

LEASE

RETAIL



PENROSE ON MASS

530 MASSACHUSETTS AVE, INDIANAPOLIS



AVAILABLE ON MASS AVE!

PRIME ENDCAP: 6702 SF / IN-LINE SPACE: 2853 SF

The new Penrose on Mass project offers retailers and restaurants, looking to expand in downtown Indianapolis, a unique opportunity that they rarely find in an urban setting: new, contemporary construction; plenty of on-site parking and a strong residential component all in a commercial-friendly environment.

The \$50-million, mixed-use Penrose on Mass project in downtown Indianapolis includes 4-stories of apartments (236 units) and 39,000 square feet of retail being jointly developed by John Hart of JC Hart and Strongbox, lead by Paul Kite.

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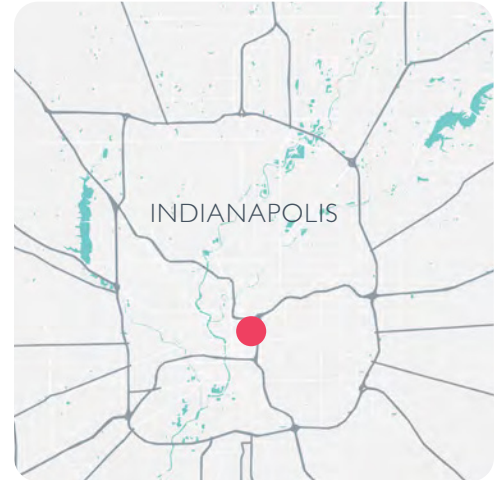
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- + 39,000 square feet of retail on the first floor
- + Located in the heart of Mass.Avenue
- + Mix of brick, stone and metal paneling along Mass Ave.
- + 236 apartment units
- + Signature architecture
- + 20' clear ceiling heights allowing for mezzanines
- + Outdoor patio capability
- + Rear covered delivery
- + 373 total garage spaces, 200 specifically for retail and an additional 45 new street parking spaces for retail use as well



- + To locate the creative pulse of Indianapolis, you have to go to Mass Ave. It's a hotbed of theater, arts, unique restaurants, retail shops and new residential growth.



MASS AVENUE BY THE NUMBERS

(3 MILE RADIUS)

9,377 Businesses

134,754 Employees

110,813 Population

47,678 Households

\$84,732 Average Income

WHY INDY?

TRAVEL + LEISURE LABELS INDY ONE OF AMERICA'S FAVORITE PLACES FOOD & WINE NAMES INDY ONE OF AMERICA'S FAVORITE FOOD CITIES USA TODAY NAMES INDY #1 CONVENTION CITY OUT MAGAZINE LISTS INDY ON THE WISH LIST OF PLACES TO VISIT.

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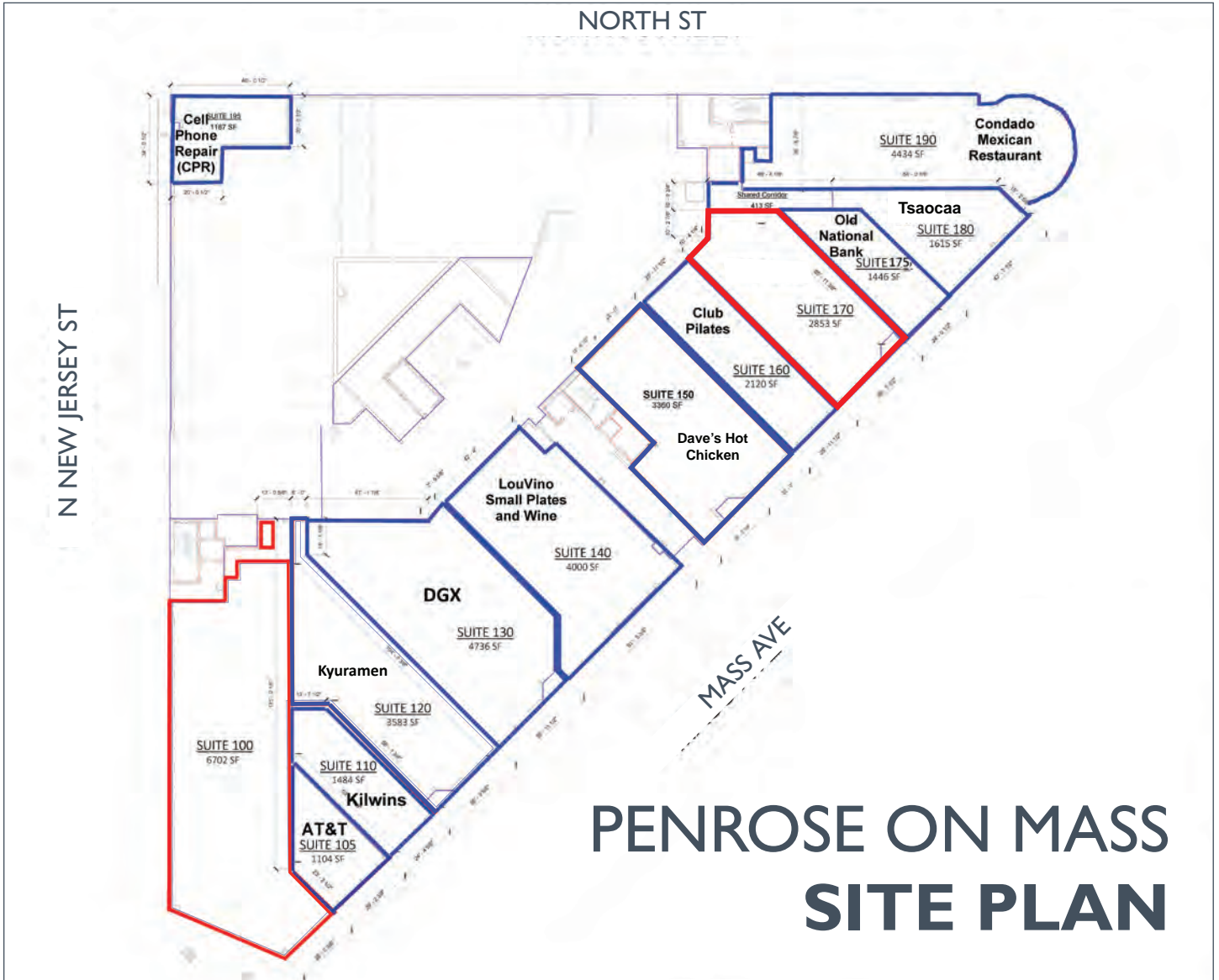
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1 MASS AVE ELEVATION
1/8" = 1'-0"

