

OFFICE AND RETAIL/RESTAURANT FOR LEASE

1 Virginia Avenue

Indianapolis, IN 46204

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

Restaurant and Office spaces are available in One Virginia - a premier downtown Indianapolis location one block north of Gainbridge Fieldhouse and one block southeast of Monument Circle.

PROPERTY HIGHLIGHTS

- One Virginia is under NEW local ownership and management.
- Several turn-key Office layouts and Restaurant space available.
- Flexible spaces with several floorplans and layouts.
- Excellent visibility downtown on Pennsylvania Street and Virginia Avenue. Large outdoor space available.
- TI Allowance packages available to customize space as needed for Tenant use.
- Walkable to Colts, Pacers, Concerts, Fever, Monument Circle, Convention Center, and restaurants and bars on Mass Ave and Fountain Square, as well as the Bicentennial Unity Plaza at Gainbridge Fieldhouse with basketball, ice skating, pickleball, and more.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,452 - 12,400 SF
Lot Size:	0.67 AC
Building Size:	58,812 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,658	27,287	53,168
Total Population	16,934	48,918	99,330
Average HH Income	\$88,471	\$61,639	\$50,155

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

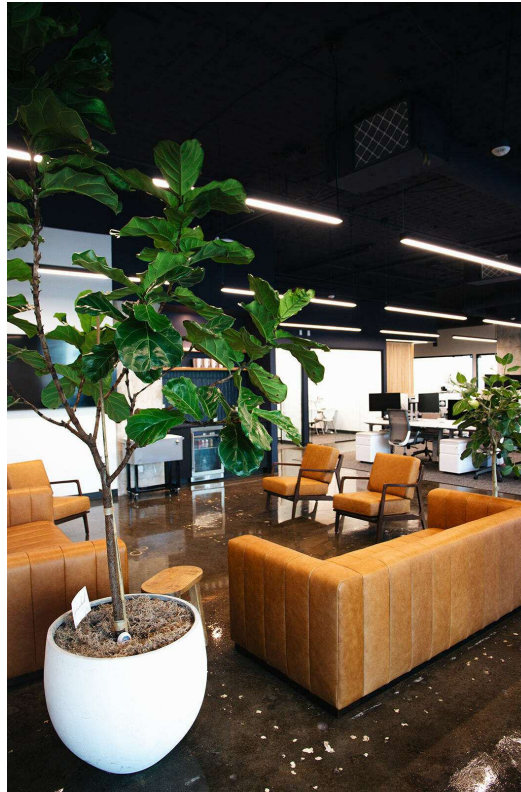
612 N Park Avenue, Indianapolis, IN 46204

OFFICE AND RETAIL/RESTAURANT FOR LEASE

1 Virginia Avenue

Indianapolis, IN 46204

COOMBES
REAL ESTATE



DEVELOPMENT IN THE AREA

One Virginia is located directly north of Gainbridge Fieldhouse, just across Maryland Street. Bicentennial Unity Plaza at Gainbridge Fieldhouse is a new installation backed by the Lilly Endowment. It is a venue for arts and entertainment, concerts, basketball, pickleball, ice skating, and roller skating. The southern-facing windows of One Virginia overlook this magnificent plaza.

A Kimpton Hotel is underway directly north of One Virginia across Washington Street. Hotel projects are also planned on the adjacent northwest and southwest corners. These compliment the existing Hotel Indy (Marriott brand) across Virginia Avenue to the northeast. The Intercontinental Hotel is set to open just off the Circle, and an Aloft hotel is opening a block north on Market Street. The former CSX building to the southwest is being converted into a high-end Shinola-branded hotel with retail and a LiveNation-operated live entertainment venue - all backed by a Herb Simon-led team. The new high-rise (38-story, 800 room) Signia hotel is under construction just a couple blocks away, to be followed by its future sister hotel, as a part of the Indiana Convention Center expansion.

Directly east of One Virginia, the former corrections facility is being demolished so it can become a new mixed-use project including the \$78 million Indiana Fever 108,000 SF state-of-the-art practice facility. Just beyond that is the site of the planned future MLS stadium. The City Market is undergoing a major renovation with former office buildings to yield a whole block of residential, entertainment, and culinary features. The former Angie's List office building between the new Kimpton Hotel and Hotel Indy is being redeveloped into high-end residential with first floor commercial space. Hendricks Commercial Group is embarking on the reimagined Circle Center Mall one block away. The former City Hall a few blocks from One Virginia has a major redevelopment planned incorporating a 21c Hotel.

