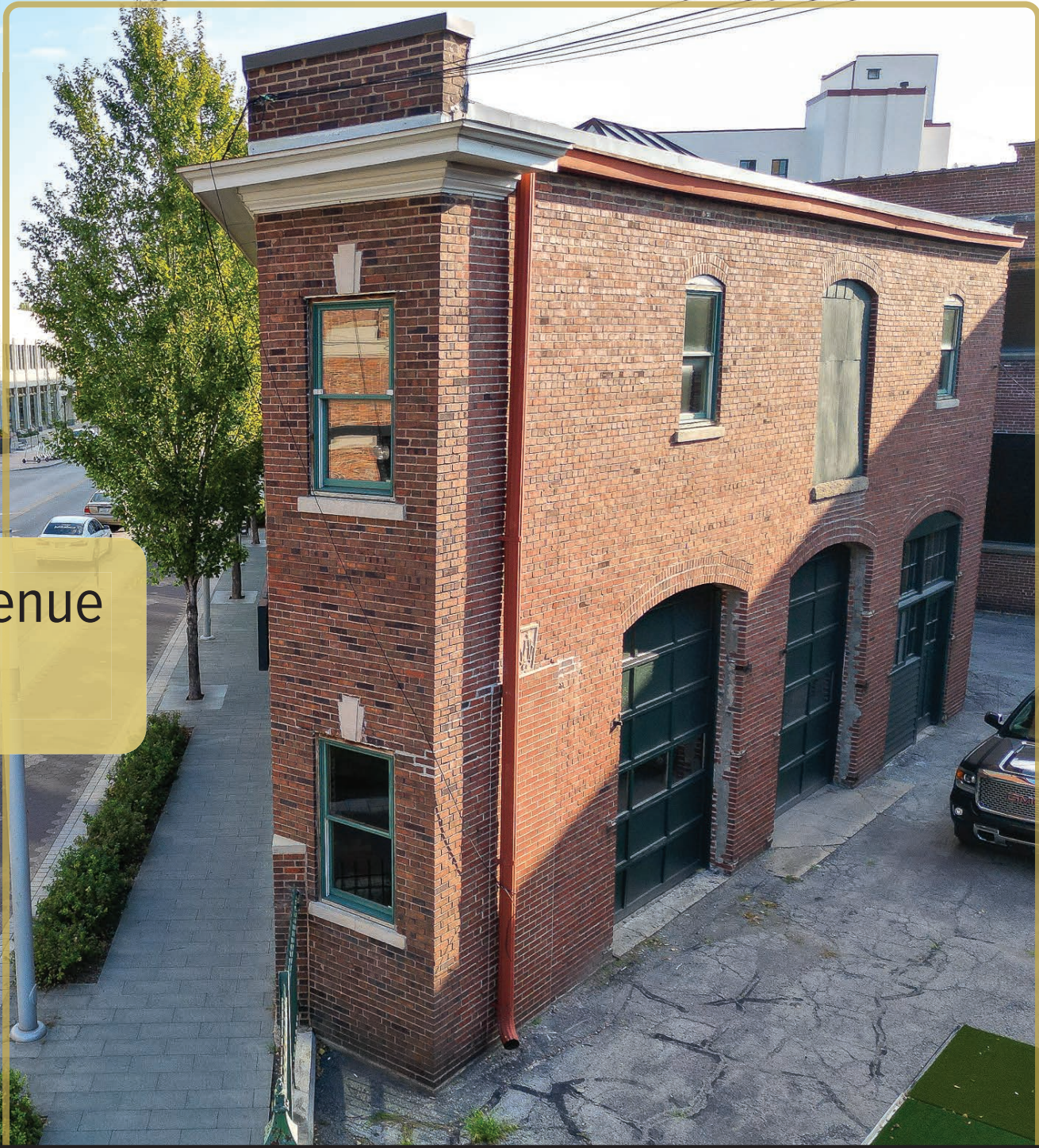




827 Massachusetts Avenue Indianapolis, Indiana

2,264 Sq. Ft.
Triple Net Lease
Flexible Lease Term
\$25/PSF Base Rent

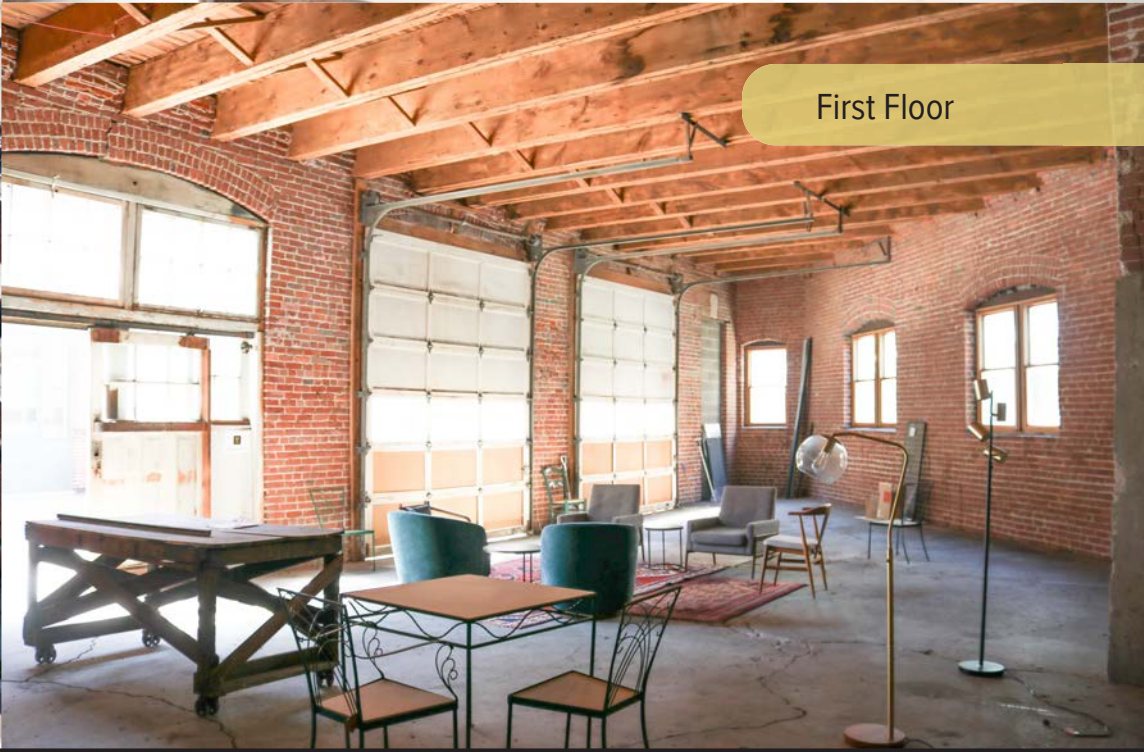


827 Massachusetts Avenue Indianapolis, Indiana

This standalone 2,264 sq. ft. two-story building features access to an outdoor common area, and is located on the Indianapolis Cultural Trail just steps from the bustling Bottleworks District and Mass. Ave. Cultural District.

Features:

- Original Brick and Exposed Beams
- Overhead Doors
- Skylight
- Outdoor Common Space
- Private Parking
- Public Parking





the Jungclaus 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

827 Massachusetts Avenue
Indianapolis, Indiana

827 Massachusetts Rentable Space <small>First Floor: 1,132 sq. ft. Second Floor: 1,132 sq. ft.</small> 2,264 sq. ft.	Base Rent* (PSF) \$25	Annual Rent* \$56,600	Monthly Rent* \$4,716
	Estimated Additional Rent (PSF) <small>Common Area Maintenance Fees: \$3.32 Insurance: \$0.77 Taxes: \$0.91</small> \$5	Estimated Annual Additional Rent \$11,320	Estimated Monthly Additional Rent \$943
	Expected Annual Cost \$30	Total Estimated Annual Rent \$67,920	Total Estimated Monthly Rent \$5,660

