

811 Massachusetts Avenue
Indianapolis, Indiana

3,662 Sq. Ft.
Triple Net Lease
Flexible Lease Term
\$19.50/PSF Base Rent

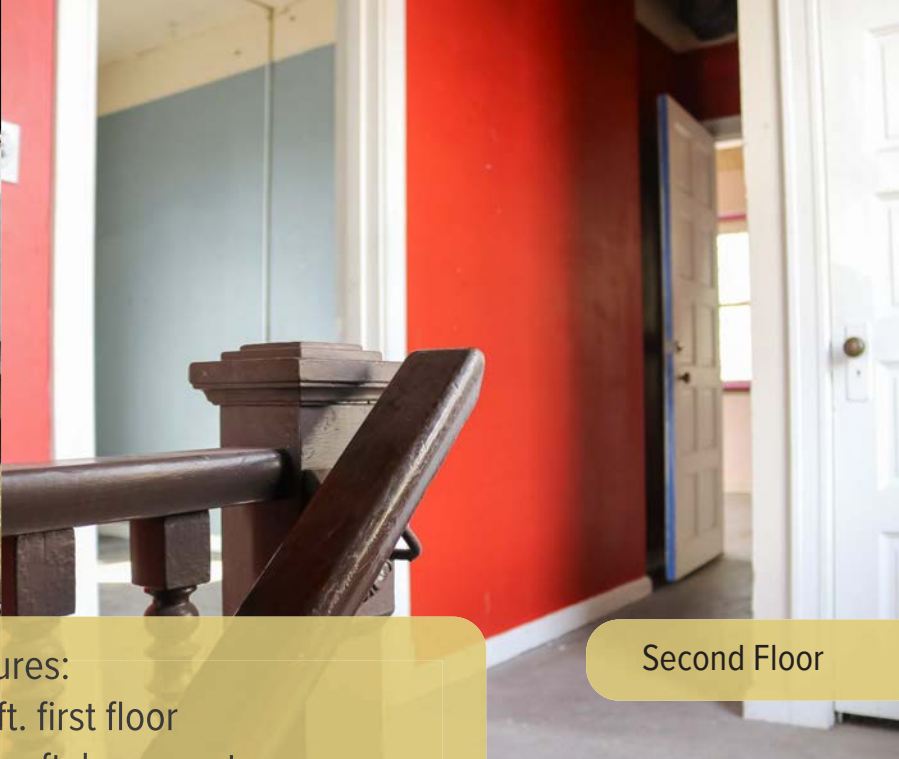
THE
JUNGLAUS
MILL
SINCE 1895

811 Massachusetts Avenue Indianapolis, Indiana

This standalone 3,662 sq. ft. two-story building located on the Indianapolis Cultural Trail at the corner of St.Clair Street, College Avenue and Massachusetts Avenue.

External Features:

- Bike Parking
- IndyGo Bus Stop
- Private Parking
- Public Parking
- Mass. Ave. Cultural District
- Steps from the Bottleworks District
- Easy access to I69 and I70

