

NORTH MASS TIMBER

MASS AVE'S FIRST TIMBER BUILT OFFICE

1255 ROOSEVELT AVENUE, INDIANAPOLIS, IN



ADJACENT TO THE BOX FACTORY DEVELOPMENT

WHERE NATURE MEETS ARCHITECTURE

North Mass Timber's sustainable mass timber, Class A creative office building will be a first of its kind not only on the vibrant Mass Ave corridor but in Indianapolis and will be a testament to the innovative and sustainable approach of timber construction. The building's unique design is a blend of contemporary aesthetics and the natural warmth of timber with a stunning combination of floor to ceiling windows and exposed timber elements, creating a captivating visual contrast. Designed to harmonize with the surrounding urban landscape, North Mass Timber will stand out as a striking and eco-friendly creative office addition to the city's most popular destination, Mass Ave.



100,000 SF of
creative office space



Open air balconies
on floors 2-4



Attached 3-story
structured parking



Floor to ceiling
windows flood the
interior with natural
light



Open floor plans
to encourage
collaboration and
interaction



Located on the North
Mass corridor adjacent
to Bottleworks



4 floors



Activated rooftop
space



Built with
sustainable
materials



UNLEASH THE POWER OF TIMBER

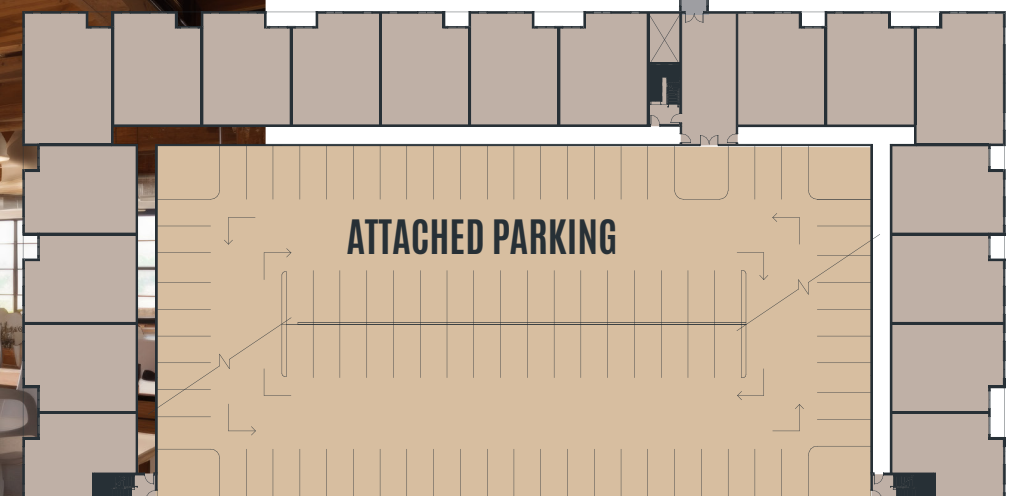
North Mass Timber will stand as a shining example of the incredible possibilities and benefits of using timber in office construction. With timber taking center stage, North Mass Timber will demonstrate how utilizing sustainably sourced materials can be harnessed to create visually captivating, energy-efficient, and environmentally responsible structures and promote a greener future.

- Sustainability: Timber buildings feature a reduction of embodied carbon by 6.7% which is the equivalent 2,481,290 miles driven by an average passenger vehicle, 2,315 barrels of oil consumed or 169 homes' electricity for a year
- Energy Efficiency: Excellent thermal insulation properties resulting in reduced heating and cooling costs. Wood insulates 15 times better than masonry, 400 times better than steel and 1,770 times better than aluminum.
- Noise Reduction: Provides increased sound insulation, reducing noise transmission between spaces, contributing to a quieter and more peaceful work environment
- Fire Resistance: Timber can be engineered to have exceptional fire-resistant properties



NATURE MAKES EMPLOYEES HAPPY - BRINGING THE OUTDOORS INDOORS

- Evidence suggests that wood materials reduce stress and enhances mood and creativity
- According to the Wood for Good campaign, workers in wooden offices reported increased feelings of innovation, energy and comfort
- Increased cognitive function scores: 61% higher in green buildings than conventional buildings - Harvard University study
- A study conducted in an Austrian school compared two timber classrooms to two standard classrooms and resulted in the students in the timber classrooms having heart rates lowered by up to 8,600 heartbeats during the day
- Timber has biophilic properties, connecting us to outdoors and appealing to our natural desire as humans to interact with nature



THE RISE OF A NEW URBAN LANDSCAPE: NORTH MASS DISTRICT



An iconic transformation of a by-gone industrial era of century-old buildings into the city's next cool commercial district



Consists of 3 developments: North Mass Timber, Box Factory and 1351 Roosevelt with additional developments planned



Already 95% leased at Box Factory



\$33 million, 185-unit luxury apartment building coming soon



Access to Box Factory amenities including North Mass Boulder, fitness center, Top Out café, outdoor courtyard and a full-service restaurant coming in 2024

