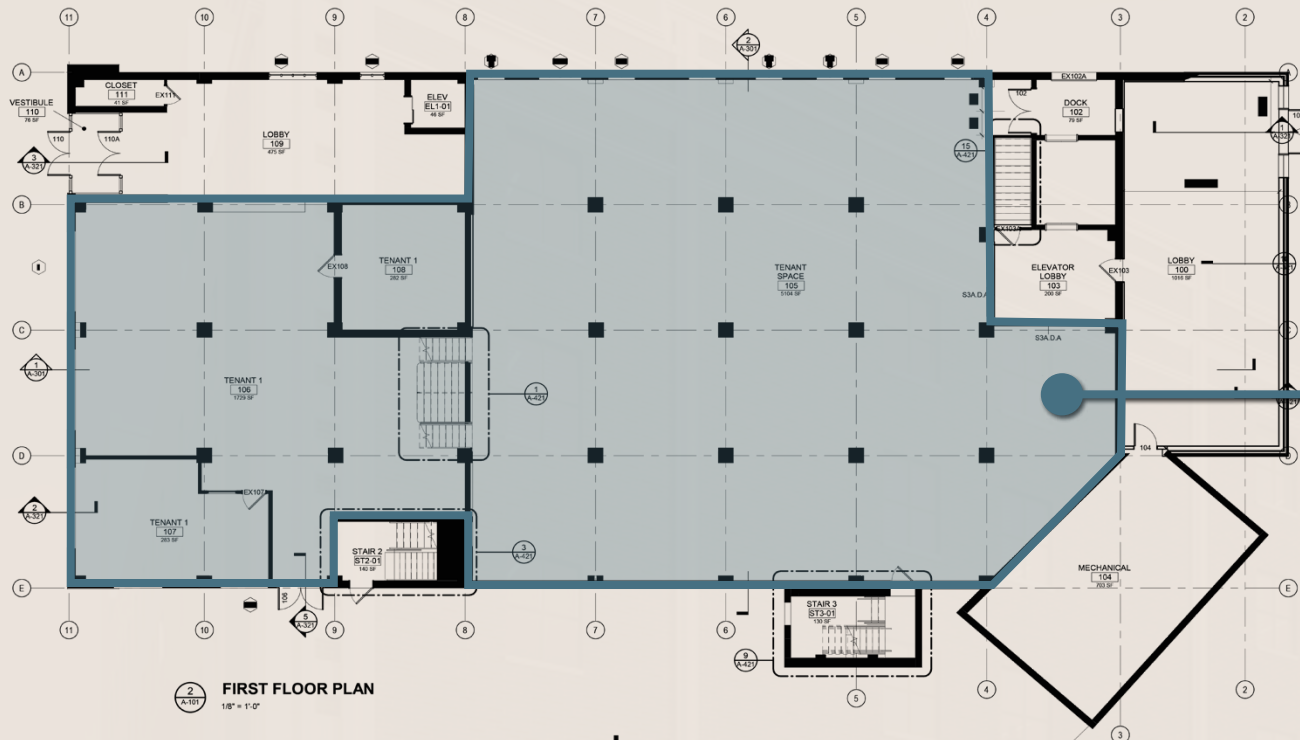
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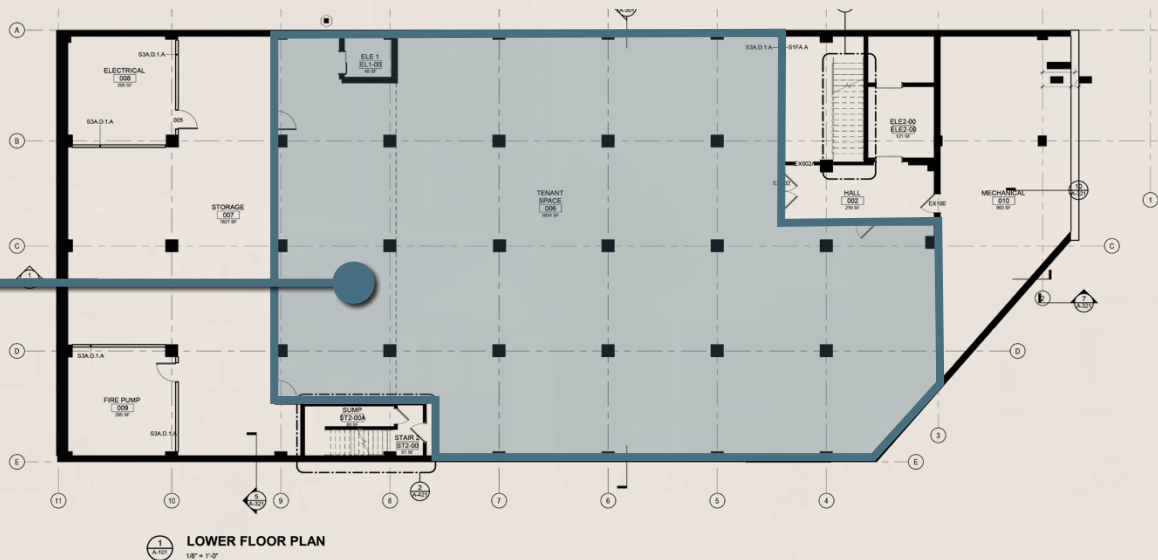
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2
FIRST FLOOR PLAN
1/8" = 1'-0"

