

CLASS A / CREATIVE OFFICE FOR LEASE



**21 Virginia Avenue**  
Indianapolis, IN 46204

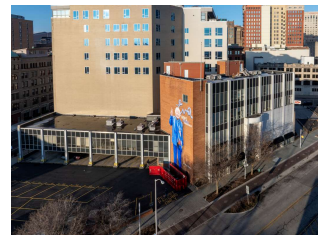
# Creative / Class A Office Space

9,356 SQ FT FOR LEASE

**WITH SURFACE LOT PARKING**



## OVERVIEW



## ABOUT THE PROPERTY

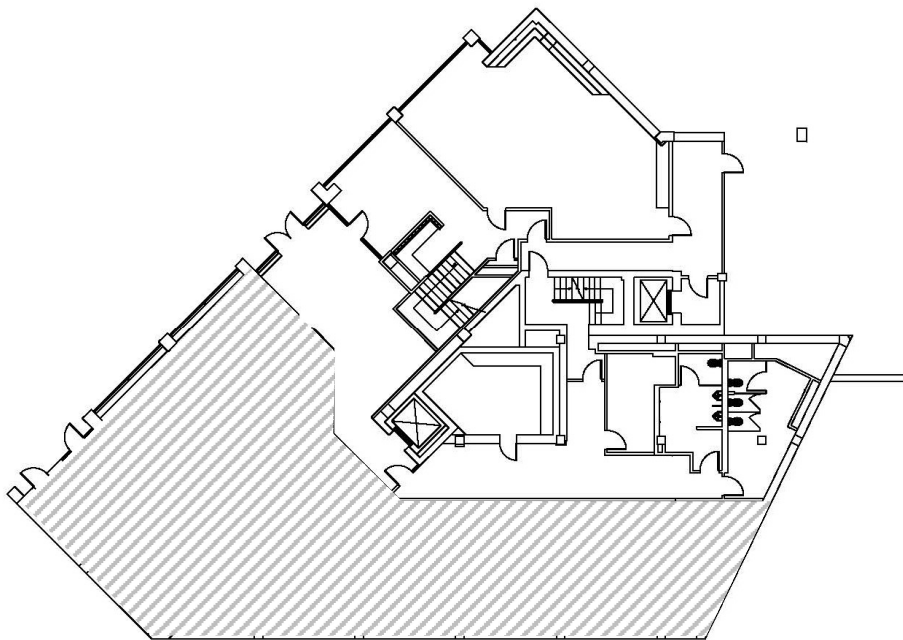
This uniquely updated building features Class A finishes throughout and is situated on the Indianapolis Cultural Trail, a world-class bike and pedestrian path connecting cultural districts throughout downtown Indianapolis and surrounding areas.

The central location makes it walkable to many downtown attractions and restaurants, including Gainbridge Fieldhouse, Fogo de Chao Brazilian Steakhouse, Circle Centre Mall and much more!

Contact me for more  
information **TODAY!**

**LARRY W. HARSHMAN**  
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9235 Crawfordsville Road  
Suite 5  
Clermont, Indiana 46234



