



OFFICES FOR LEASE

www.canalwalkoffices.com

**846 North Senate Avenue,
Indianapolis, IN 46202 |**

- **Located in the historic Barbasol Factory**
- **3,000 - 24,000 sq ft available**
- **11 ft tall ceilings**
- **Red brick walls and trumpet pillars**
- **Elevator Served:
1 Passenger, 1 Freight**
- **Natural Light,
Expansive Windowlines**
- **Walking distance to all
downtown attractions**
- **Within the
"Indy Economic
Opportunity Zone"**



90
STEPS TO
THE CANAL

ADJACENT
TO THE INDIANAPOLIS
CULTURAL TRAIL

JUST ONE MILE NORTH OF
MONUMENT
CIRCLE



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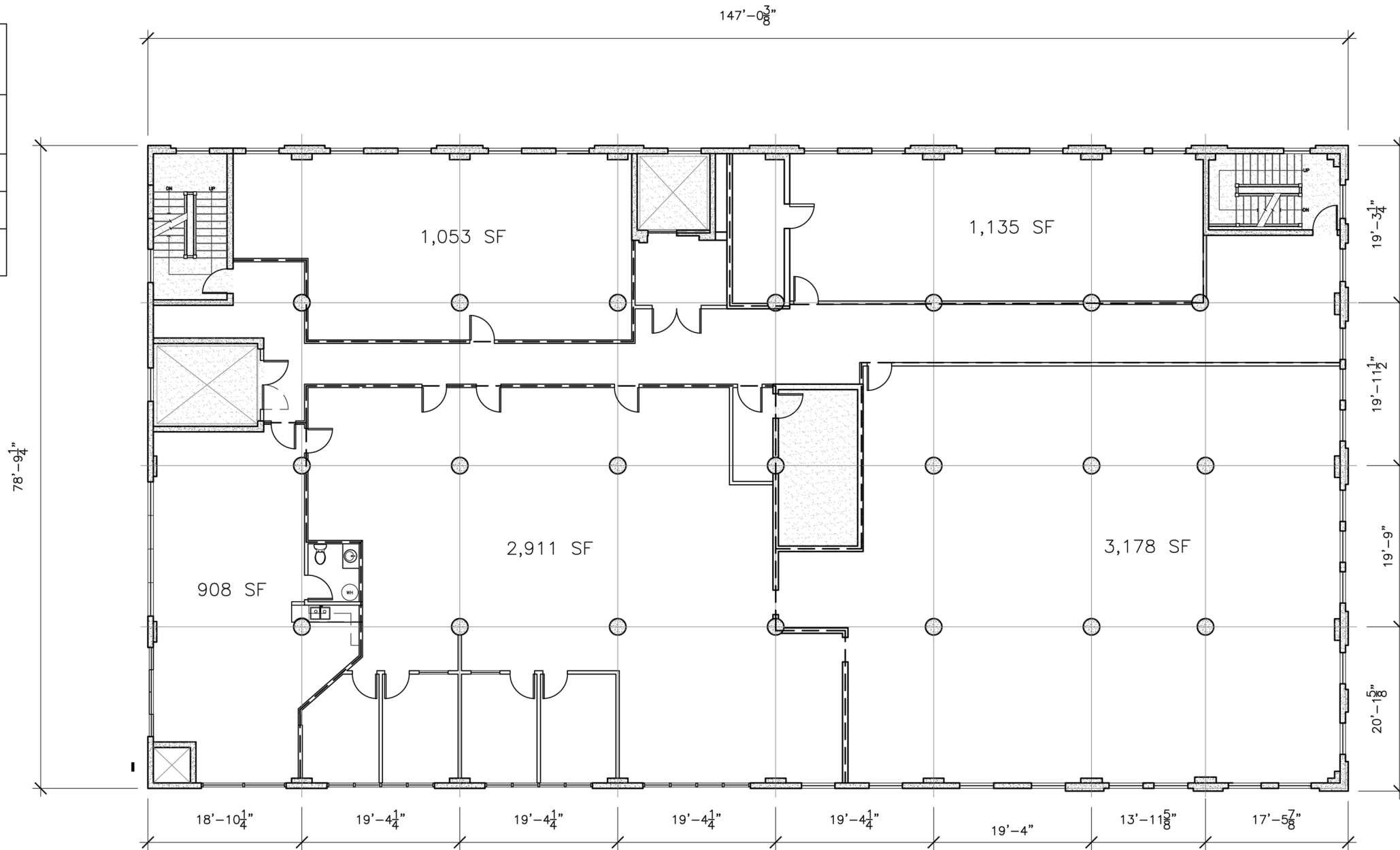
info@canalwalkoffices.com



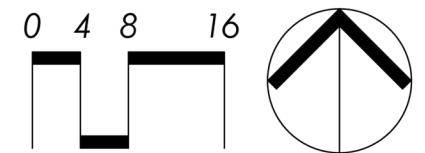
AREA CALCULATION	
(SECOND FLOOR)	
FULL FLOOR	11,507 SF
COMMON AREAS	656 SF
LEASEABLE	10,851 SF

NOTE:

FLOOR AREA SHOWN FOR INFORMATION ONLY. ACTUAL AREA TO BE CALCULATED/MEASURED ON ACTUAL FLOOR PLAN LAYOUTS.



