

Make Our History Your Future





The Junglaus Mill was originally established as the Capitol City Planning Mill shortly after the Civil War. In 1895, William P. Junglaus, a German immigrant and the foremost general contractor in Indianapolis, purchased the operation.

The William P. Junglaus Company would go on to build and furnish the millwork for many of the most prominent landmarks in Indianapolis, including the Indiana Theater, the Columbia Club, the Circle Tower, and the Coca-Cola Bottling Plant.

The woodworking operation continued into the 1960s when it was shuttered. The construction company, now called Junglaus-Campbell, turned its focus to the industrial and educational markets.

The upstairs of the old Mill sat largely untouched for over 50 years, complete with all its machinery. Many of these tools were originally powered by steam.

Still the home of Junglaus-Campbell, the current, sixth-generation ownership decided in 2020 to adapt the historic properties into a mixed-used development known as the Junglaus Mill.



The Storefront	The Garage	The Mill	The Office	The Bank
Retail: 1,200 - 3,500 SF +/- Frontage and Signage	Retail: 3,200 SF +/- Two Story Building Overhead Doors Timber Framed High Ceilings Exposed Brick Courtyard Access Frontage & Signage	Retail: 1st Floor – 12,000 SF +/- Office: 2nd Floor – 7,900 SF +/- Timber Framed High Ceilings Exposed Brick Courtyard Access Building Signage	Retail: 1st floor – 1,800 SF +/- Courtyard Access	Retail: 4,200 SF +/- Stand Alone Retail Building On Site Parking Frontage & Signage



