

**RESOURCE**

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**PENROSE ON MASS**

530 MASSACHUSETTS AVE, INDIANAPOLIS

LEASE

RETAIL



**AVAILABLE**

## PRIME ENDCAP AVAILABLE **ON MASS AVE!**

The new Penrose on Mass project offers retailers and restaurants, looking to expand in downtown Indianapolis, a unique opportunity that they rarely find in an urban setting: new, contemporary construction; plenty of on-site parking and a strong residential component all in a commercial-friendly environment.

The \$50-million, mixed-use Penrose on Mass project in downtown Indianapolis includes 4-stories of apartments (236 units) and 39,000 square feet of retail being jointly developed by John Hart of JC Hart and Strongbox, lead by Paul Kite.

9339 Priority Way West Drive  
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Indianapolis, IN 46240  
317.663.6000

**BETH PATTERSON**

Principal & Director of Retail Services

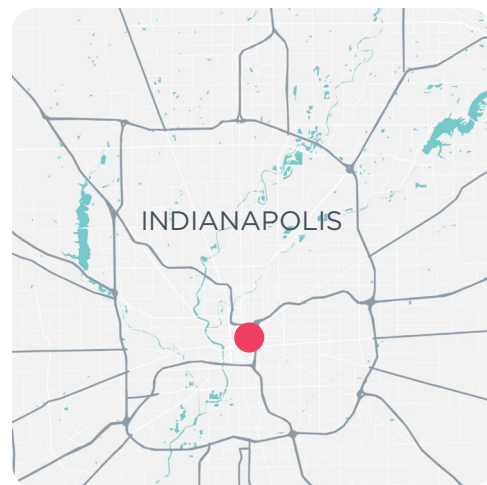
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# PENROSE ON MASS

- + 39,000 square feet of retail on the first floor
- + Located in the heart of Mass. Avenue
- + Mix of brick, stone and metal paneling along Mass Ave.
- + 236 apartment units
- + Signature architecture
- + 20' clear ceiling heights allowing for mezzanines
- + Outdoor patio capability
- + Rear covered delivery
- + 373 total garage spaces, 200 specifically for retail and an additional 45 new street parking spaces for retail use as well



To locate the creative pulse of Indianapolis, you have to go to Mass Ave. It's a hotbed of theater, arts, unique restaurants, retail shops and new residential growth.

## MASS AVENUE BY THE NUMBERS

(3 MILE RADIUS)