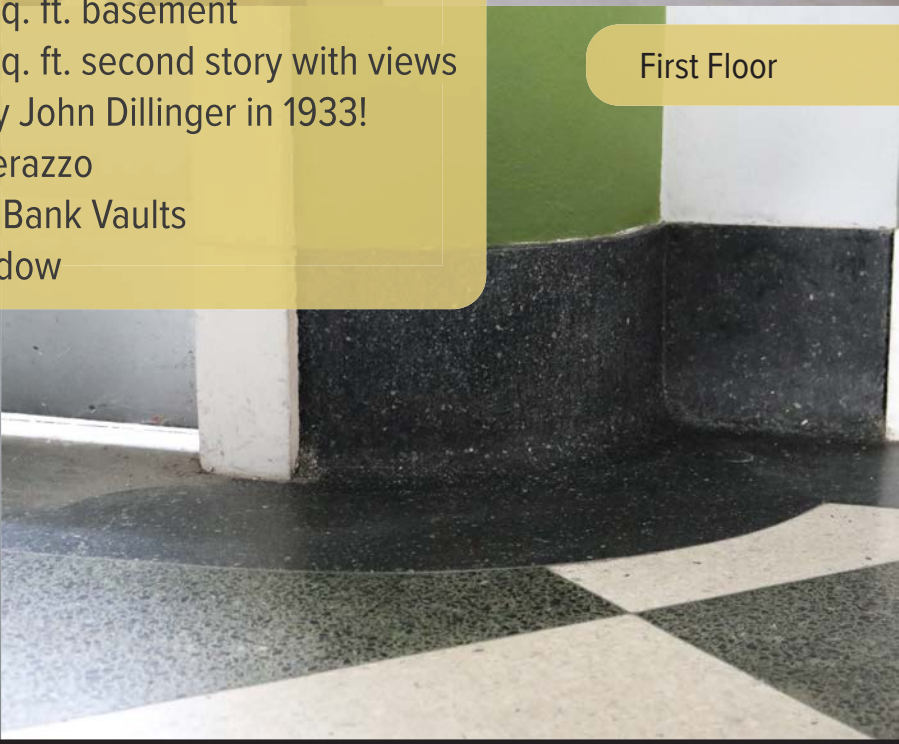
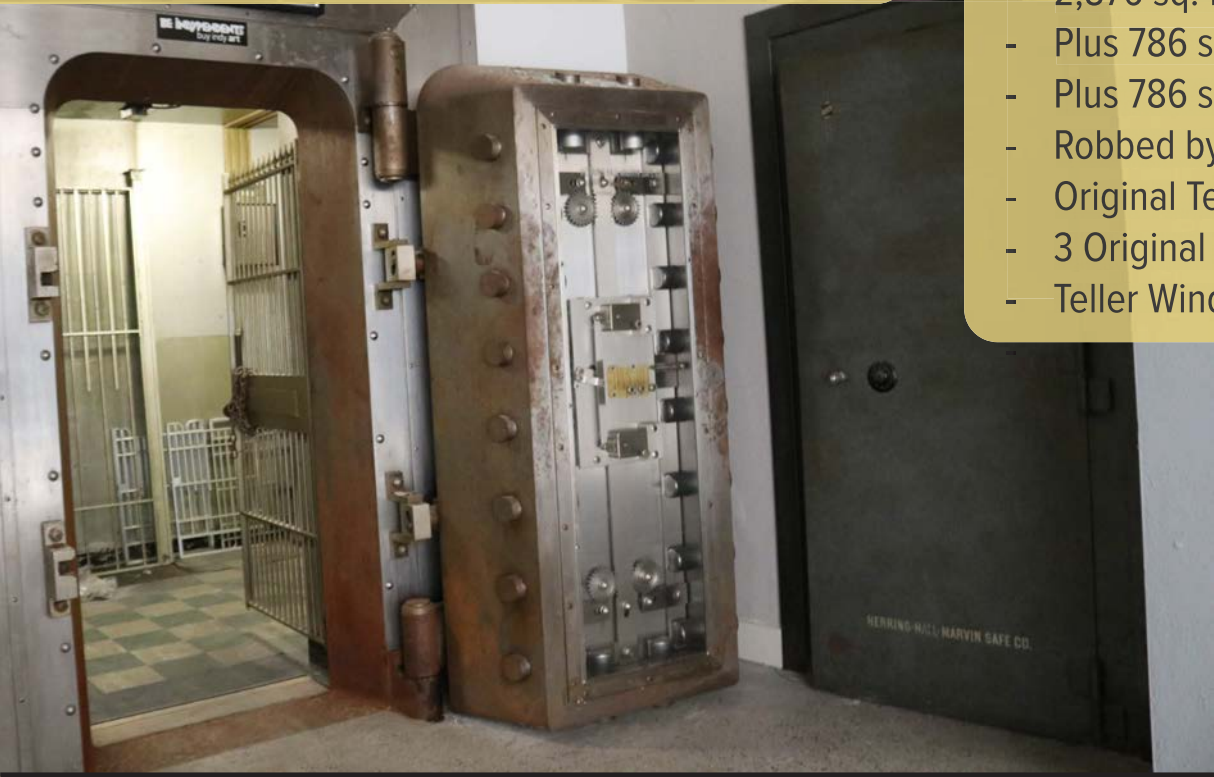


