



RELIANT
PARTNERS

CADILLAC BUILDING

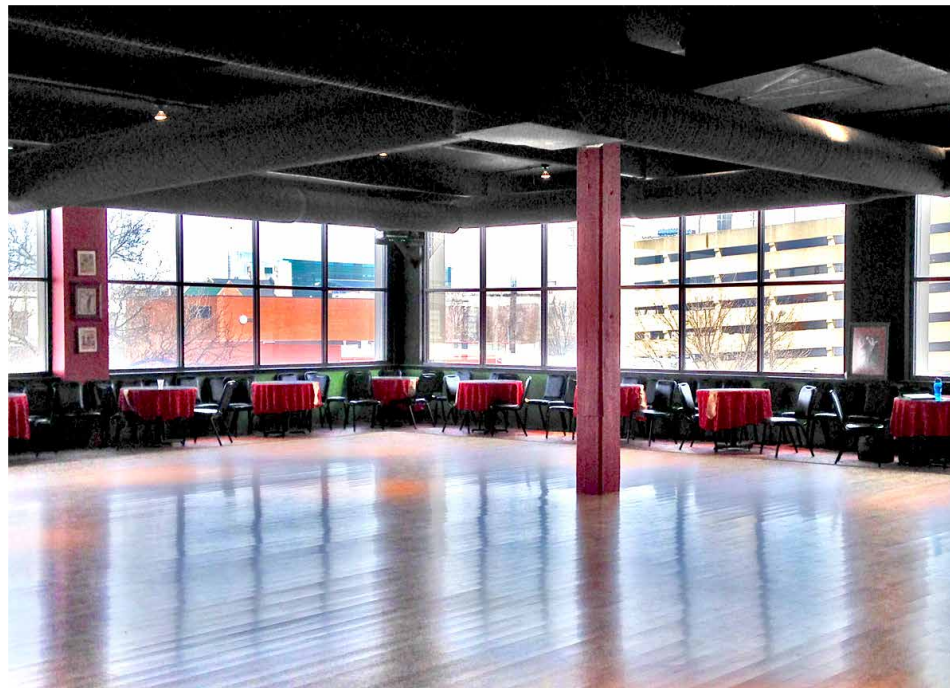
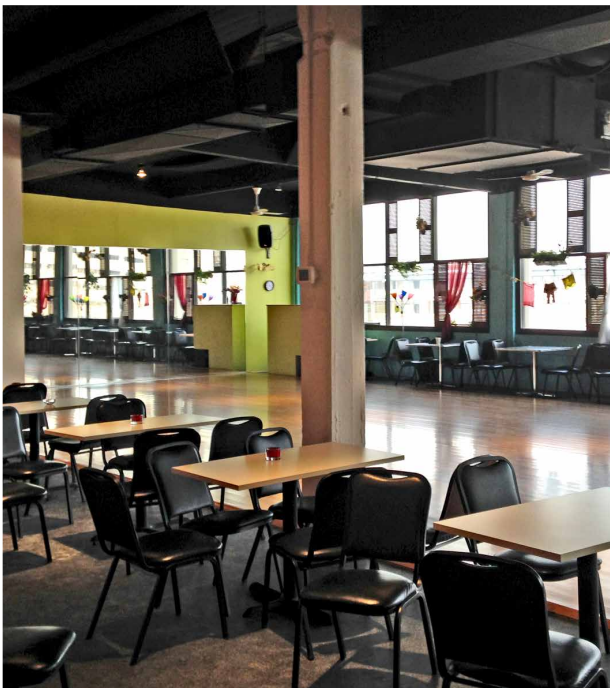
DOWNTOWN OFFICE/LOFT SPACE FOR LEASE