First Floor Retail
Space 1 | **8,777 SF**
Mezz | **2,000 SF**

Lower Level
7,000 SF



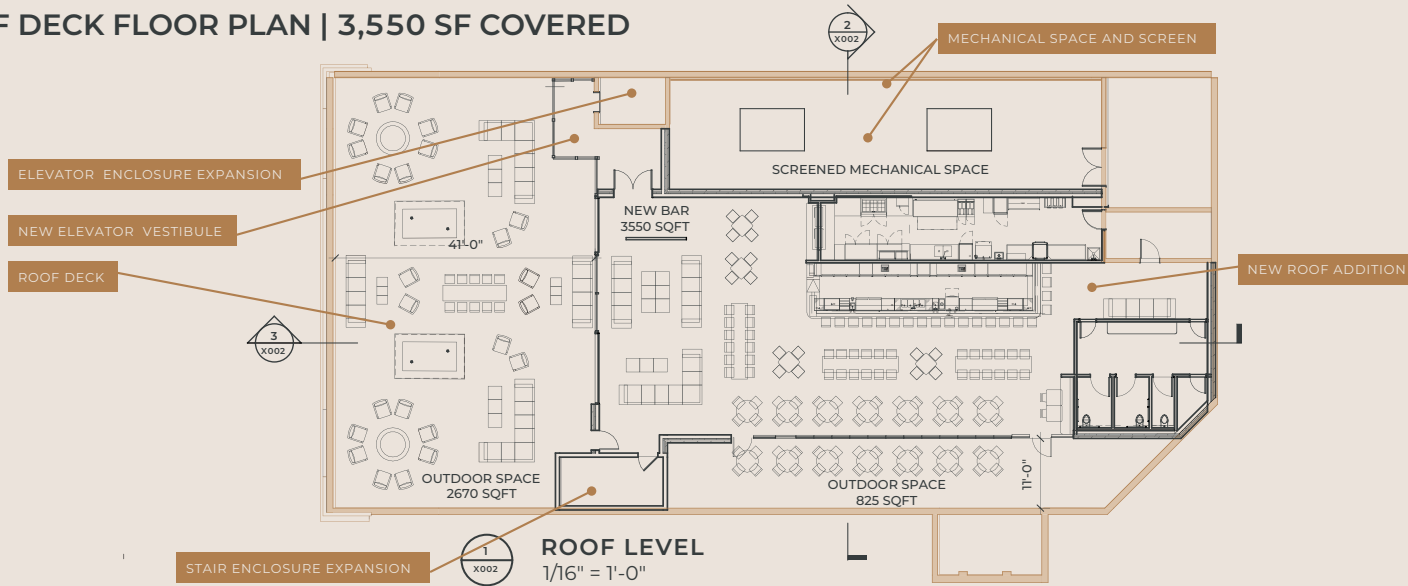
1
LOWER FLOOR PLAN
1/8" = 1'-0"