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- Internal Features:
- 2,876 sq. ft. first floor
 - Plus 786 sq. ft. basement
 - Plus 786 sq. ft. second story with views
 - Robbed by John Dillinger in 1933!
 - Original Terazzo
 - 3 Original Bank Vaults
 - Teller Window

Second Floor

First Floor





the Junglaus Mill

Bottleworks District

Interstate 65

Lockerbie Lofts

Riley Towers

Old National Center

Athenaeum

Walkable from the Heart of Downtown

Needler's

The Artistry

Interstate 70

City Market

City-County Building

Lugar Plaza

Monument Circle

IndyGo Transit Center

Gainbridge Fieldhouse



Pricing

811 Massachusetts Avenue
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811 Massachusetts Rentable Space First Floor: 2,876 sq. ft. Second Floor: 786 sq. ft. 3,662 sq. ft.	Base Rent* (PSF) \$19.50	Annual Rent* \$71,409	Monthly Rent* \$5,950.75
	Estimated Additional Rent (PSF) <small>Common Area Maintenance Fees: \$3.32 Insurance: \$0.77 Taxes: \$0.91</small> \$5	Estimated Annual Additional Rent \$18,310	Estimated Monthly Additional Rent \$1,525
	Expected Annual Cost \$24.50	Total Estimated Annual Rent \$89,719	Total Estimated Monthly Rent \$7,475

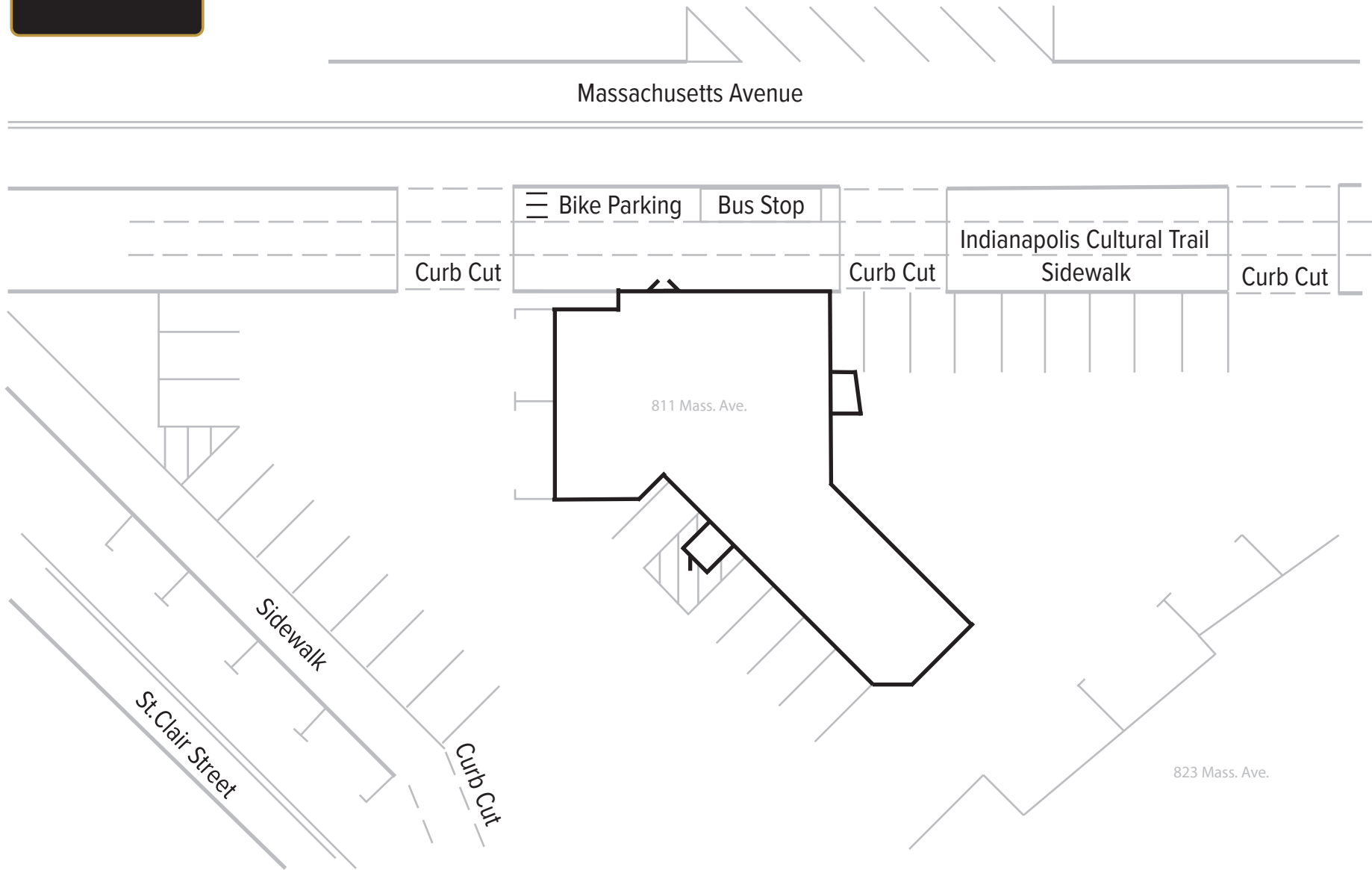
Please remember...

