

408 N. Delaware Street - Indianapolis

FOR SALE - CBD Development Lot

\$150 PSF - 20,000 sf +/-



- One block walk from the popular Mass Ave. entertainment district and near to most major downtown office and retail buildings
- Delaware (100.8' frontage) is one-way north out of the downtown and Pennsylvania (1/2 block west of site) is one-way south
- Zoned CBD3, Regional Center, variance for parking lot (2006VAR833)
- In an Opportunity Zone
- Currently a parking lot (60 surface spaces) and entire property is paved and striped
- Leased to 3rd party parking operator
- Adjacent to parcel on N. Pennsylvania due to be developed into luxury apartment tower
- Access from every direction

Major office buildings within walking distance

- 300 North Meridian Tower
- Regions Tower
- Salesforce Tower
- Federal Building Courthouse
- Circle Tower
- The Consolidated Building
- One America Tower

Amenities and Landmarks within walking distance

- Indiana War Memorial Plaza
- Veterans Memorial Park
- Lockerbie Market Place
- City Market
- Monument Circle
- Sheraton City Centre Hotel
- Needles Supermarket
- Mass Ave Historic District
- Old National Centre
- Indianapolis Public Library
- CVS & Walgreens
- Indianapolis Athletic Club
- Columbia Club
- Bottleworks
- Bankers Life Fieldhouse
- Multiple Restaurants & Bars

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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