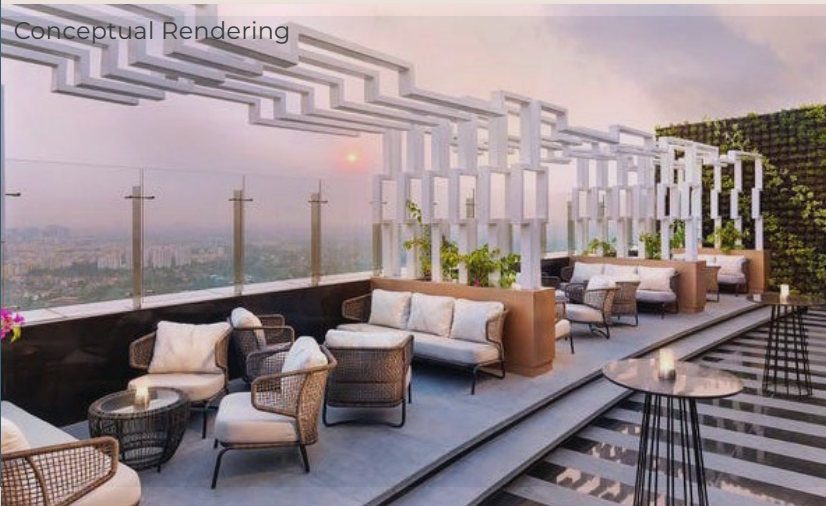
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863 Mass Ave. presents an unprecedented Mass Ave. opportunity for a rooftop complement as additional space to a restaurant/bar first floor retail user.

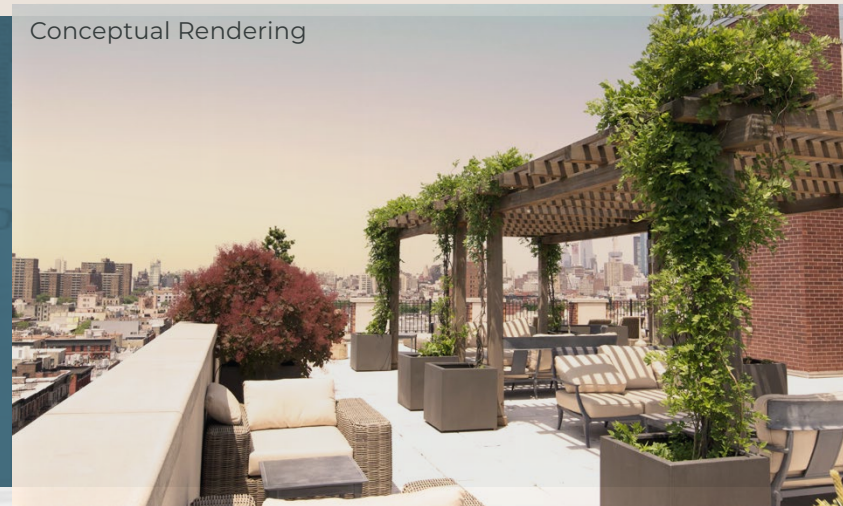
ROOF DECK FLOOR PLAN | 3,550 SF COVERED



Conceptual Rendering



Conceptual Rendering





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Future Restaurant
Patio Space