Downtown Indy // 500-502 N. Capitol Avenue // Indianapolis, IN 46204

HISTORIC CADILLAC BUILDING
NOW AVAILABLE UP TO 4,026± RSF



NWC OF CAPITOL AVENUE AND MICHIGAN STREET



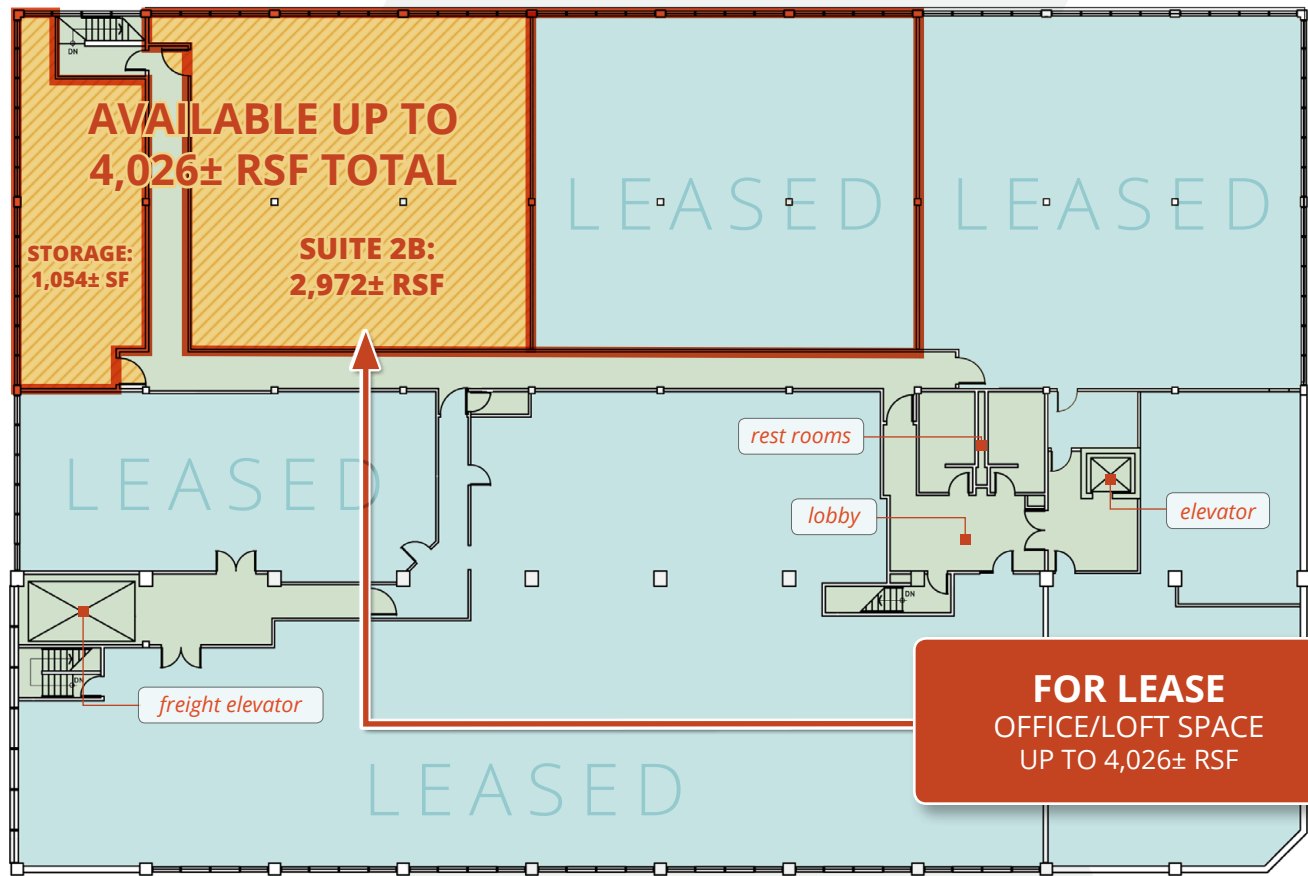
COMMERCIAL. REAL ESTATE.

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SECOND LEVEL FLOOR PLAN:



 SECOND LEVEL

PROPERTY FEATURES:

- 4,026± RSF available on second floor of Cadillac Building (2,972 RSF suites available; includes 1,054 RSF of storage)
- Abundance of surface lot and drive up parking available (4+ spaces/1,000 SF)
- Open loft space with lots of natural light and tall ceilings
- Great access and visibility to NWC of Capitol Avenue and Michigan Street
- Average daily traffic volume well over 29,000 ADT on Capitol Avenue and Michigan Street combined
- Adjacent to IU Health Urgent Care and Block 400 mixed-use development including: Kroger, Pure Barre, E Asian Harbor and more
- Just 3 blocks east of IUPUI Campus and 6 blocks from Monument Circle
- Signage opportunities available