*The Garage, The Office
and The Mill*
Today

*The Garage, The Office
and The Mill*
Tomorrow

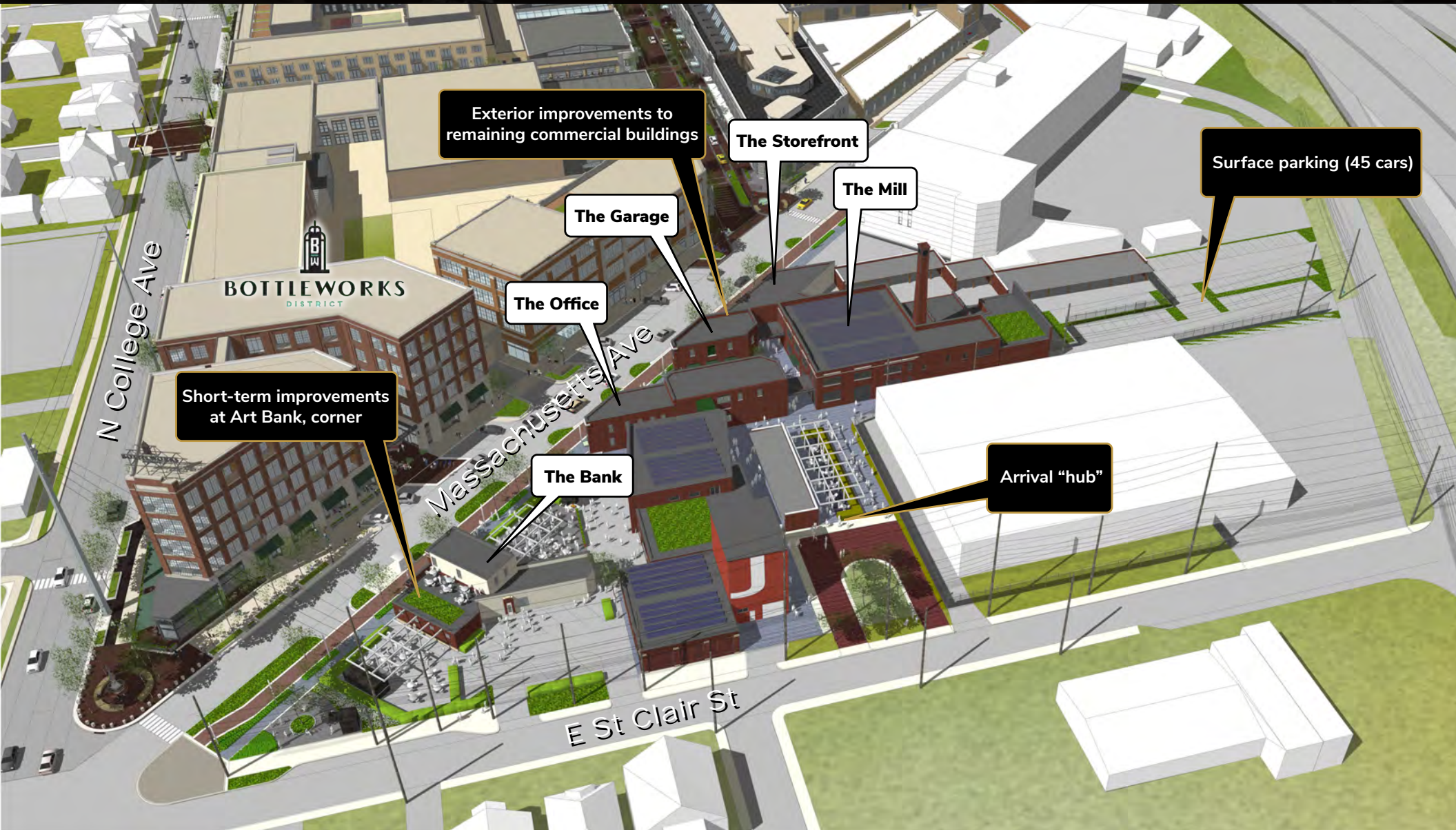




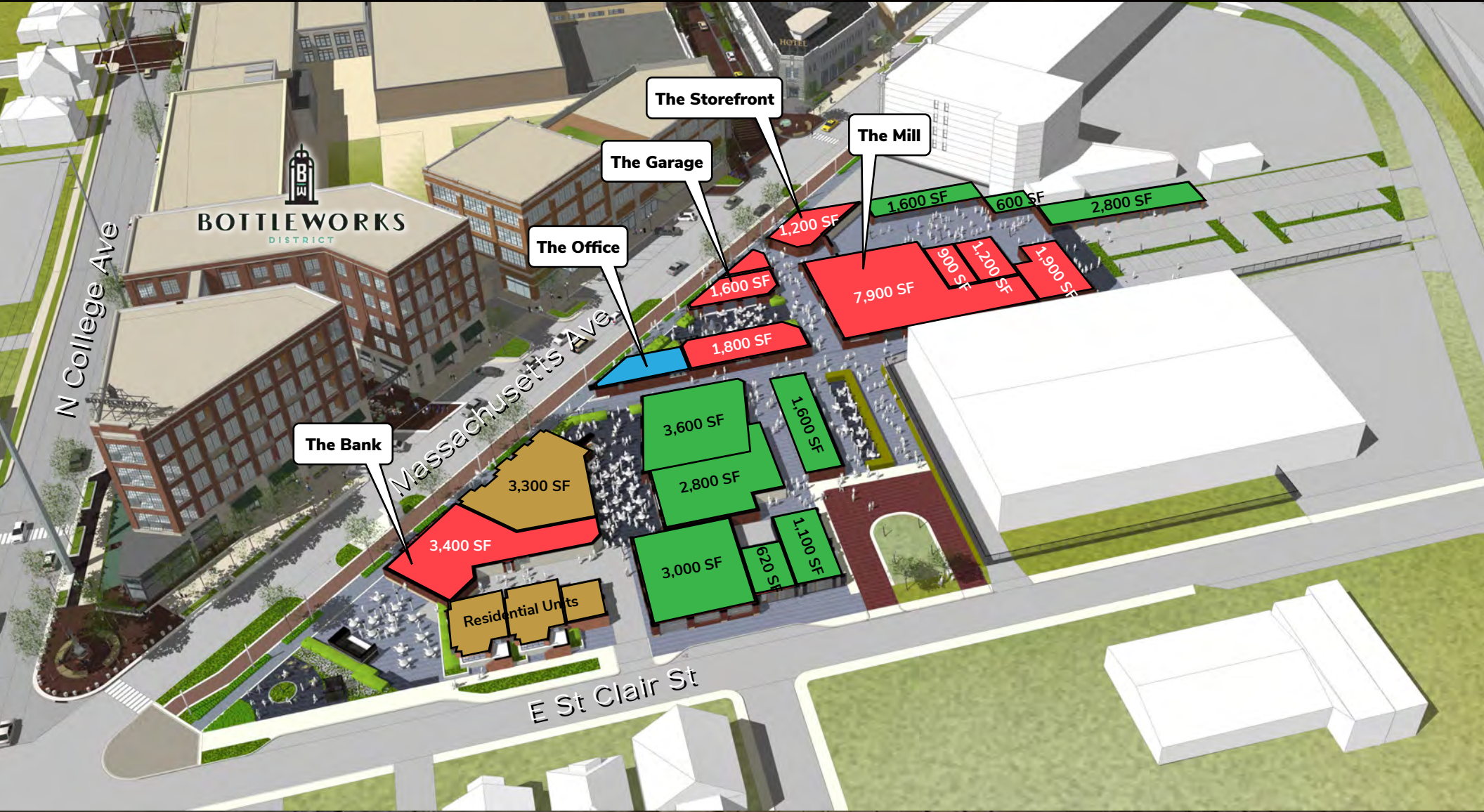
*The Bank
Today*

*The Bank
Tomorrow*









LEVEL 1



Available Space



Future Development



Future Availability



Junglaus-Campbell



LEVEL 2