MAIN LEVEL

**Suite 150**  
**9,356 Square Feet**  
**On two levels**

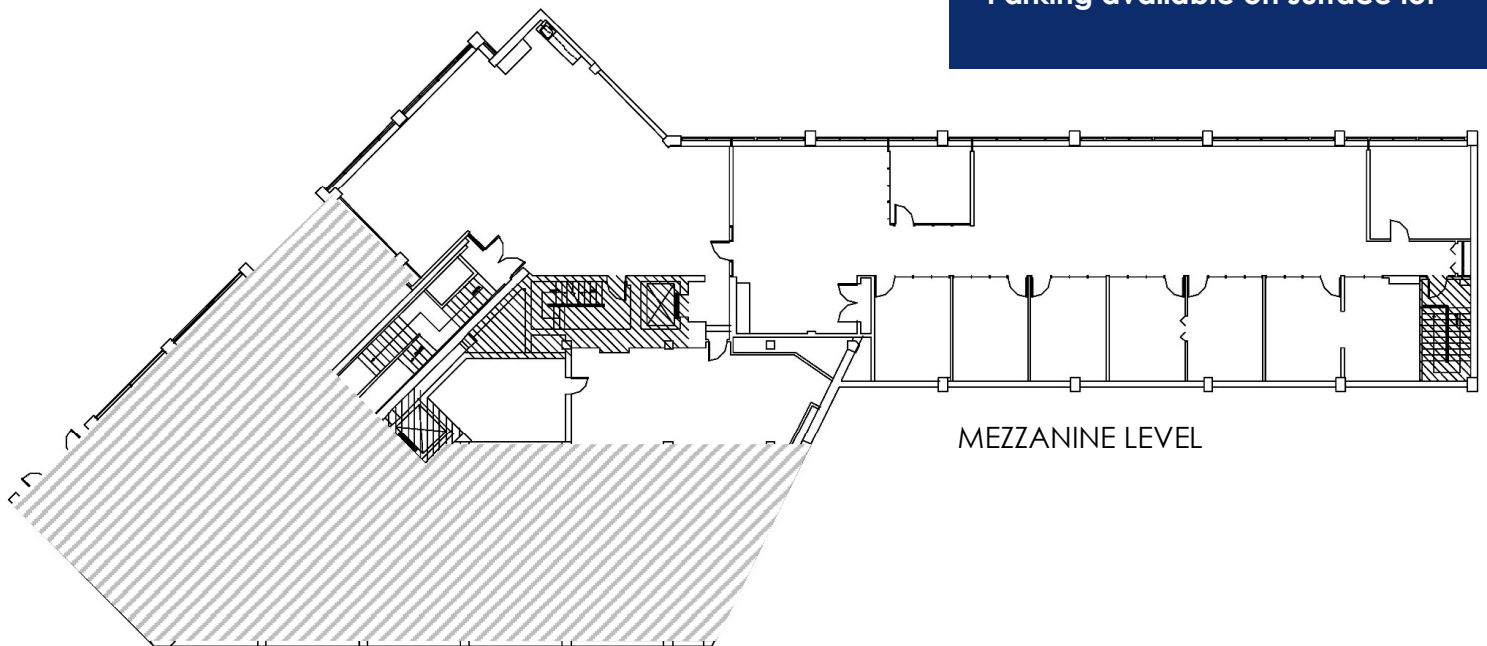
**Main Level**  
**1,684 Square Feet**

Reception area  
Large conference room  
Locked storage/files  
Restrooms (locked to the public)

**Mezzanine Level**  
**7,672 Square Feet**

10 built-in glass-front offices  
Room for 6-8 cubicles or built-ins  
Small conference room  
Large kitchen/break room  
Private restrooms  
Elevator access

Parking available on surface lot



MEZZANINE LEVEL

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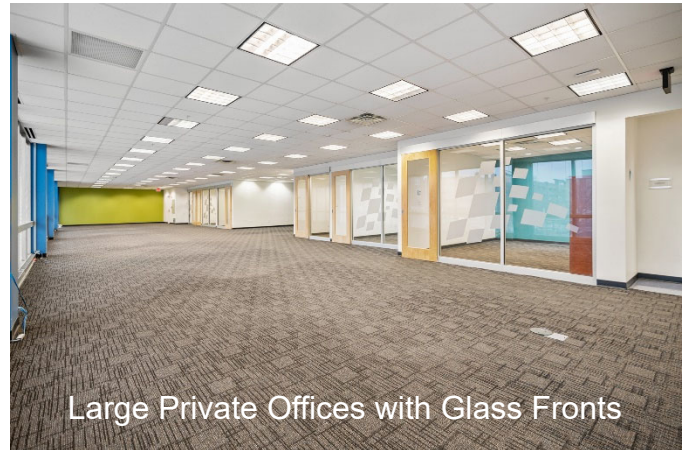
Large Reception Area



Smaller Conference Room with Second Reception Area on Mezzanine Level



Huge Conference Room with Kitchenette



Large Private Offices with Glass Fronts



Large Executive Office with Window Wall



Cubicle Area with Window Walls



Large Break Room, Kitchen, Work Area



Smaller Private Offices with Glass Fronts