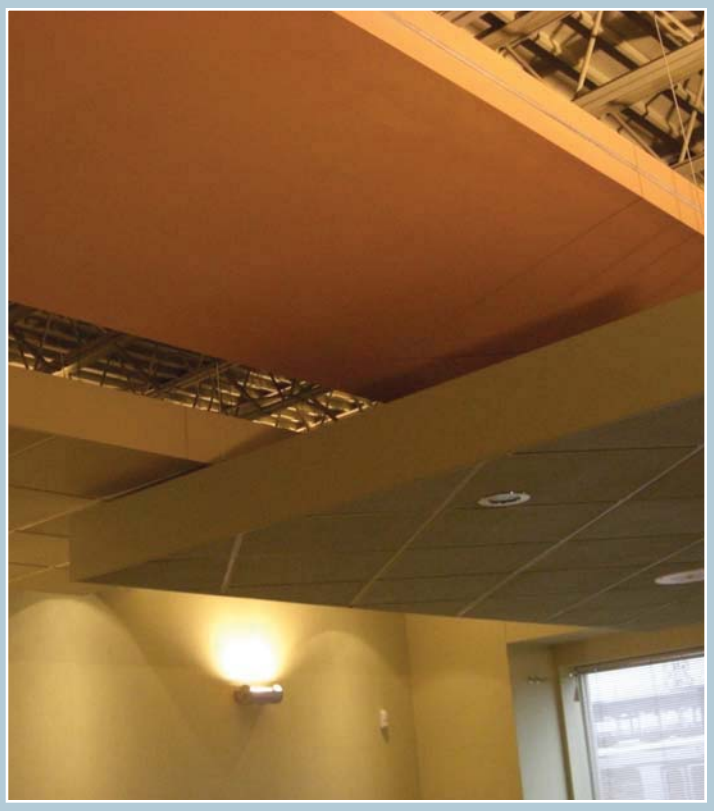
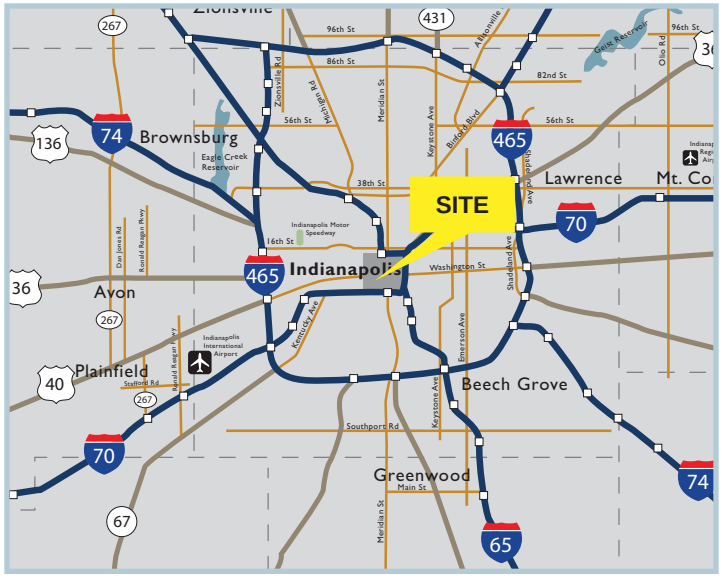
FOR LEASE

1375 W 16th Street

Indianapolis IN 46202

SPACE AVAILABLE IN 16 TECH DOWNTOWN TECHNOLOGY DISTRICT





- Great architectural detail
- Next door to Bush Stadium Redevelopment & IU Health
- Exterior building signage opportunity
- Ample free parking
- Minutes from Downtown
- Located in the heart of 16 Tech
- Traffic count: 62,244 vehicles per day

