

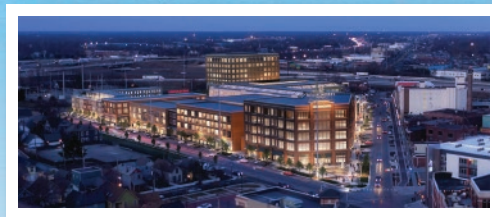
Valley Avenue - Renovated Office Space

2250 Valley Avenue, Indianapolis, Indiana 46218

FOR LEASE

IN THE PATH OF PROGRESS

BOTTLEWORKS



CIRCLE CITY
INDUSTRIAL COMPLEX



THE JUNCTION AT
NORTH MASS AVE



Brian Bondus
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Ralph Balber
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ALO Property Group
9075 N Meridian St.
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Indianapolis, IN 46260



Although all information furnished regarding property for sale, rental, or financing is from sources deemed as reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Valley Avenue - Renovated Office Space

2250 Valley Avenue, Indianapolis, Indiana 46218

FOR LEASE



AVAILABLE FOR LEASE
15,000 SF
\$12 / SF Modified Gross

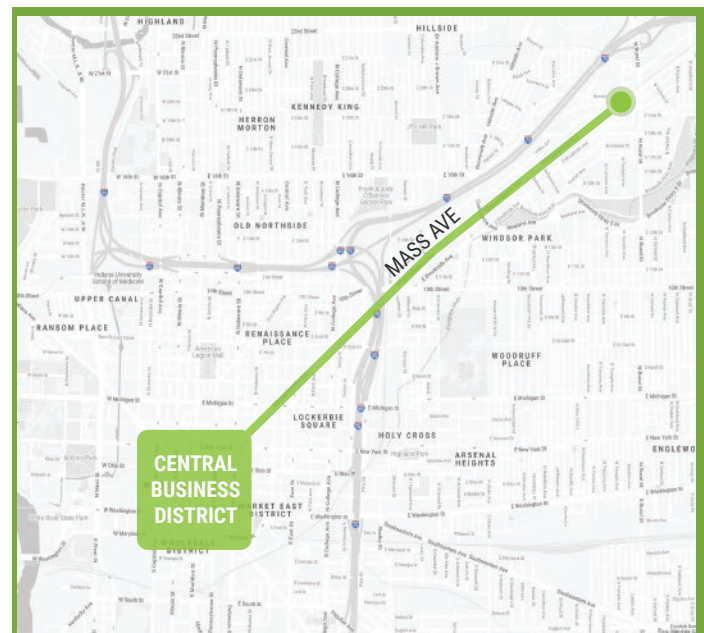
Renovated office building ready for long-term user seeking custom build-out.

Located less than 1 mile from I-70 and less than 3 miles from downtown Indy.

Additional warehouse space and land for outdoor storage/expansion available across the street with dock and drive-in.