**9,013** Businesses

**242,039** Employees

**106,629** Population

**44,903** Households



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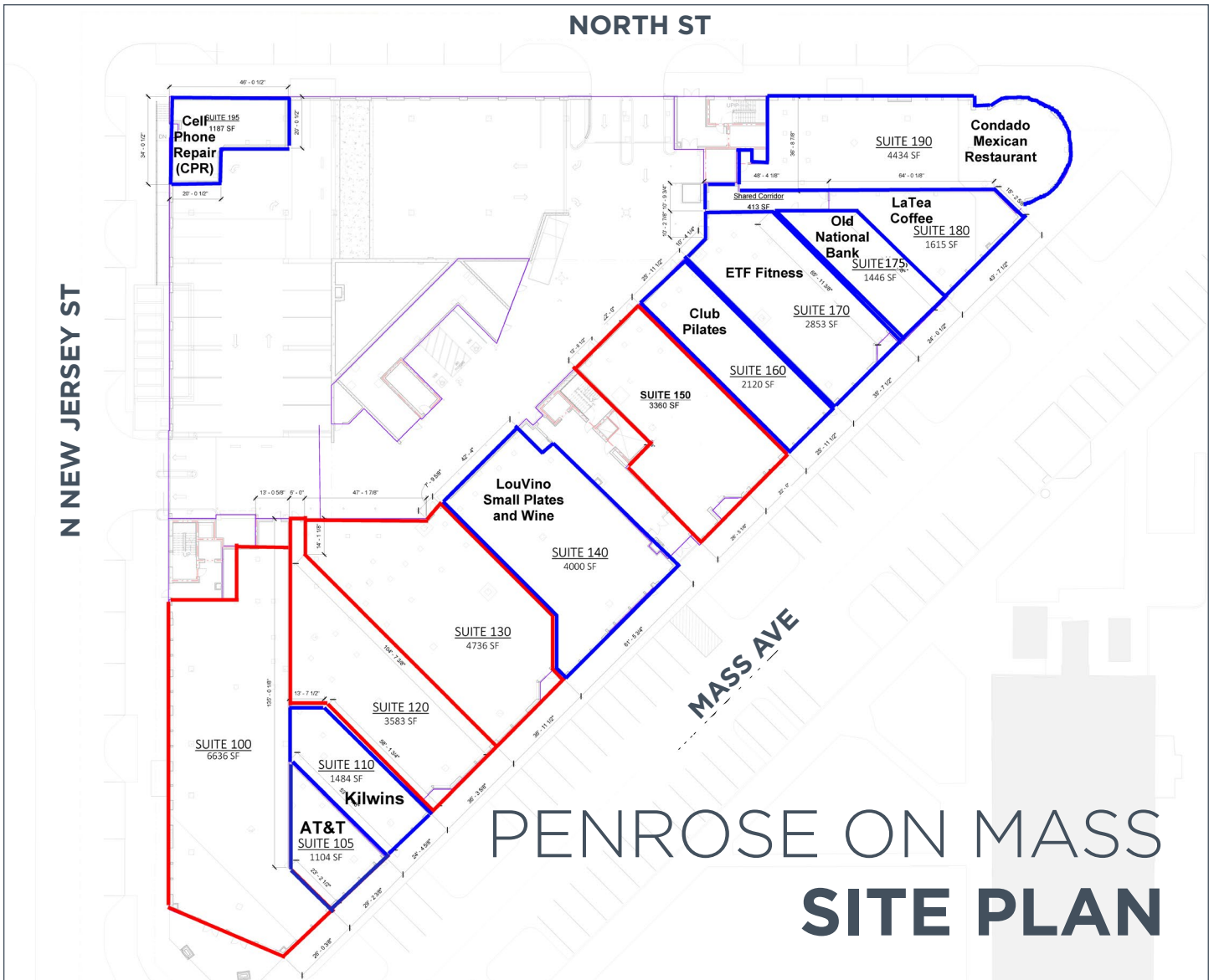
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1 MASS AVE ELEVATION  
1/8" = 1'-0"

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## ABOUT DOWNTOWN INDIANAPOLIS

- + Most retailers and restaurants in downtown and along Mass Avenue report higher than average sales, which is a strong indicator to other retailers that Indianapolis is a market in which to grow.
- + There are **7,400** hotel rooms in the downtown Indianapolis area with **4,800** of them connected through enclosed walkways and another **1,400** slated to open by 2019.
- + The Indianapolis Convention Center, comprised of **1,300,000 SF** and other convention venues host **588** events each year, bringing in **\$2 Billion** annually.
- + In the 2014 Downtown Indy Developers Survey Data, 36 percent of the residents analyzed who are moving into Downtown were doing so from outside of Indiana. An additional 27 percent were moving Downtown from within the state, but **new** to Marion County.
- + These new Downtown residents have an average household income of **\$90,807**.
- + Since 2013, **\$6 billion** has been put into **150** completed projects.
- + In 2018 - nearly **800** apartments were completed.
- + **69** under construction or in the planning stages, totaling **1,500** hotel rooms and nearly **3,000** residential units for a total investment of **\$3.6 billion** by 2020.



**PACERS BIKESHARE** // Indy's 250 gold bikes are available when you need them near your favorite spots, your office or neighborhood. Once you are done with your ride, simply dock your bike at any of the available stations



**BLUEINDY** // With up to 200 stations planned in Indy, you can find an electric car wherever you need one. From downtown to the city limits, north to south and east to west, BlueIndy lets you follow your whims, whatever road they may take.

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# MASS AVE

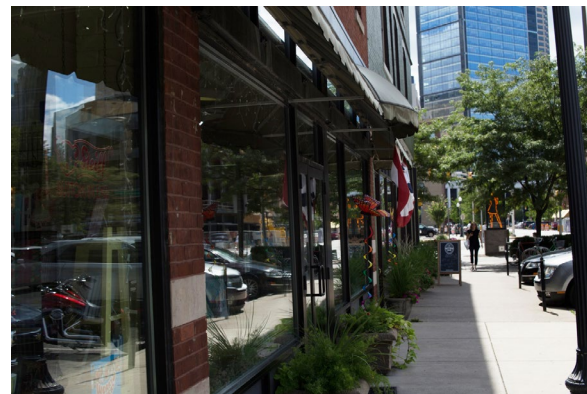
## MASS AVE OFFERS AN EXPERIENCE THAT IS 45 DEGREES FROM ORDINARY

This is the place that puts a whole new angle on excitement. Showcasing public art, top-notch galleries, and live theatre, Mass Ave's free-spirited mood spills out from the extraordinary restaurants, eclectic shops, and vibrant night life.