Available Space



Future Development



Junglaus-Campbell

LOCATION DETAILS






**ANCHORED BY JUNGCLAUS-CAMPBELL
GENERAL CONTRACTORS**

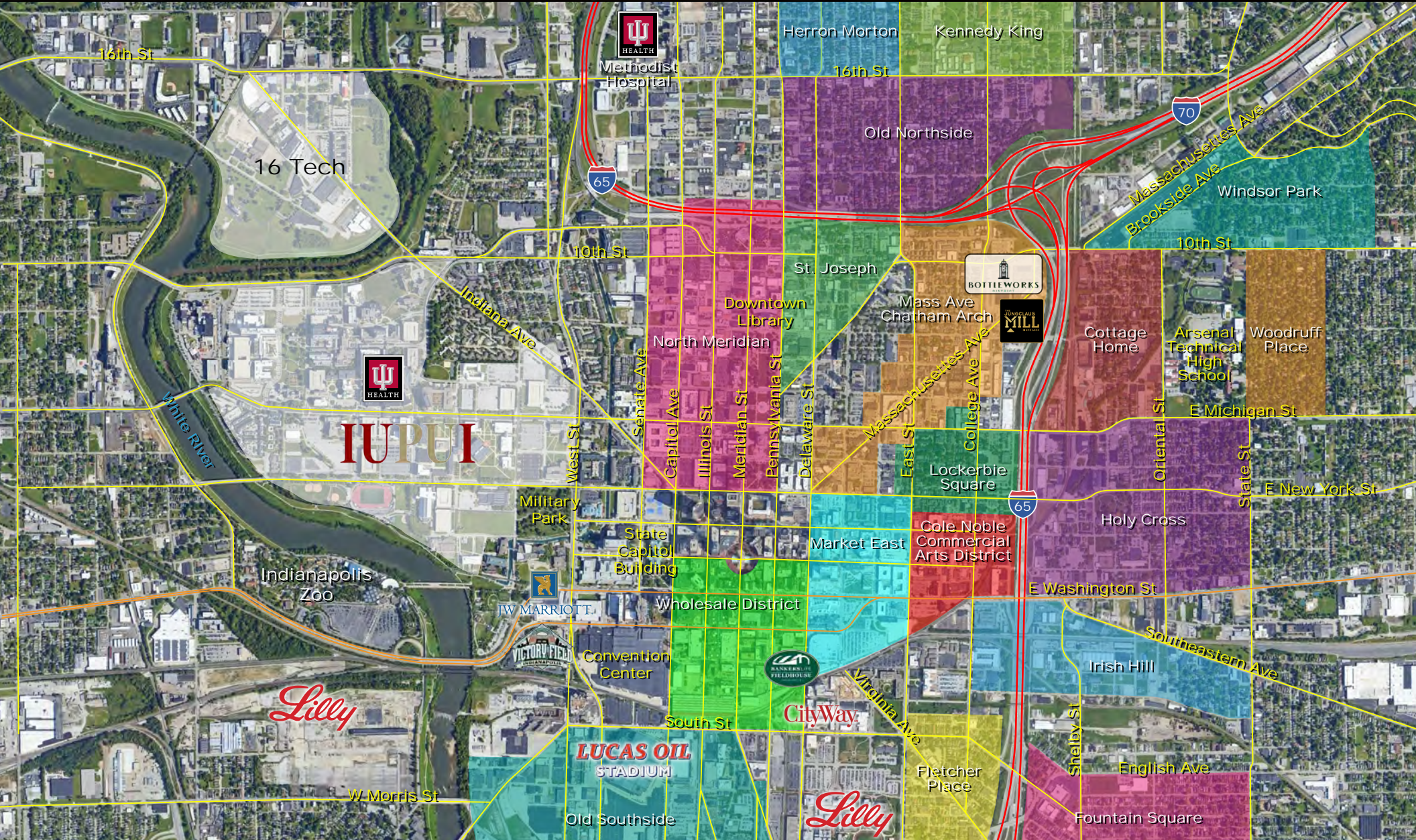
Four buildings available for lease positioned along the Indianapolis Cultural Trail in the North Mass Avenue corridor, right across from Bottleworks District!