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MASS AVE ATTRACTIONS

AREA RESTAURANTS

Bakersfield
Ball & Biscuit
Bazbeaux
Bodhi
BRU Burger Bar
Burnside Inn
Condado Tacos
Chatham Tap
The Eagle
Dave's Hot Chicken
Fat Dan's
The Flying Cupcake
Forty Five Degrees
Garden Table
Goodfellas Pizzeria
Gordon's Milkshake Bar
India Garden
Kilwins
Livery
Love Handle
Louvino
Macoron Bar

Mass Ave Pub
Mesh
Mimi Blue Meatballs
Moar Bubble Tea
Nine Irish Brothers
Tavern on the Point
Ralston's
The Rathskeller
Rooster's Kitchen
SALT on Mass
Shake Shack
Slapfish / Raw Bar
Sub Zero Ice Cream & Yogurt
The Exchange Whiskey Bar
The Fountain Room
The Garage Food Hall
The Oakmont
The Tap
Tini
Thaitanium
Union 50
World of Beer
Yats

RETAIL & FITNESS

Arts A Poppin
Boomerang Boutique
Chatham Home
Club Pilates
Crimson Tate
DGX
Eat the Frog Fitness
Francis + Fern Boutique
HotWorx
Global Gifts
Mass Ave Wine
Needlers Grocery
North Mass Boulder
Nurture
Sage Boutique
Silver in the City
Stout's Shoes
The Best Chocolate in Town
Three Dog Bakery
Tomorrow Bookstore
Vitality IV Bar

Watt's Blooming
Woodhouse Spa

ART GALLERIES

Art Bank
Barry Franklin Gallery
The Frame Shop

ENTERTAINMENT

Chatterbox Jazz Club
ComedySportz Indianapolis
IndyFringe
Kingmakers Board Game Parlour
Living Room Theaters
Murat Theatre
Pins Mechanical
Theatre on the Square



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ABOUT DOWNTOWN INDIANAPOLIS

- + Most retailers and restaurants in downtown and along Mass Avenue report higher than average sales for the metro area.
- + There are 8,488 hotel rooms in the downtown Indianapolis area with 4,800 of them connected through enclosed walkways. Nine hotels are planned that will add an additional 1,983 rooms.
- + The Indianapolis Convention Center, comprised of 1,300,000 SF and other convention venues host 588 events each year, bringing in \$2 billion annually.
- + There are projects worth \$9 billion in the downtown pipeline including a soccer stadium, the IU Health campus, and the expansion of the convention center that will also include a 42-story / 800 room Signia by Hilton hotel.
- + Downtown remains one of the fastest growing neighborhoods in Marion County. There are 11,332 multifamily units with at least 10 projects planned that will add 2,497 units.
- + Downtown residents have an average household income of \$110,552.



PACERS BIKESHARE // Indy's 250 gold bikes are available when you need them near your favorite spots, your office or neighborhood. Once you are done with your ride, simply dock your bike at any of the available stations



LIME & BIRD // You can find an electric scooter wherever you need one. Lime and Bird scooters are available throughout the city, near all of your favorite spots.

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MASS AVE

MASS AVE OFFERS AN EXPERIENCE THAT IS 45 DEGREES FROM ORDINARY

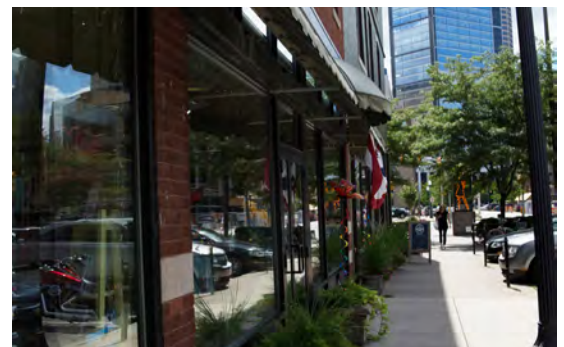
Located just northeast from the heart of downtown, Mass Ave is a booming mile-long avenue with some of the city's most loved restaurants, shops, and attractions.

Mass Ave offers over 40 dining options, 20 retail shops, 2 theatres and unlimited experiences!

Over the last 10 years Mass Ave has continued to increase in popularity and is a hot spot for the retail, office and residential scene, and continues to grow.

Bottleworks, one of the newest additions to the north end of Mass Ave, includes high end dining, retail, lodging, and office space. Grab a bite to eat at The Garage Food Hall, play some games at Pins Mechanical, catch a movie at Living Room Theaters or do some shopping!

Indianapolis has \$9B in projects that fill the pipeline, three of those projects are under construction along Mass Ave and three are planned.



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