



NEWBRIDGE
Commercial Real Estate, Inc.

AVAILABLE FOR LEASE

DOWNTOWN INDY

10 W. WASHINGTON STREET
INDIANAPOLIS, INDIANA 46204



2020 Demographics	1-mile	3-mile	5-mile
Population	15,966	49,496	104,016
Avg. HHI	\$88,453	\$66,033	\$54,305
Employees	99,956	164,981	191,072

LEASING CONTACT:

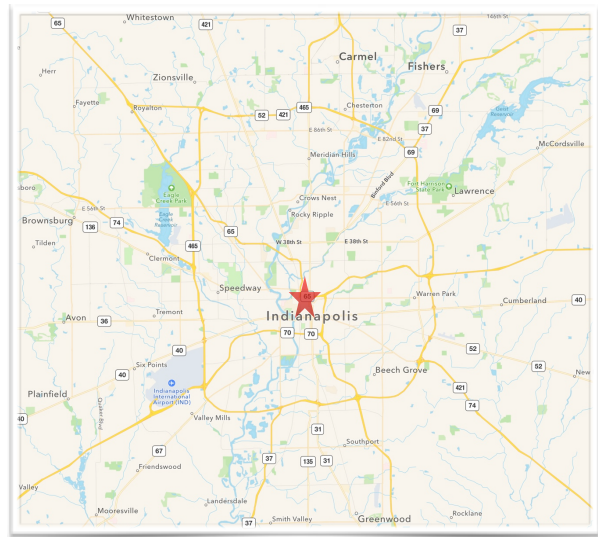
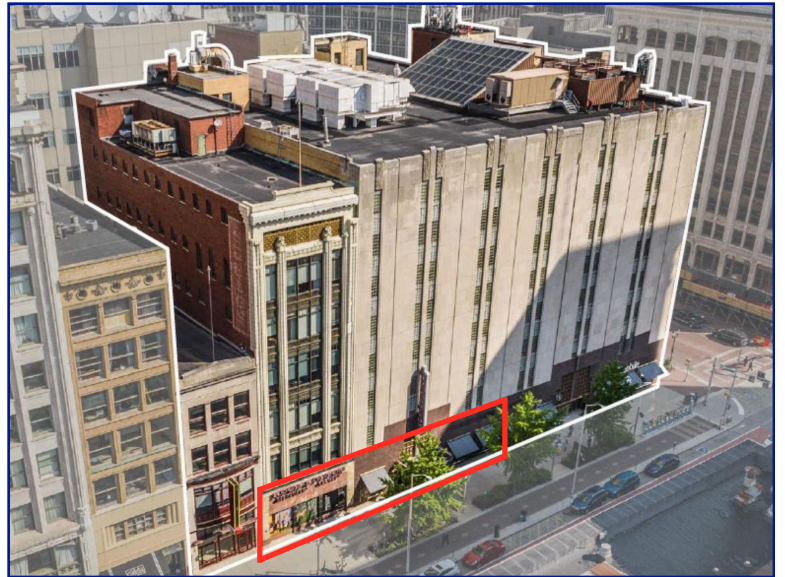
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www.newbridgecre.com

- ◆ **10,241** square feet (formerly occupied 24 years by Downtown's oldest microbrewery and brewpub, Rock Bottom Restaurant & Brewery) plus up to **4,460** square feet of finished lower level space
- ◆ Approximately **100'** storefront width and **outdoor covered patio** opportunities
- ◆ Outstanding signage opportunities, including prominent marquee and blade sign
- ◆ Directly **across from newly announced \$600M redevelopment of Circle Centre Mall** (approximately 800,000 square feet)
- ◆ Adjacent to The Conrad, The Capital Grille and Taco Bell Cantina (**Now Open!**)
- ◆ Located in the **Heart of Downtown's Mile Square** along Indy's dominant and most desirable retail/restaurant corridor
- ◆ **Cultural Trail** passing directly in front of space, leading to all points north and south (Convention Center, major hotels, Indiana Government Center, IUPUI, Mass Ave., Monon Trail, Fountain Square and more)

DOWNTOWN INDY IS HOST TO:

- ❖ Simon Property Group
- ❖ Indiana Convention Center
- ❖ Indiana State General Assembly
- ❖ Elevance Health
- ❖ Salesforce
- ❖ Emmis Communications
- ❖ Eli Lilly
- ❖ Indianapolis Colts
- ❖ Indianapolis Indians
- ❖ Indiana Pacers
- ❖ Indiana Fever
- ❖ Indy Eleven
- ❖ JW Marriott
- ❖ Conrad Hotel and Condos
- ❖ Cummins
- ❖ Rolls-Royce



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