Visitors encounter unique finds on each block, from Stout's Shoes (the nation's oldest shoe store, established in 1886), to Silver In The City/At Home In The City to The Best Chocolate In Town.

Another attraction is the Athenaeum where patrons enjoy German lager in the historic Rathskeller Biergarten, try local craft beers at Ralston's Draffhouse, or sip a cocktail at the prohibition-era ball & biscuit. Foodies can indulge on American-modern cuisine at Mesh, or take down a platter of tacos at Bakersfield. Indy culture at its finest on Mass Ave: "45 Degrees from Ordinary."

- From [www.visitindy.com](http://www.visitindy.com)



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## MASS AVE ATTRACTIONS

### AREA RESTAURANTS

Bakersfield  
 Ball & Biscuit  
 BARcelona Tapas Restaurant  
 Bazbeaux  
 Black Market  
 Broken Beaker Distillery  
 BRU Burger Bar  
 Cell Phone Repair  
 Condado Tacos  
 Chatham Tap  
 Coat Check Coffee  
 The Eagle  
 Fat Dan's  
 The Flying Cupcake  
 Forty Five Degrees  
 Fresco Italian Sandwich Shoppe  
 Garden Table  
 Goodfellas Pizzeria  
 Hedge Row Bistro  
 India Garden

Kilwins  
 Latea Coffee & Tea  
 Livery  
 Louie's Wine Dive & Mass Ave Kitchen  
 Louvino  
 Macoron Bar  
 MacNiven's  
 Mass Ave Pub Liberty Street  
 Mesh  
 Mimi Blue Meatballs  
 Nine Irish Brothers  
 Old Point Tavern  
 Ralston's  
 The Rathskeller  
 Rooster's Kitchen  
 SALT on Mass  
 Sub Zero Ice Cream & Yogurt  
 The Tap  
 Tini  
 Thaitanium  
 Union 50

### RETAIL & FITNESS

Arts A Poppin  
 Boomerang Boutique  
 Chatham Home  
 City Dogs Grocery  
 Club Pilates  
 Crimson Tate  
 ETF Fitness  
 Global Gifts  
 Mass Ave Wine  
 Needlers Grocery  
 Newfangled Confections  
 Nurture  
 Old National Bank  
 Sage Boutique  
 Silver in the City  
 Stout's Shoes  
 Three Dog Bakery  
 Watt's Blooming

### ART GALLERIES

Art Bank  
 Barry Franklin Gallery  
 The Frame Shop

### ENTERTAINMENT

Chatterbox Jazz Club  
 ComedySportz Indianapolis  
 IndyFringe  
 Kingmakers  
 Murat Theatre  
 Phoenix Theatre  
 Theatre on the Square



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Attractions

Restaurants/Retail

Black Market  
Mimi Blue Meatballs  
Rooster's Kitchen

Indianapolis  
Cultural Trail

Mesh  
FortyFive Degrees  
Chatham Tap  
Mass Avenue Pub  
Tini  
Thaitanium  
Livery

Union 50

Liberty Street  
Broken Beaker Distillery  
Ralston's Draft House  
Outliers Brewing Co.

**PENROSE  
ON MASS**

Nine Irish Brothers

Millikan on Mass

Old National Center

SALT on Mass  
Goodfellas Pizzeria  
Escape the Room

BruBurger  
Starbucks

Mass Ave

The Rathskeller  
Anthenaem Theatre  
Coat Check Coffee  
YMCA

Global Gifts  
Silver in the City  
Three dog Bakery

Sub Zero Ice Cream & Yogurt  
Old Point Tavern  
Chatterbox Jazz Club  
The Flying Cupcake Bakery

Fresh Encounter  
Fresco

Garden Table

Louie's Wine Dive  
& Mass Ave Kitchen  
MacNiven's  
Bazbeaux Pizza  
Ball & Biscuit

Bakersfield

Stout's  
Shoes

The Eagle

Delaware Street

New York Street



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