

PEMBROKE PLACE

RETAIL SPACES FOR LEASE

130 E WASHINGTON ST, INDIANAPOLIS, IN 46204

IFI
HOLLADAY
PROPERTIES

OVERVIEW

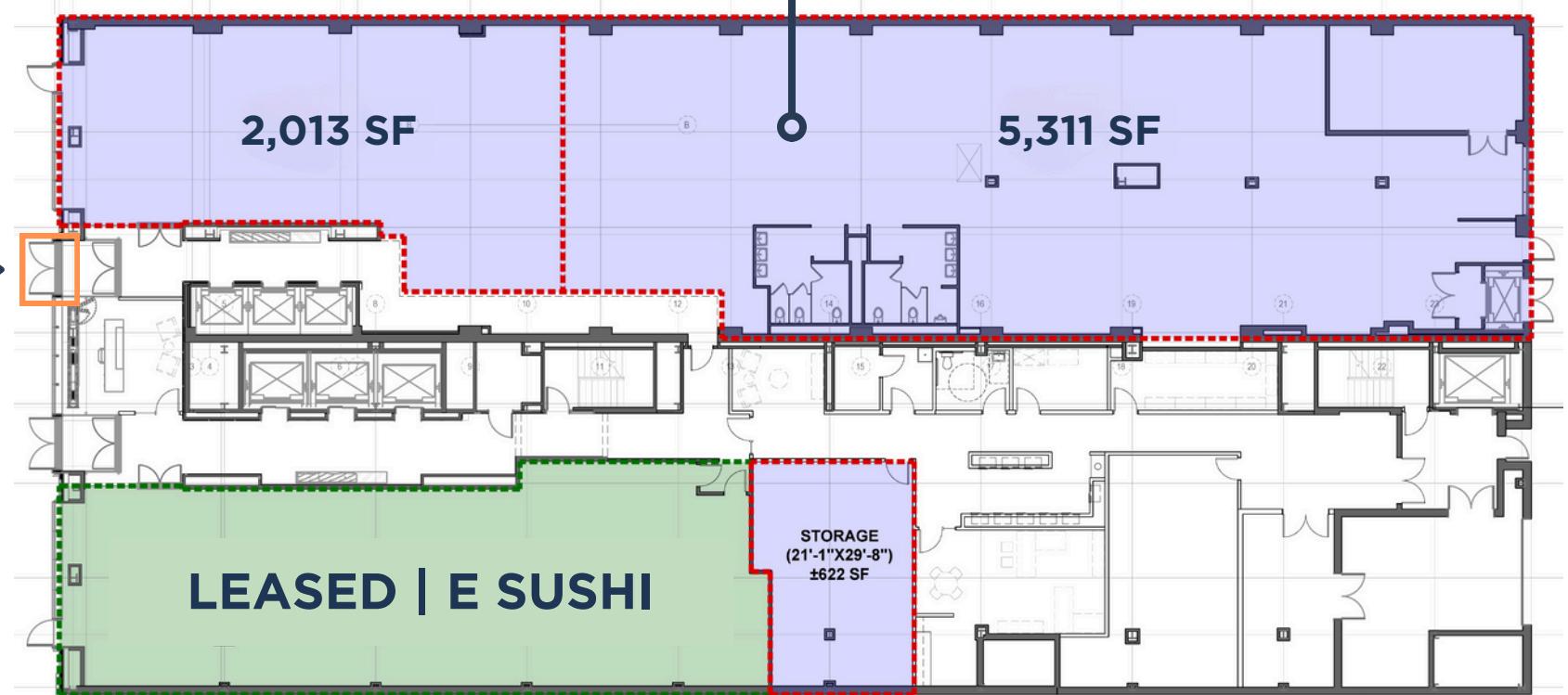
Welcome to Pembroke Place, a prominent 12-story office building being transformed into a vibrant 179-unit multifamily apartment community on floors 3-12. Located in the heart of the Wholesale District, this redevelopment offers an exciting opportunity for retail tenants, with first and second-floor spaces available, in one of Downtown Indianapolis' most dynamic neighborhoods. The property features flexible floorplans that can accommodate a variety of uses and is situated directly along the IndyGo bus line. Just steps from the Indianapolis Cultural Trail and surrounded by major downtown destinations, Pembroke Place is near Monument Circle, the Indiana Convention Center, the State Capitol and Government Center, and Gainbridge Fieldhouse. This prime location places retailers at the center of the city's business, entertainment, and residential activity, offering exceptional visibility and connectivity in a rapidly growing downtown corridor.

