

Downtown Indianapolis | Prime Retail Opportunity

4,100 - 12,600 SF For Lease

10 E Washington St, Indianapolis, IN 46204

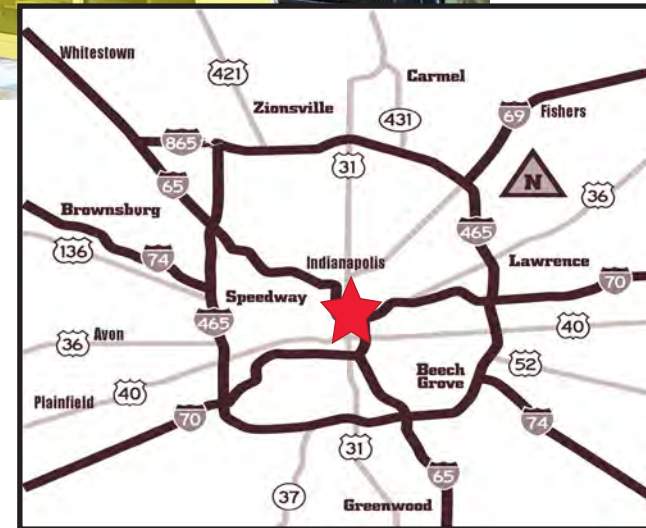
Overview

Aerial (Market)

Trade Area

Floor Plans

Contact Info



2017 DEMOGRAPHICS	1 miles	2 miles	3 miles
Population	14,227	47,333	102,373
Daytime Population	115,774	181,408	201,077
Employee Pop. Ratio	814	383	196

Property Highlights:

- 4,100 sq. ft. of storefront retail For Lease (inclusive of 4,300 sq. ft. of lower level retail/restaurant space)
- 4,200 sq. ft. of 2nd level open-ceiling office space For Lease; perfect for tech-oriented businesses, retail, or event space
- Frontage to The Cultural Trail in Indianapolis' Central Business District
- Positioned between Chipotle and Charblue Steakhouse and Seafood; neighboring tenants include Jimmy Johns, Qdoba, Five Guys and more
- Densely populated urban core with high pedestrian foot-traffic
- Blocks away from Bankers Life Fieldhouse, Indiana Convention Center, Lucas Oil Stadium, Circle Centre Mall, Cummins HQ, and Flaherty and Collins' Market 360