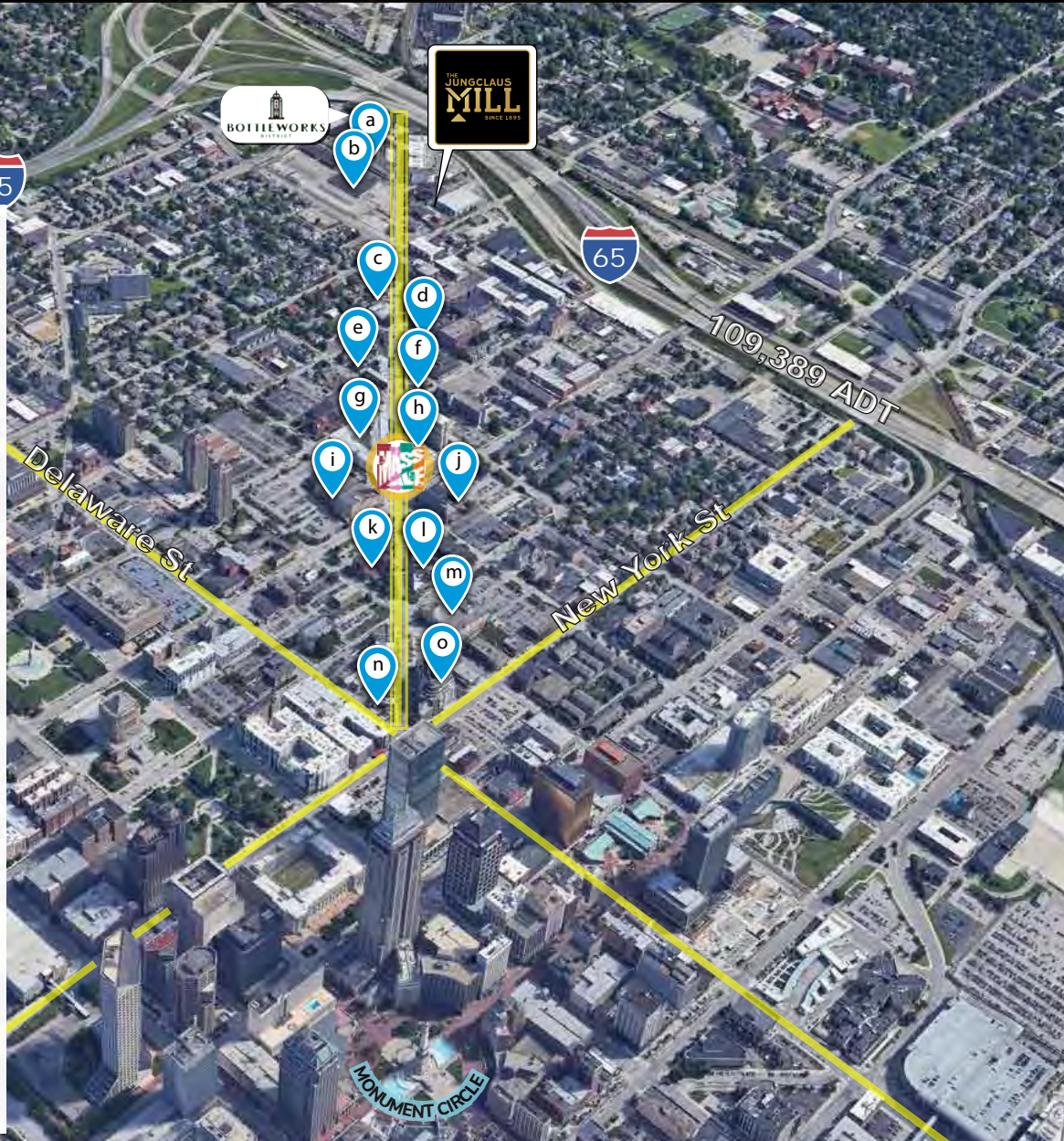
In the heart of historic neighborhoods, arts, and industrial architecture, Mass Avenue has become a major destination in Indianapolis. The diagonal street leads into the center of downtown from 1821 brings a vibrant cultural district, from dining to shopping and nightlife.