Space Highlights

AVAILABLE SPACE	2,000 SF - 17,000 SF
BUILDING	212,000 SF 12 Stories
CONDITION	Shell Space Cold Dark Shell
YEAR BUILT	1923 2026
LOCATION	Located in the heart of downtown Indianapolis along the Cultural Trail
TRAFFIC COUNT	11,000 Average Annual Daily Traffic
AVERAGE HOUSEHOLD INCOME	\$88,000
TENANT IMPROVEMENT ALLOWANCE AVAILABLE	
PARKING AVAILABLE IN ADJACENT GARAGE	

1ST FLOOR

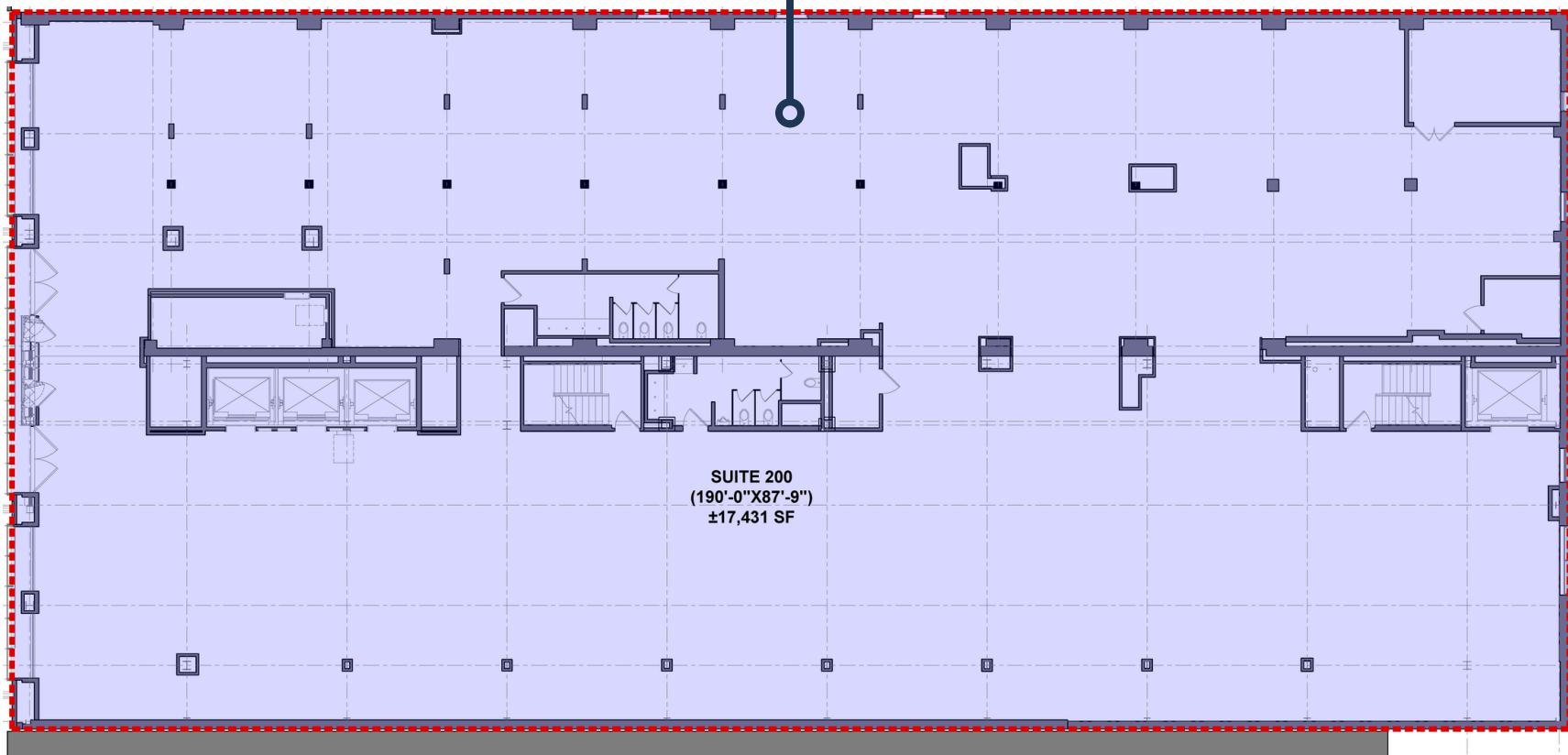
**SUITE 102 | 7,324 SF
AVAILABLE**



Space can be combined or reconfigured.
Suite 102 is divisible down to 2,013 SF.