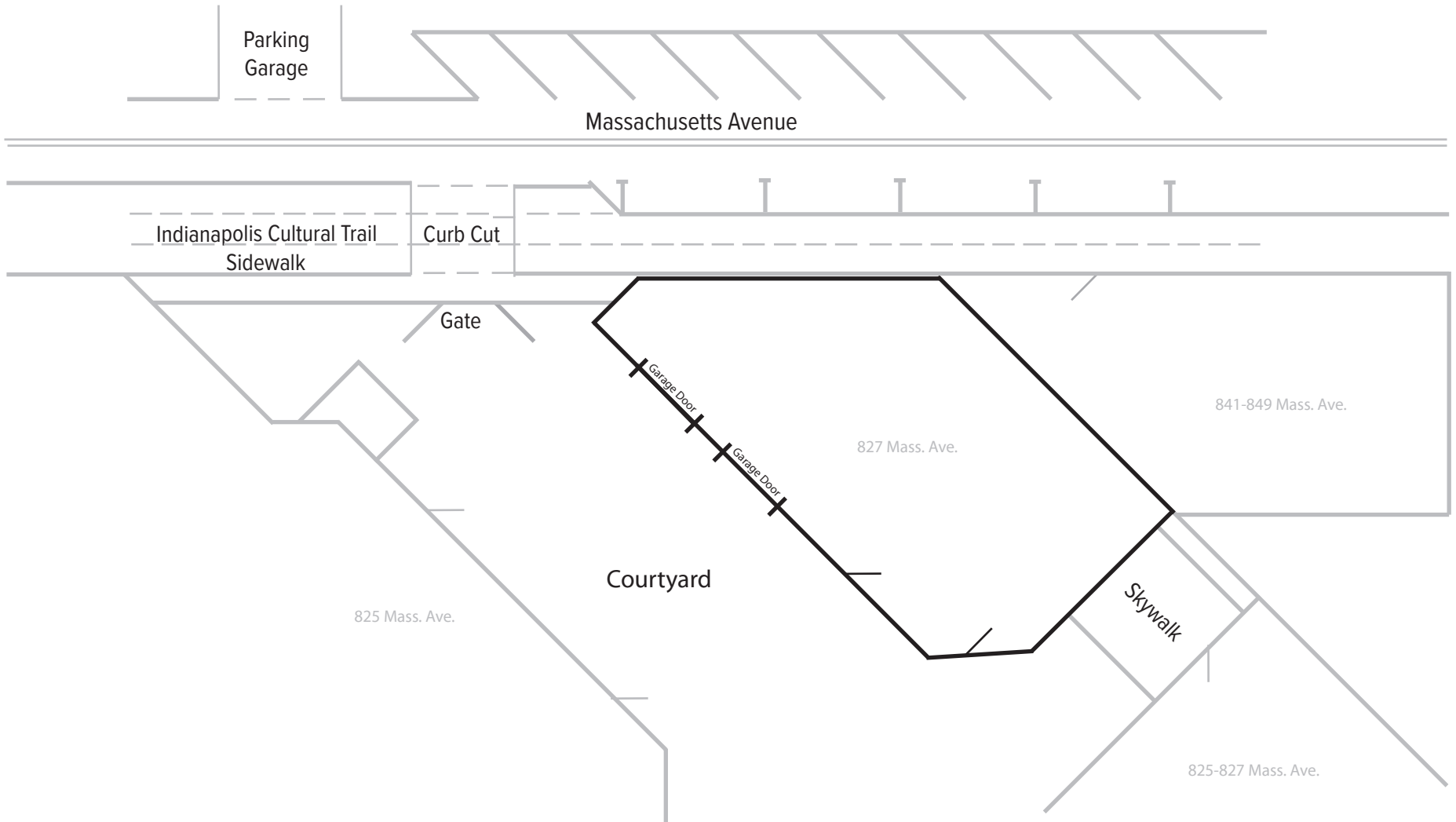
Please remember...