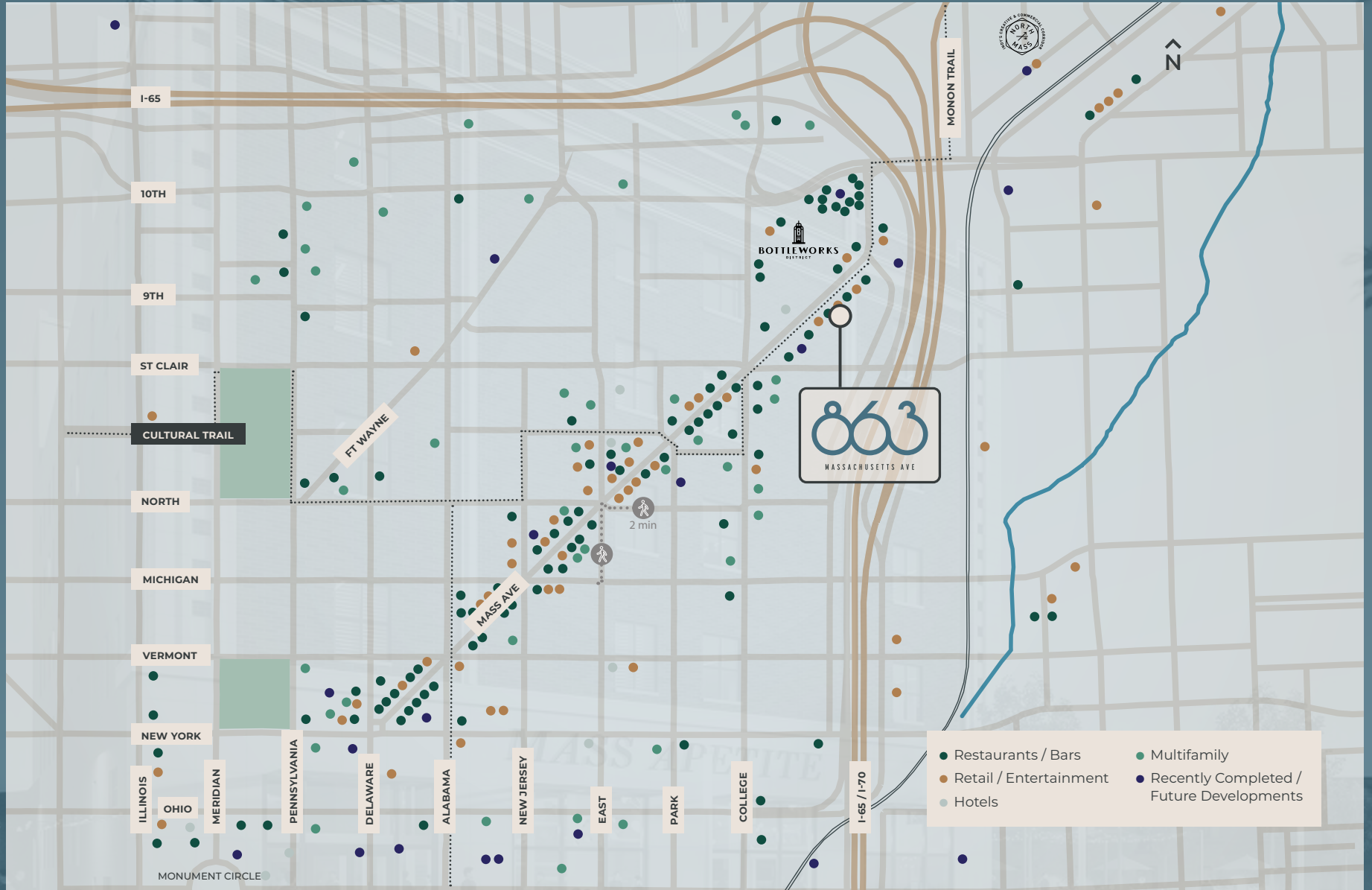
On-site Exclusive
Parking





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Lilly

Cummins



LUCAS OIL STADIUM

salesforce



INDIANAPOLIS ZOO



IUPUI

16
16 TECH

OLD NATIONAL CENTRE

Massachusetts Ave



MASSACHUSETTS AVE



MILKSHAKES

Love & Hands

YAT'S

Rooster's Kitchen

mass ave wine

Rooster's Kitchen

BOTTLEWORKS DISTRICT

High Alpha Good Neighbor WOODHOUSE

THE GARAGE

drybar YOGASIX modita



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MASS APETITE

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