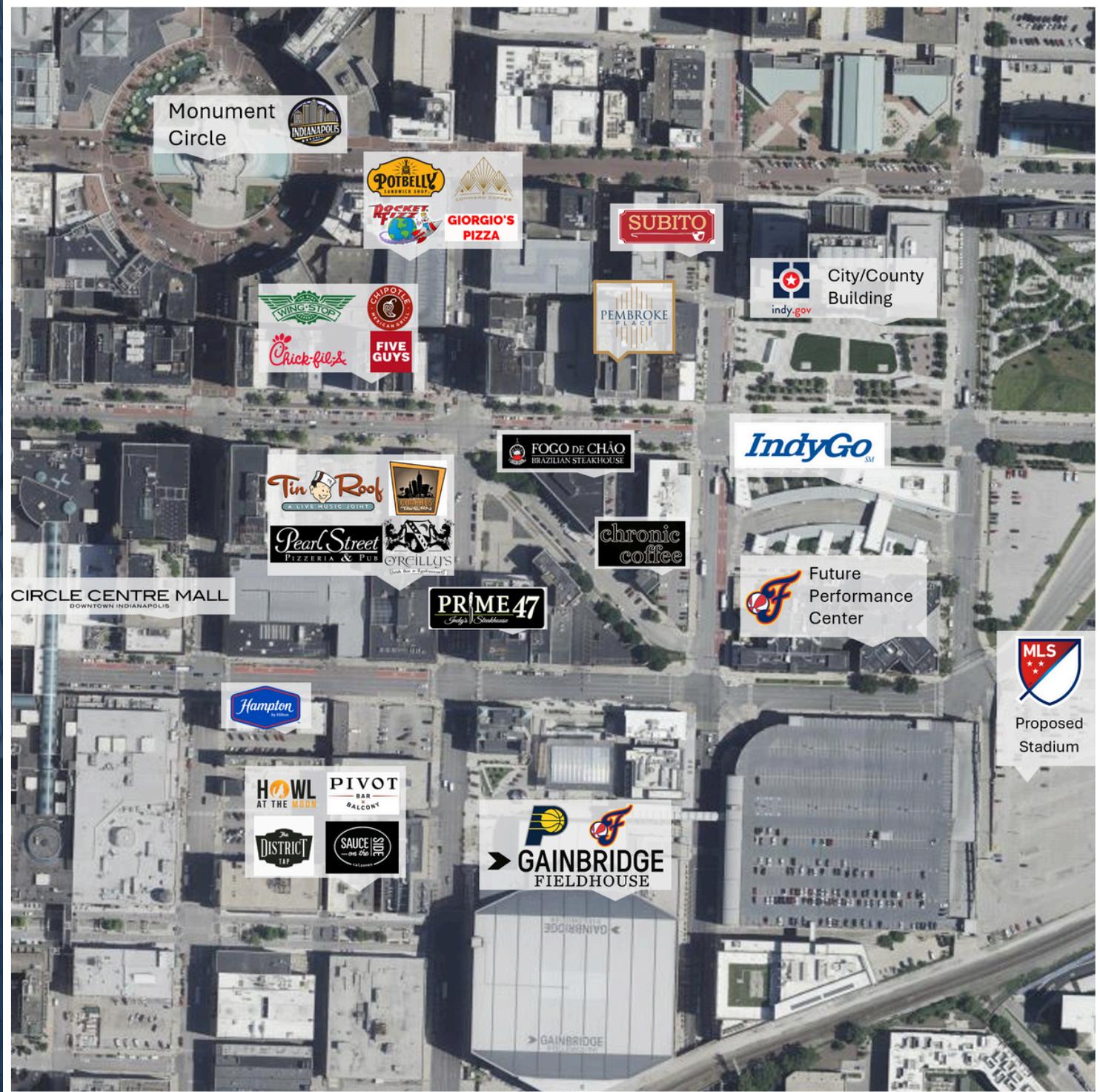
2ND FLOOR

**SUITE 200 | 17,431 SF
AVAILABLE**



Elevators available for access to the second floor.

AREA OVERVIEW





CONTACT US

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