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

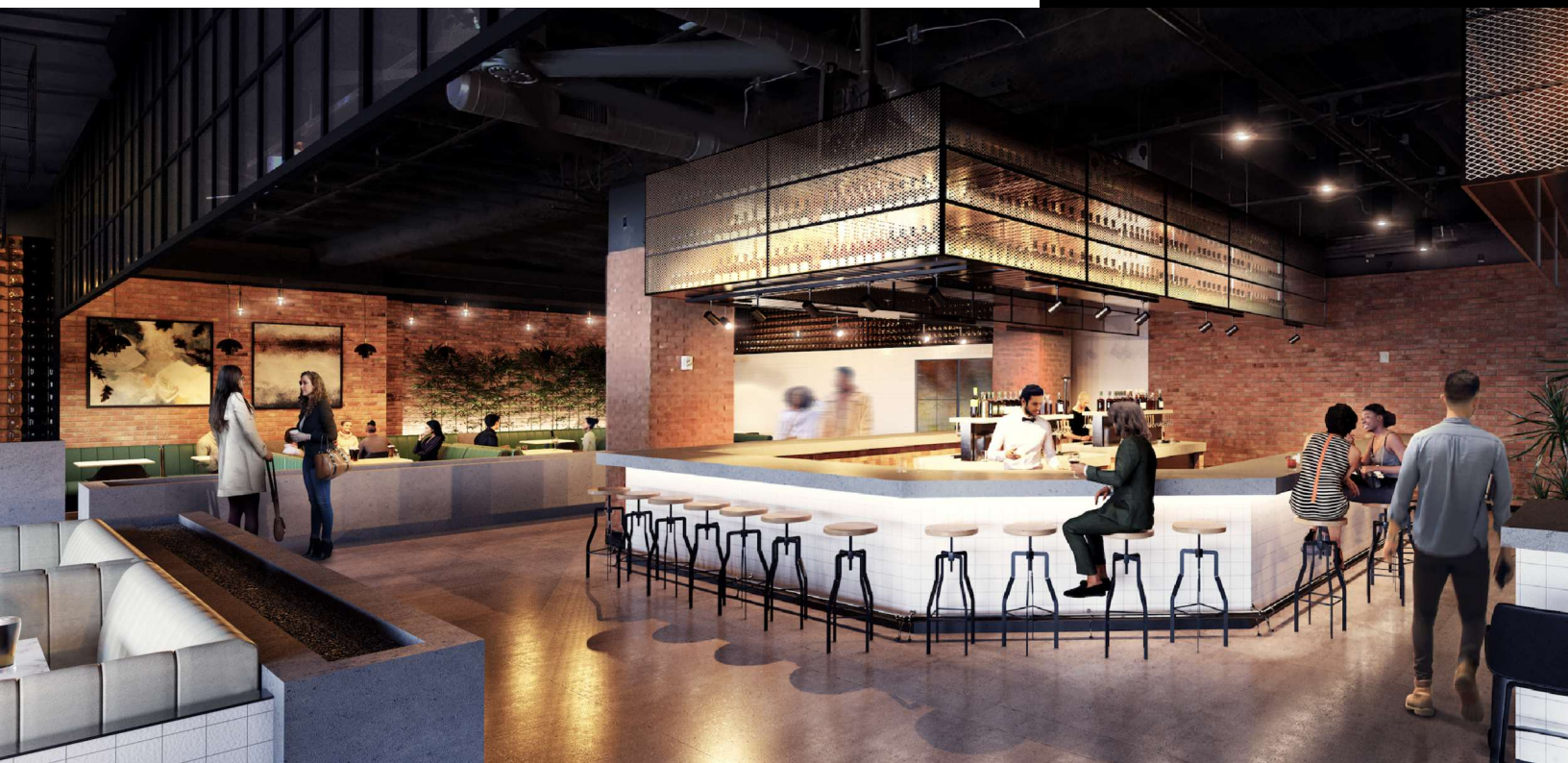
612 N Park Avenue, Indianapolis, IN 46204