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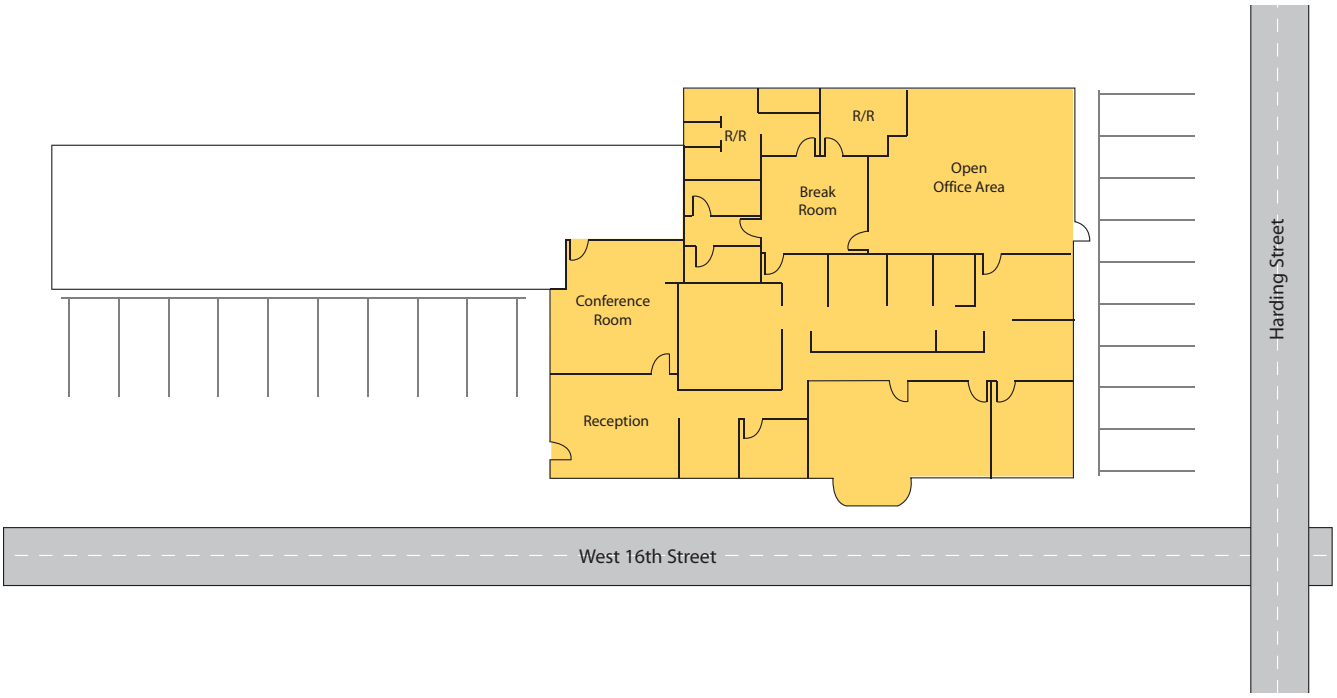
NORTH