*Base Rent is subject to a 3% annual Increase.

There is a negotiable package of Landlord Improvements and Tenant Improvements.

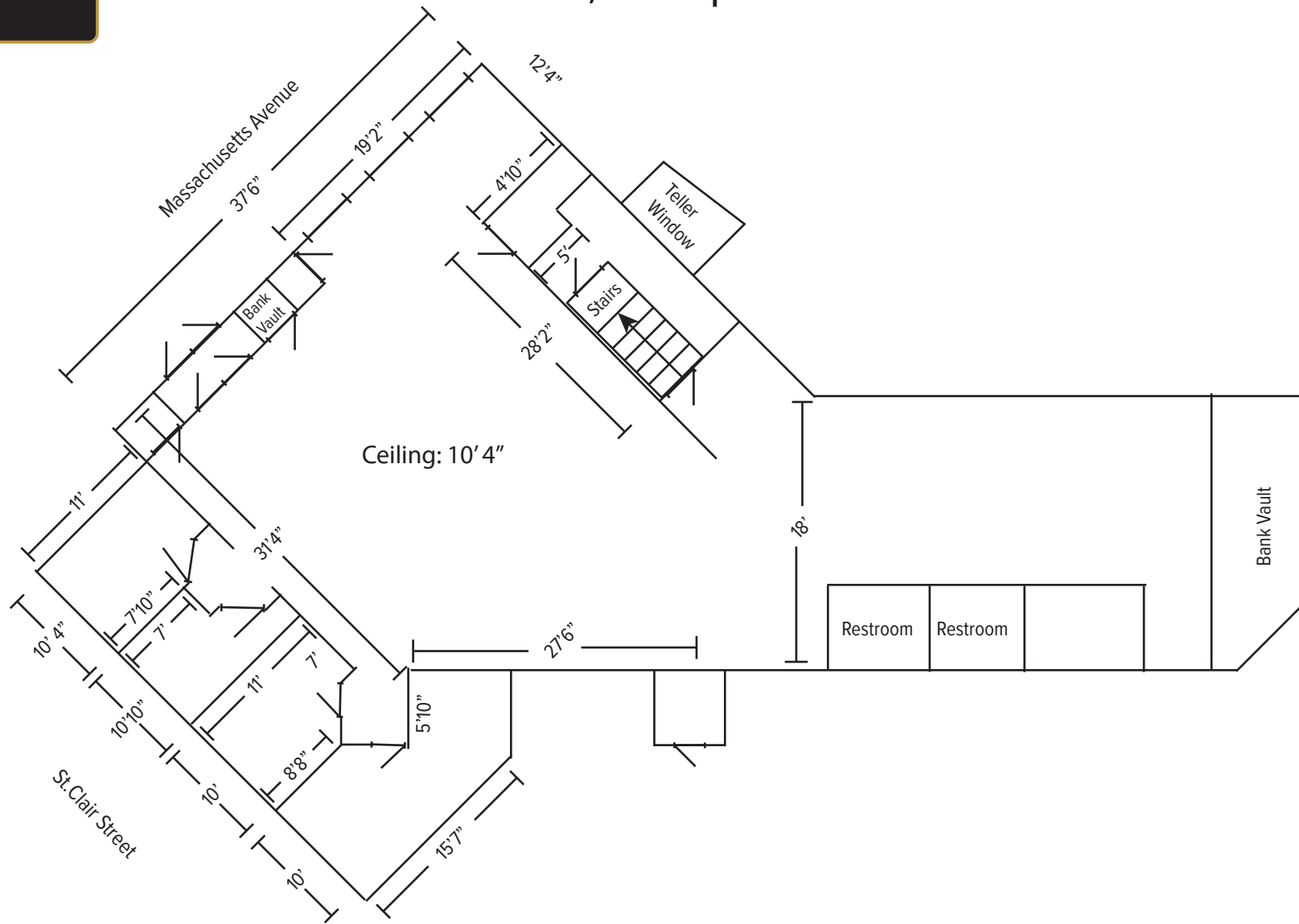


811 Massachusetts Avenue Site Overview