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

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

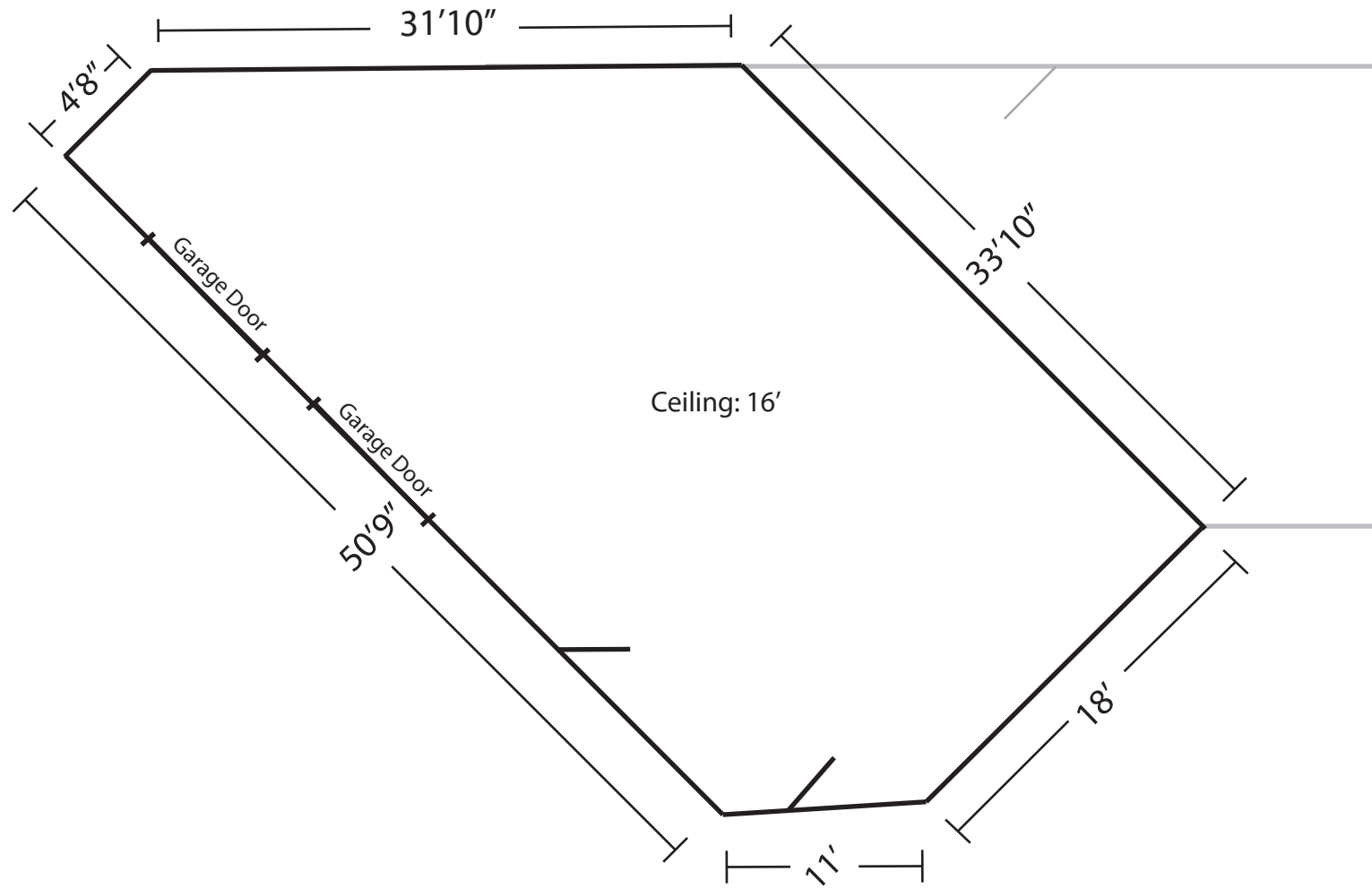


827 Massachusetts Avenue Site Overview





827 Massachusetts Avenue
First Floor
1,132 sq. ft.





827 Massachusetts Avenue
Second Floor
1,132 sq. ft.