Option 1

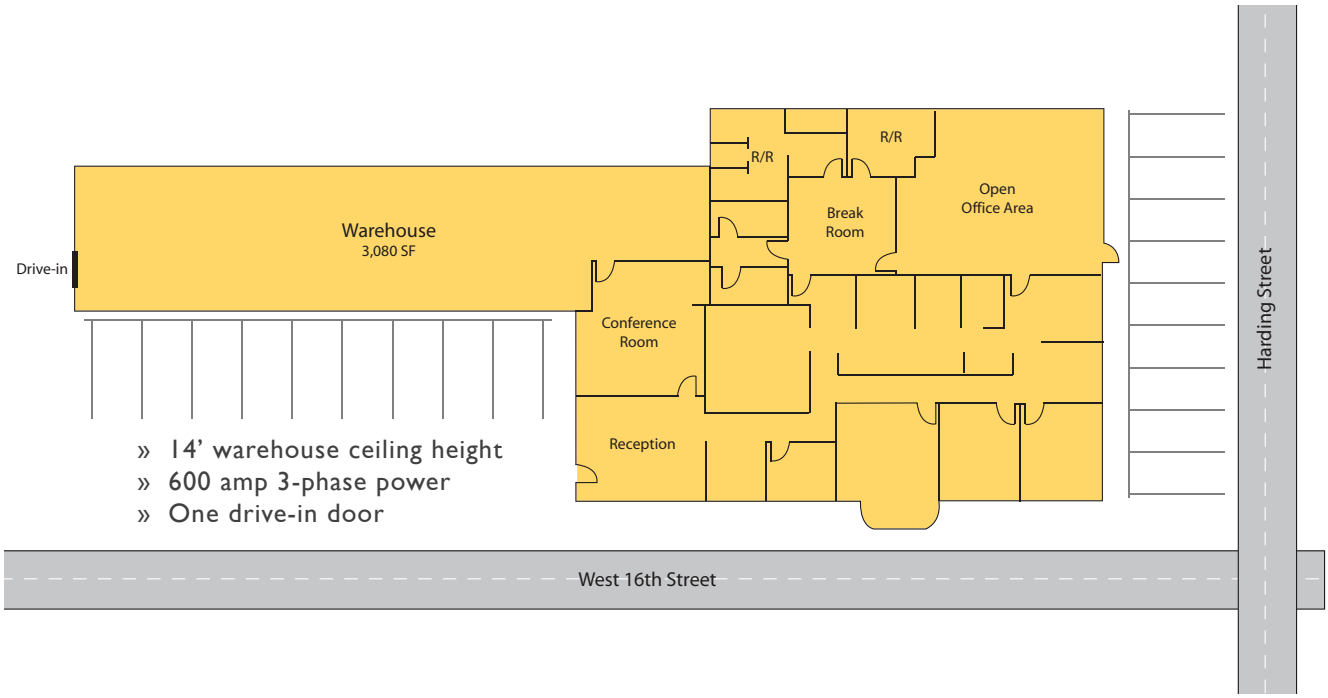
± 3,300 SF Office
$10.00 psf



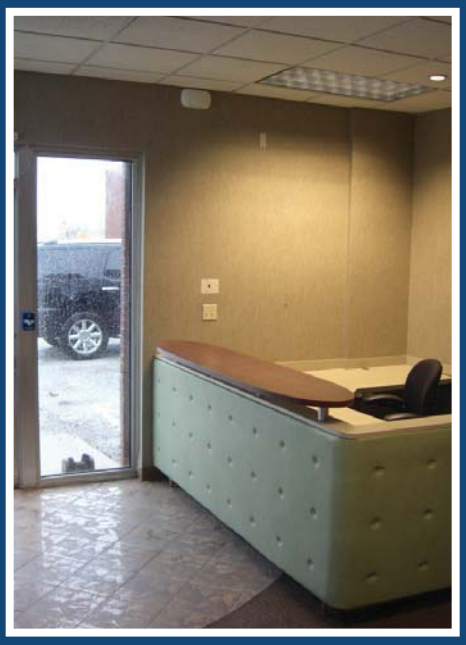
NORTH

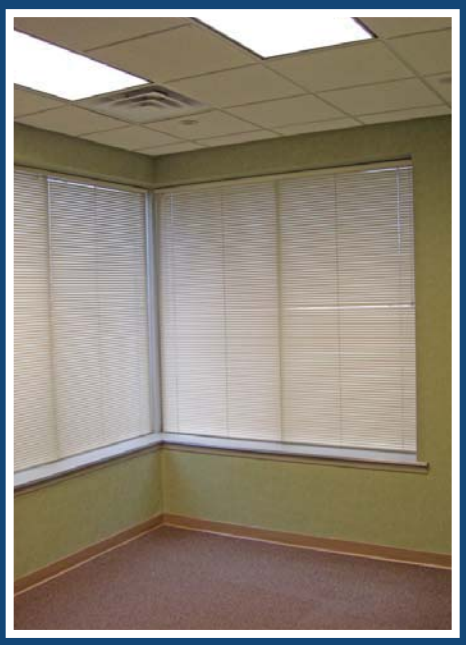
Option 2

± 6,383 SF Office/Warehouse
$7.50 psf



» 14' warehouse ceiling height
» 600 amp 3-phase power
» One drive-in door





Imagine Indianapolis

When you look at Indianapolis, the numbers add up and build on our commitment to collaboration, discovery and development.

The vision for 16 Tech came into focus in 2010, and capitalizes on the momentum of Central Indiana's growth in the life sciences and technology sectors. 16 Tech offers one million square feet of development and redevelopment opportunities that can be customized to suit your needs, from commercial space, to wet labs, to clean rooms, to light manufacturing and assembly. Housing opportunities abound within walking distance, including the historic Riverside neighborhood and the ground-breaking redevelopment of Indianapolis' Bush Stadium, a treasured and iconic local landmark.

What makes 16 Tech so unique? It's a progressive, urban technology park, built with sustainability in mind. Significant public and private investment of approximately $955 million is occurring nearby or in the district itself, resulting in new medical and research facilities, residential development, enhanced streetscapes and gateways, and an even stronger synergy among leading Indiana businesses and academic institutions. **It's where innovation lives.**

A Bush Stadium Redevelopment
A $22 million housing development that transforms the historic Bush Stadium baseball park into loft apartments that retains the stadium facade, lighting and baseball park feel. Complementary mixed-use and research facilities are also available on the 15 acre site.

B Indiana Avenue Streetscape
The project's first public improvement phase includes the development of the Technology Trail, designed to expand pedestrian zones and reduce vehicular lanes. The project integrates street trees, ground level plantings, public art and new lighting. Complementary multi-modal system improvements include enhancements to the White River Trail and bike lanes along Waterway Boulevard.

C Helix Park
16 Tech's modern central park runs parallel lto Indiana Avenue and provides a central public space designed to incorporate sustainable storm water management, pedestrian spaces, public art and attractive frontages for planned development.

D 1201 Indiana
This $27 million mixed-use student housing development offers first floor retail space.

E The Avenue
$20 million mixed-use housing development offers first floor retail space.

Source: Develop Indy - www.16techindy.com

For more information, please contact:

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