Floor Plan (2nd Floor)



Five2Five
 Design Studio, LLC
 Architecture + Planning
 846 Senate Ave LL22
 Indianapolis, IN 46202
 317 374 9068
 admin@five2fivedesign.com

Canal Walk Lofts
 846 N Senate Ave (2nd Floor)
 Indianapolis, IN 46202



May 6, 2021
 2020 300 846 Senate

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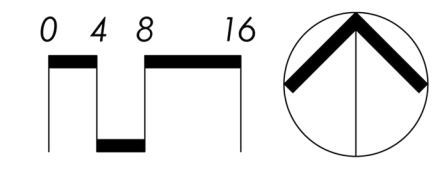
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AREA CALCULATION	
(THIRD FLOOR)	
FULL FLOOR	11,507 SF
COMMON AREAS	1,361 SF
LEASEABLE	10,146 SF

NOTE:
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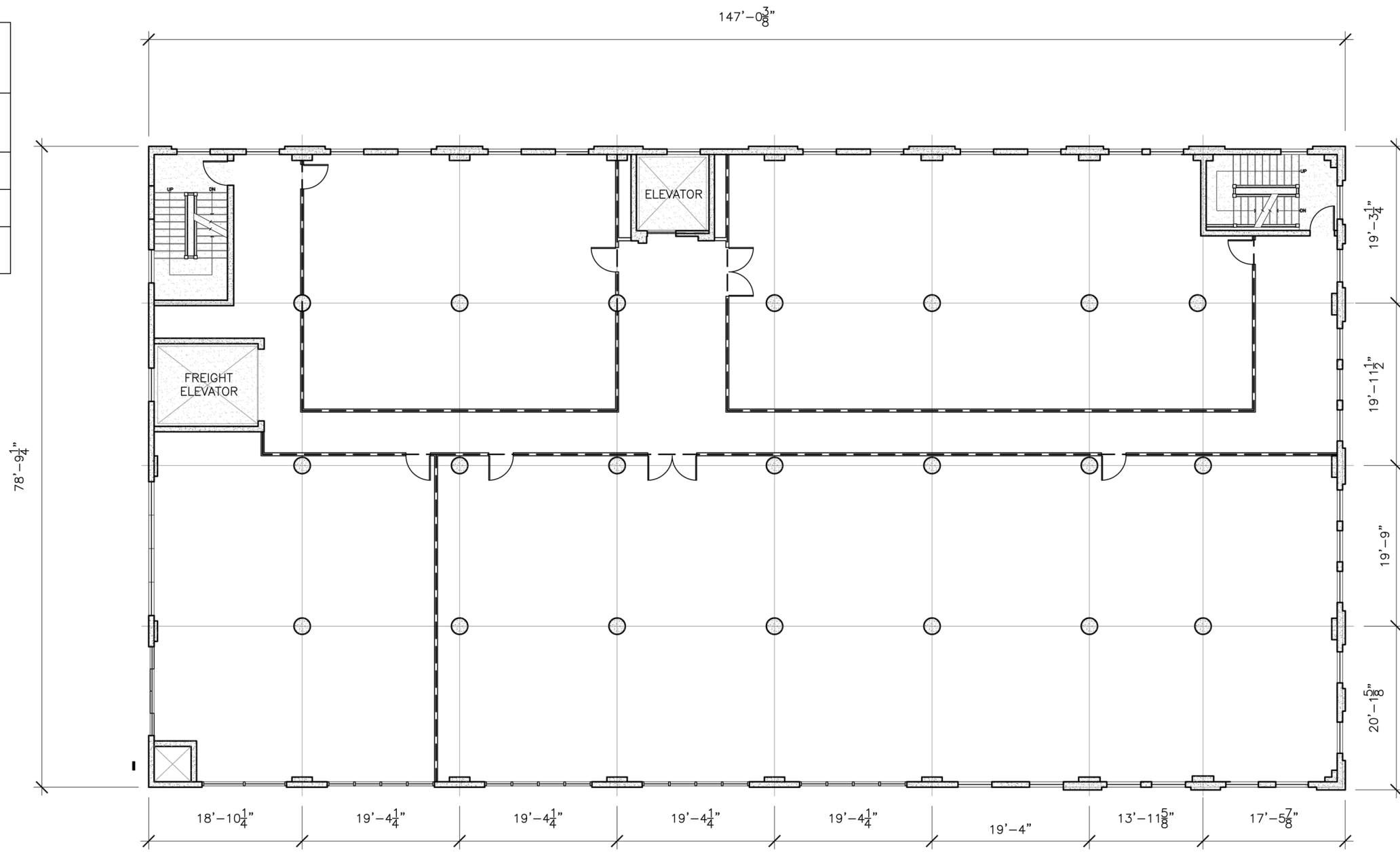
Floor Plan (3rd Floor)



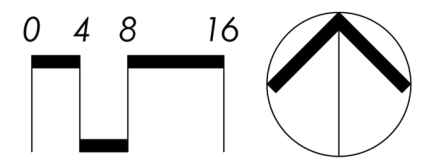
<p>Five2Five Design Studio, LLC Architecture + Planning 846 Senate Ave LL22 Indianapolis, IN 46202 317 374 9068 admin@five2fivedesign.com</p>	<p>Canal Walk Lofts 846 N Senate Ave (2nd Floor) Indianapolis, IN 46202</p>		<p>May 6, 2021 2020 300 846 Senate</p>	<p>THESE DRAWINGS AND THE INFORMATION CONTAINED ARE THE PROPERTY OF THE ARCHITECT AND ARE HEREBY PROTECTED BY COPYRIGHT LAWS. THE ORIGINAL IDEAS REPRESENTED HERE CANNOT BE USED, ALTERED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.</p> <p>DRAWINGS COPYRIGHT © 2021</p>
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AREA CALCULATION	
(FOURTH FLOOR)	
FULL FLOOR	11,507 SF
COMMON AREAS	610 SF
LEASEABLE	10,897 SF

NOTE:
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Floor Plan (4th Floor)



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