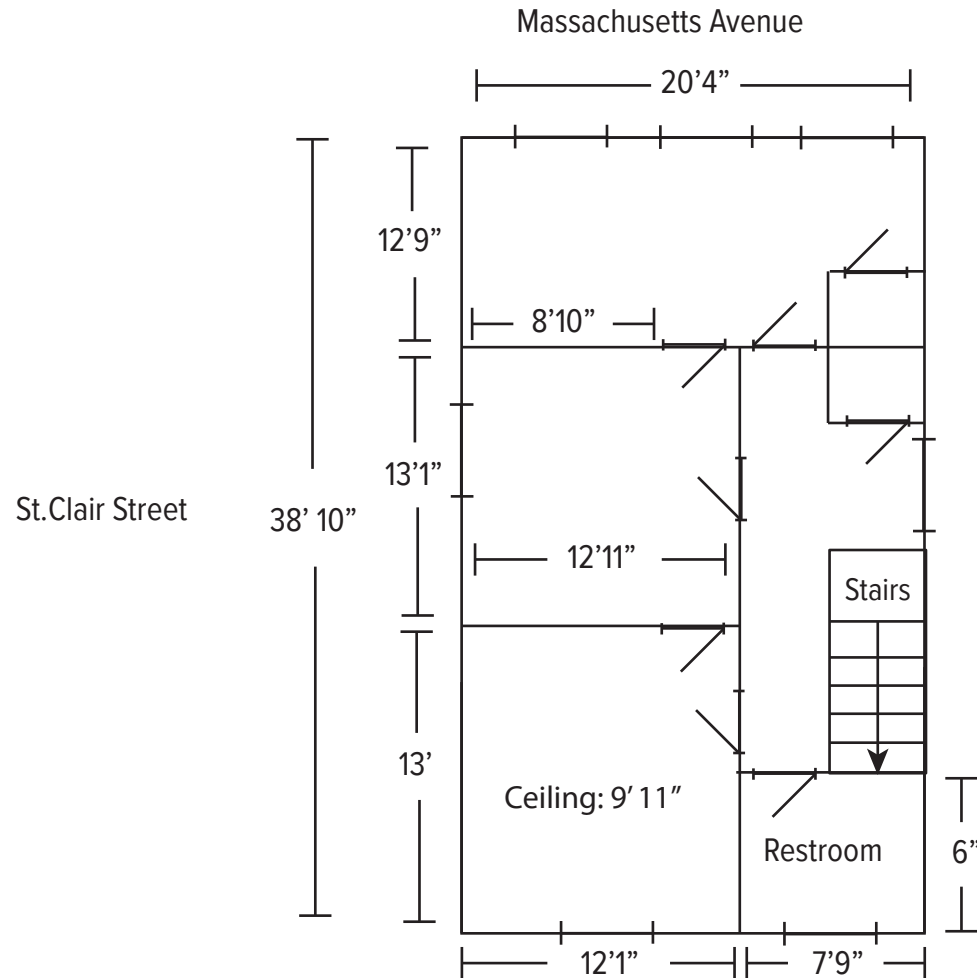


811 Massachusetts Avenue First Floor 2,876 sq. ft.





827 Massachusetts Avenue
Second Floor
786 sq. ft.





827 Massachusetts Avenue
Basement
786 sq. ft.