Downtown Indianapolis | Prime Retail Opportunity

4,100 - 12,600 SF For Lease

10 E Washington St, Indianapolis, IN 46204

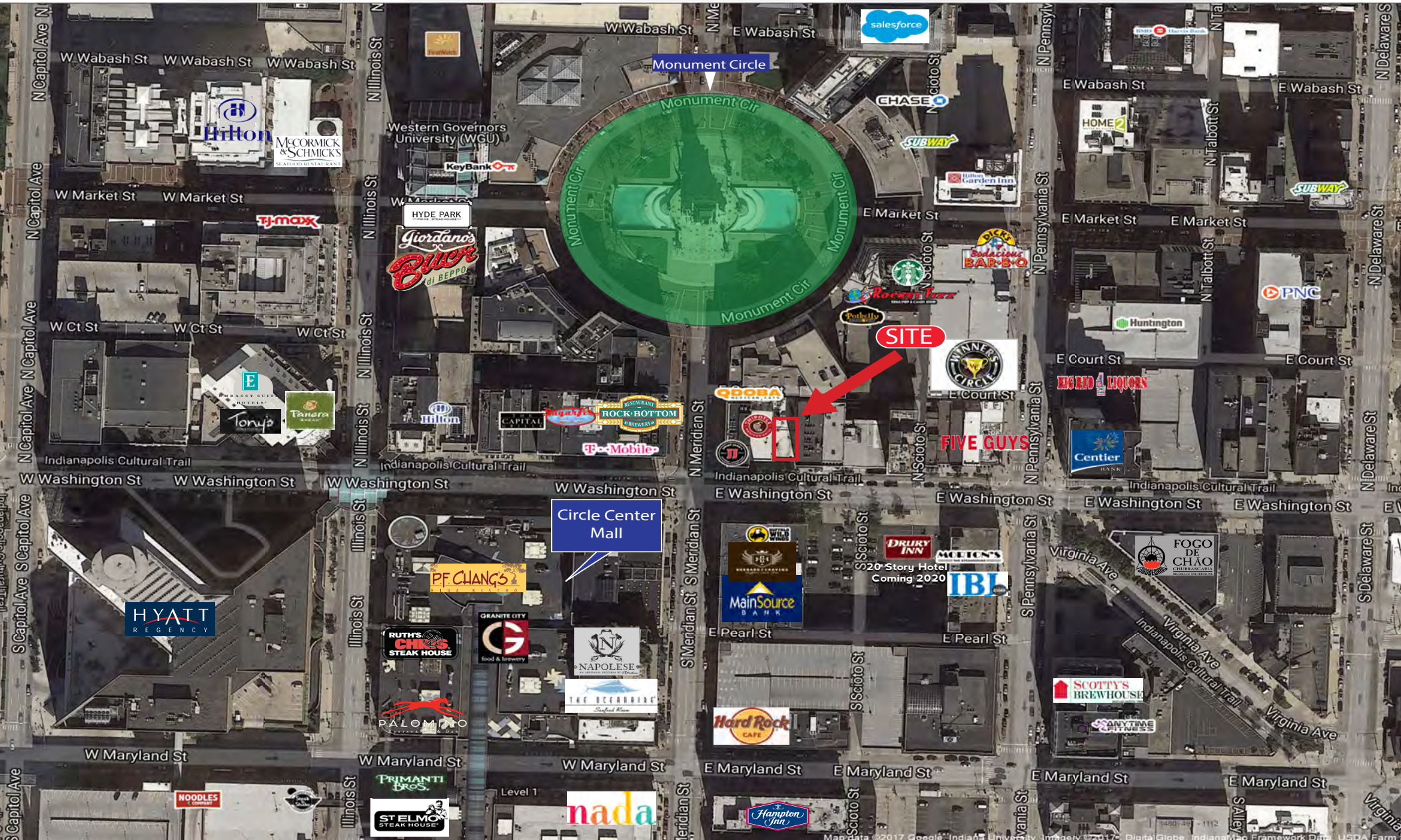
Overview

Aerial (Market)

Trade Area

Floor Plans

Contact Info



Downtown Indianapolis | Prime Retail Opportunity

4,100 - 12,600 SF For Lease

10 E Washington St, Indianapolis, IN 46204

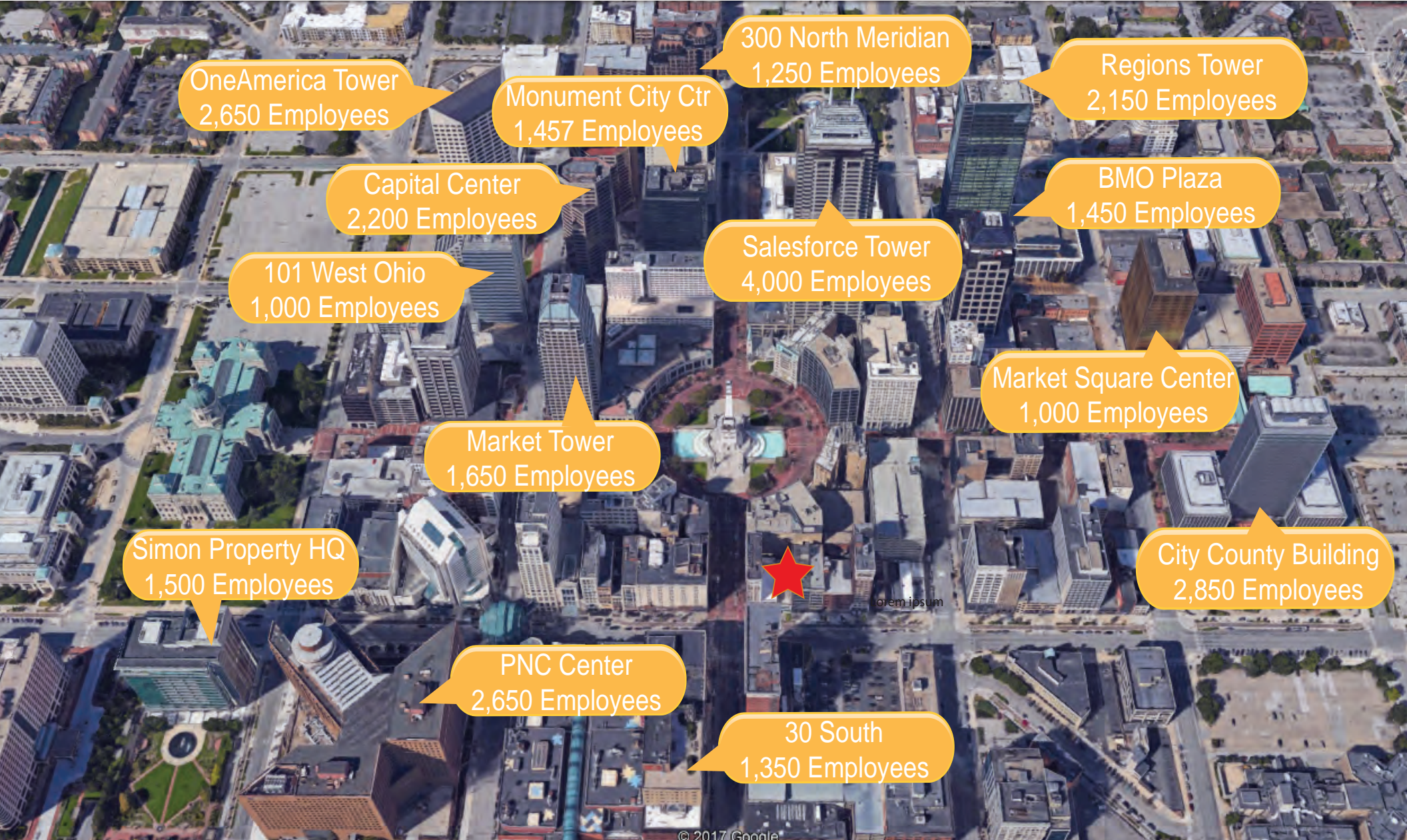
Overview

Aerial (Market)