Office Building Near Downtown

New to Market Office Opportunity
in Recently Renovated Building



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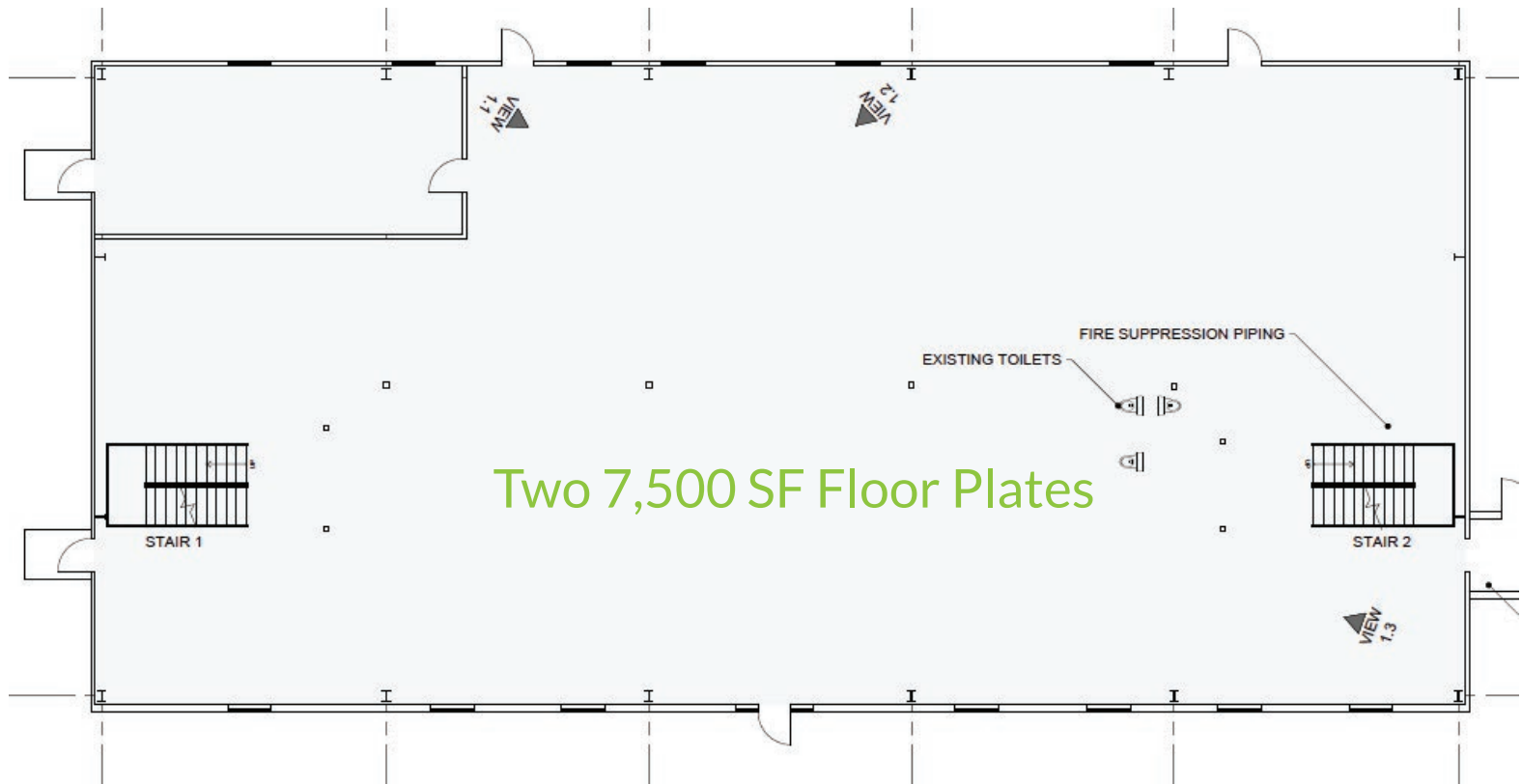
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FLOOR PLAN



Two 7,500 SF Floor Plates

FIRST FLOOR



SECOND FLOOR



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Valley Avenue - Renovated Industrial / Flex Space

2311 Valley Avenue, Indianapolis, Indiana 46218

FOR LEASE



AVAILABLE FOR LEASE

9,250 SF

\$8 / SF Modified Gross

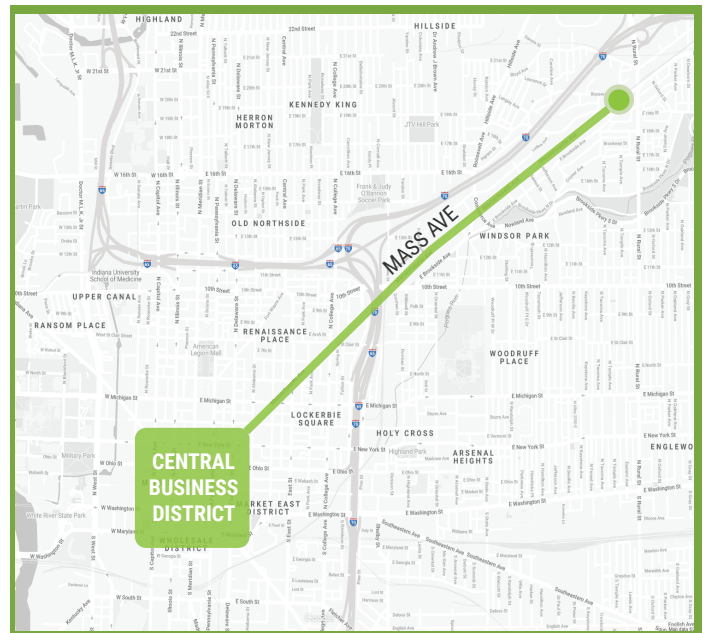
**New Warehouse Space
Near Downtown
Adjacent Build To Suit Option**

Renovated for Storage and Warehousing.

Located less than 1 mile from I-70 and less than 3 miles from downtown Indy.

Additional warehouse space and land for outdoor storage or build to suit opportunity.

One drive-in, one dock



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