OFFICE AND RETAIL/RESTAURANT FOR LEASE

1 Virginia Avenue

Indianapolis, IN 46204

COOMBES
REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

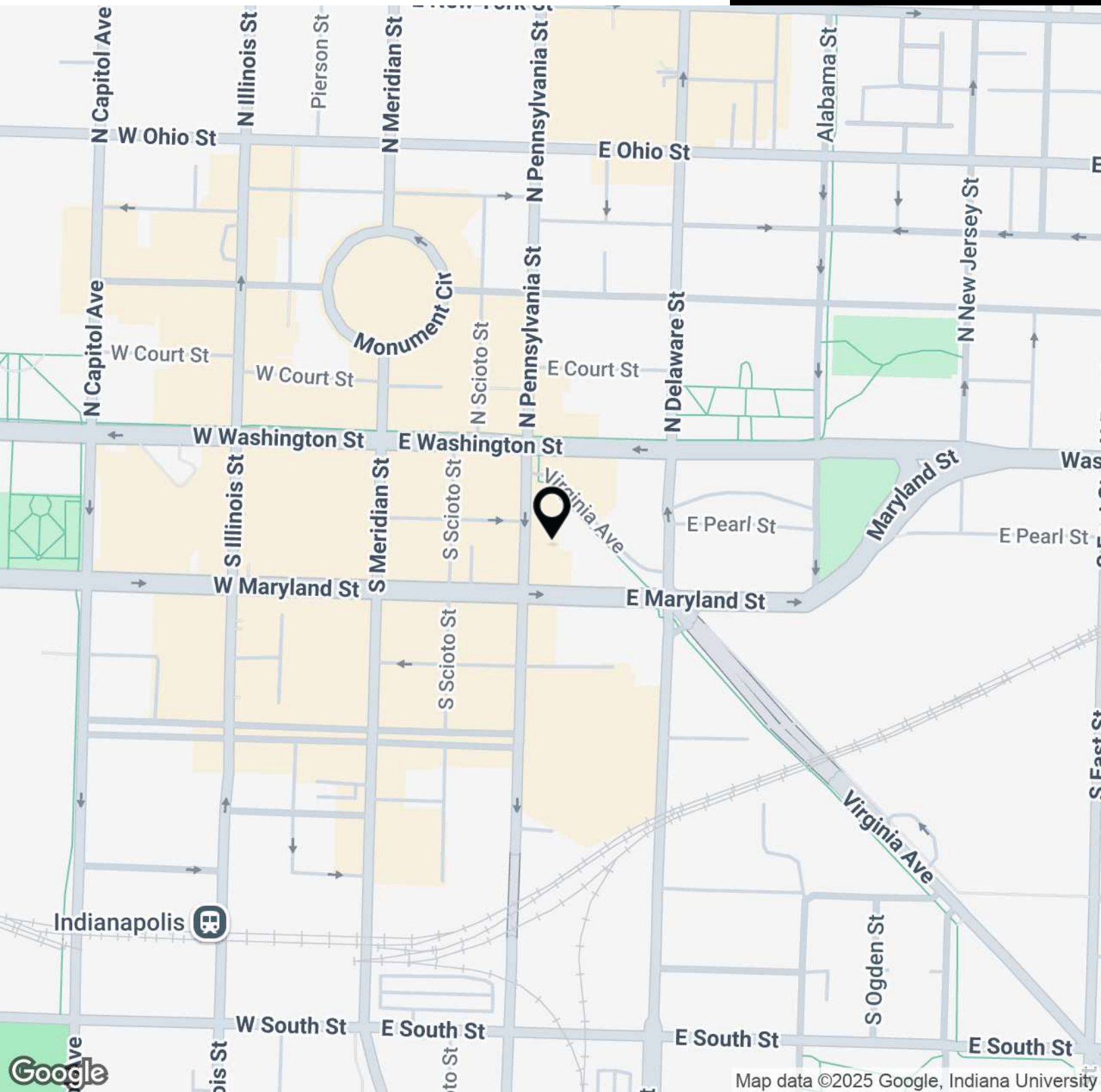
OFFICE AND RETAIL/RESTAURANT FOR LEASE

1 Virginia Avenue

Indianapolis, IN 46204

COOMBES

REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

OFFICE AND RETAIL/RESTAURANT FOR LEASE

1 Virginia Avenue

Indianapolis, IN 46204

COOMBES

REAL ESTATE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,934	48,918	99,330
Average Age	32.1	33.1	33.4
Average Age (Male)	32.5	33.5	32.9
Average Age (Female)	30.9	33.0	34.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,658	27,287	53,168
# of Persons per HH	2.0	1.8	1.9
Average HH Income	\$88,471	\$61,639	\$50,155
Average House Value	\$322,173	\$243,712	\$174,828

2020 American Community Survey (ACS)

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204