DEMOGRAPHICS

	9,013	Businesses		106,629	Population
	242,039	Employees		44,903	Households
	\$88,348	Avg. HH Income		222,871	Daytime Population





Legend:

- a. Bottleworks District
- b. High Alpha Corporate Office
Parking
Residential
- c. Mass Appeal
Decorate
Firefighters Credit Union
Indianapolis Firefighters Museum
- d. Metro Nightclub
Tini
Mesh
Mass Ave Pub
FortyFive Degrees
Yoga Shop
The Livery
- e. Libertine
Petra Cafe
Chatham Home
Union 50
- f. Liberty St
Broken Beaker Distillery
Ralston's Draft House
The District Theatre
The Frame Shop
- g. Condado Tacos
Old National Bank
LouVino Restaurant & Wine Bar
Latea Bubble Tea lounge
Kilwins

Legend:

- h. Millikan on Mass
Salt On Mass
Fat Dan's Deli
Goodfellas Pizzeria
Wiseguy Lounge
Nine Irish Brothers
- i. Old National Centre
- j. The Rathskeller
Athenaeum Theatre
Coat Check Coffee
YMCA
- k. BruBurger
Starbucks
Global Gifts
Silver in the City
Three Dog Bakery
Moar Tea
- l. Sub Zero Ice Cream
Old Point Tavern
Chatterbox Jazz Club
Flying Cupcake Bakery
Tavern At The Point
Macaron Bar
World Of Beer
- m. Needler's Fresh Market
- n. Bazbeaux Pizza
Ball & Biscuit
Slapfish
Walgreens Specialty Pharmacy
- o. The Eagle
Burnside Inn
Stouts Shoes
Garden Table
Verizon

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FOR MORE
INFORMATION
CONTACT:

Richard R. King III
rking@lee-associates.com
D 317.218.8018

Steve Beals
sbeals@lee-associates.com
D 317.218.1039

www.jungclausmill.com

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