Trade Area

Floor Plans

Contact Info



Downtown Indianapolis | Prime Retail Opportunity

4,100 - 12,600 SF For Lease

10 E Washington St, Indianapolis, IN 46204

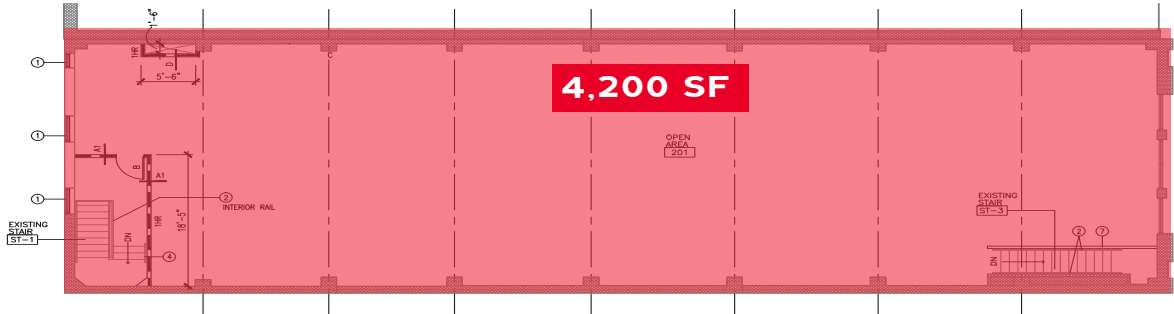
Overview

Aerial (Market)

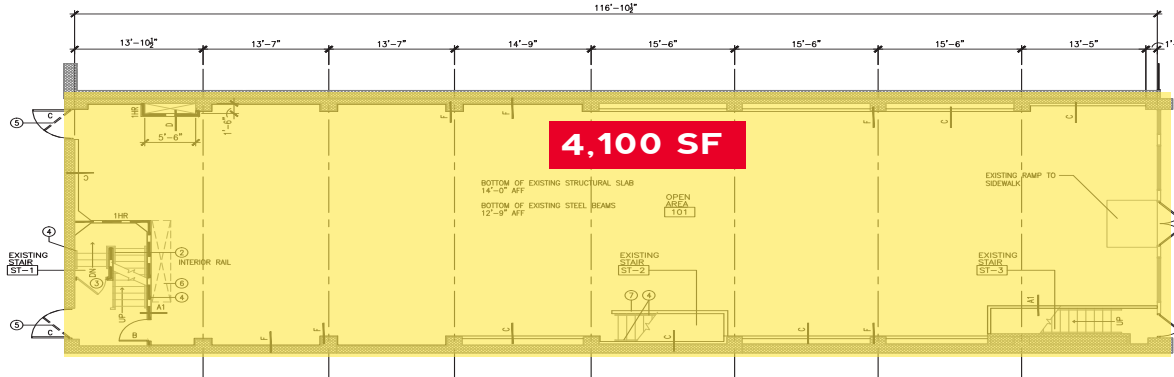
Trade Area

Floor Plans

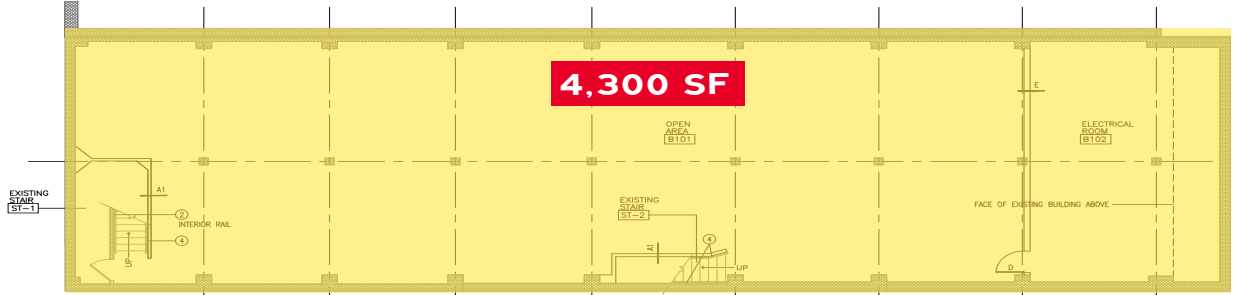
Contact Info



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



Overview

Aerial (Market)

Trade Area

Floor Plans

Contact Info



**VERITAS
REALTY**

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Andrew Demaree

317.472.1800

ADemaree@VeritasRealty.com