SCOTT LINDENBERG CCIM // 317.449.9697 // scott@reliantpartners.us

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

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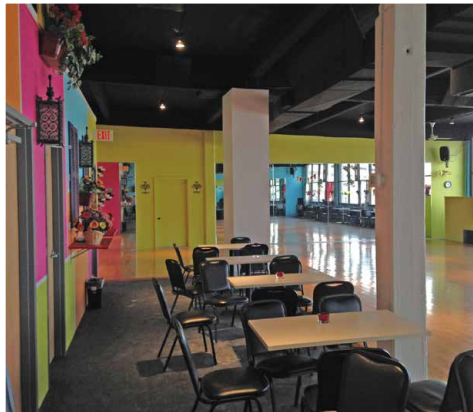
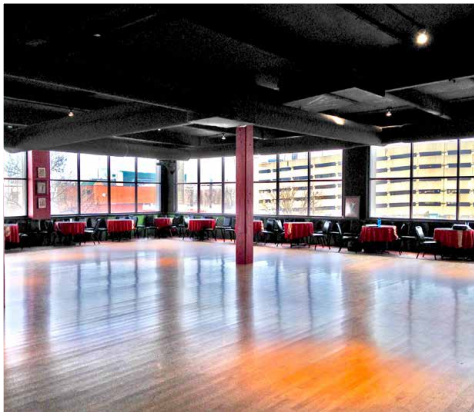


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AERIAL:



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MIN DT	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MIN DT
Est. Population 2020	17,650	106,765	255,397	131,581	Median Age	31.7	32.8	34.2	33.3
Est. Households 2020	10,282	45,402	106,005	55,847	Adj. Daytime Demographics (16+)	124,957	221,026	327,237	232,988
Est. Avg. HH Income 2020	\$85,953	\$58,308	\$57,061	\$58,511	Daytime Total Businesses	5,416	9,765	14,516	10,297

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CADILLAC BUILDING HISTORY:

1911



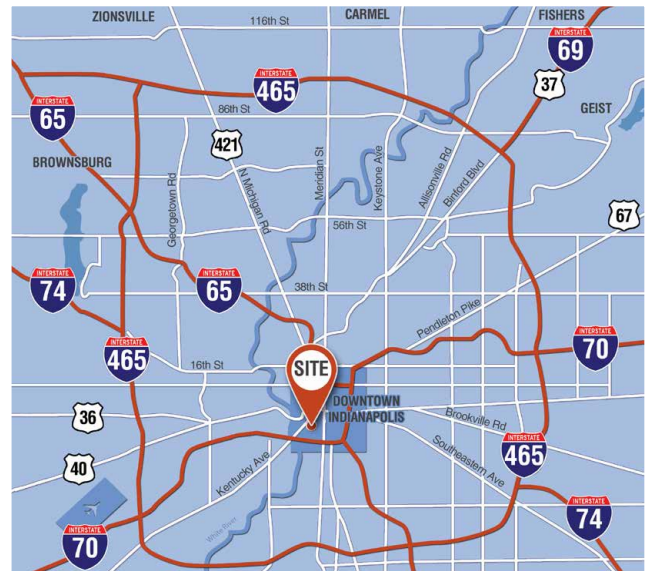
1926



2020



- The first building on the site was built in 1910, and it was called the Indiana Automobile College with an address of 512 North Capitol. Thomas H. Dupont was the manager of a garage and a Cadillac dealership at that time. In 1911, the building was enlarged, and a string of businesses have been there since at the Cadillac building.
 - » 500: Cadillac Automobile Co.
 - » 506-508: Firestone Tire and Rubber Co.
 - » 510: Prest-O-Lite Racing Team Co. (owned by Carl Fisher & James A. Allison, the men who started the Indianapolis Motor Speedway)
 - » 510: Indianapolis Speedway Team Co.
 - » 510: Indianapolis Motor Speedway
 - » 510: Globe Realty Co.
 - » 514: Stewart-Warner Speedometer Corp.
- The tenants changed in 1926; they were as follows:
 - » 500: Firestone Tire & Rubber Co.
 - » 502: Physicians Thomas L. Sullivan, Sr. & Thomas L. Sullivan, Jr.
 - » 508: Prest-O-Lite Co. (service station)
 - » 510-514: Stewart Warner Products (service station)



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