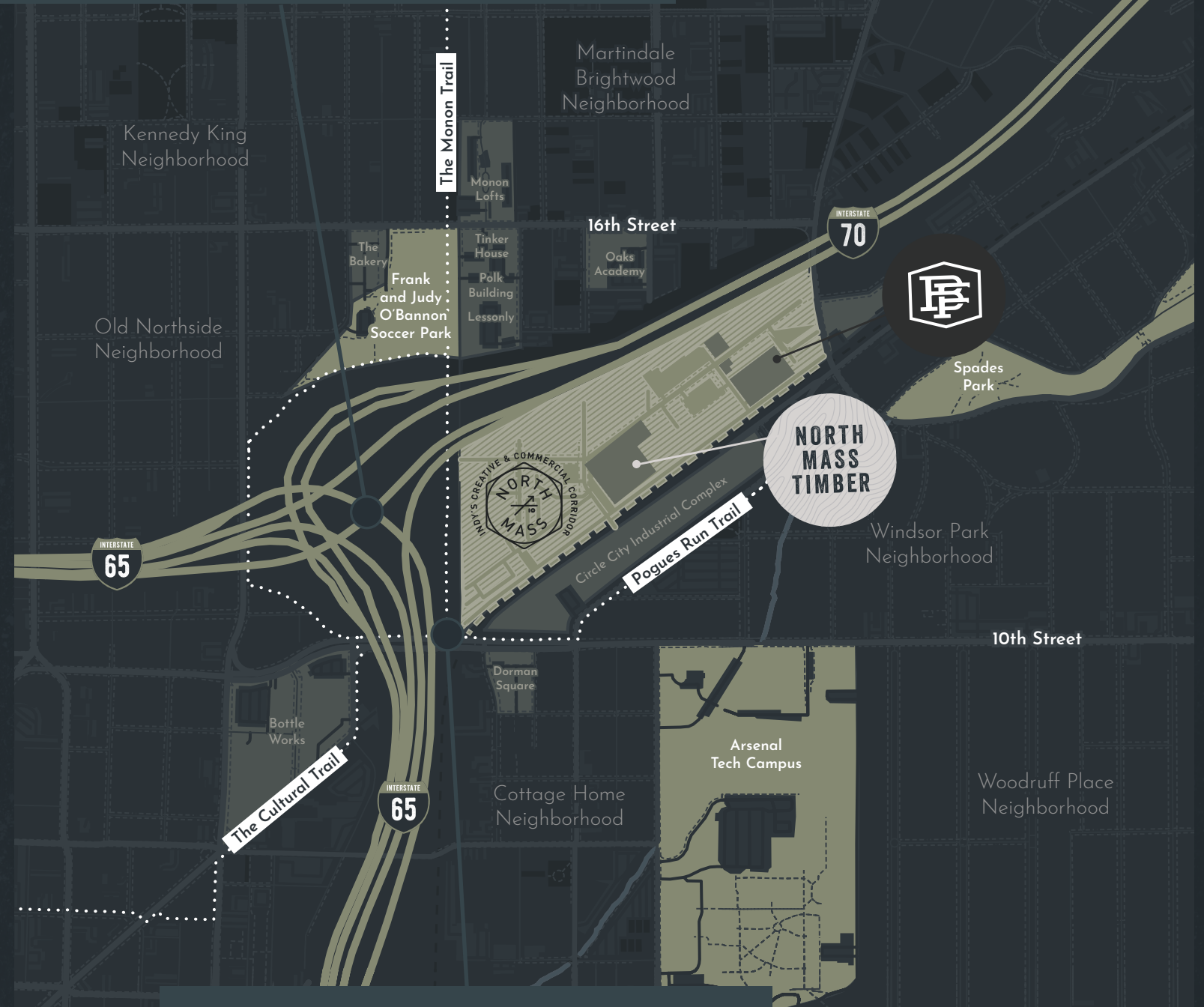


Connected to the Monon Trail, Cultural Trail and Pogue's Run Trail



Set amongst Indianapolis' most historical neighborhoods including: Windsor Park, Old Northside, Kennedy King, Martindale Brightwood and Woodruff Place

Where the Monon and Cultural Trail meet: North Mass is positioned at the junction of the highly popular Monon Trails, Cultural Trail, and Pogue's Run Trail, making it one of the most bike-friendly destinations in the city. One of the most beloved outdoor amenities in central Indiana, the Monon Trail stretches from downtown Indianapolis north through trendy destinations like Broad Ripple and Carmel and over 25 miles north through Hamilton County. With the Cultural Trail spanning downtown Indianapolis' 6 cultural districts and Pogue's Run Trail running parallel to the district, North Mass is the quintessential bike and walk destination.



At the crossing of I-70 and I-65: Two of the most traveled interstates in the country meet at the doorstep of North Mass District. The location provides great visibility from both interstates offering ideal branding opportunities and multiple nearby interchanges means commuting employees can access easily access the office from any of the nearby suburbs.



Delv Design

A TAPESTRY OF TALENT

"We couldn't be more excited about our move to Box Factory. With the community aspect of the complex on top of its location near Indy's cultural district and the newly widened Monon Trail - Box Factory is the perfect place for us to set up shop."

- **Bicycle Garage Indy's President, Scott Helvie**



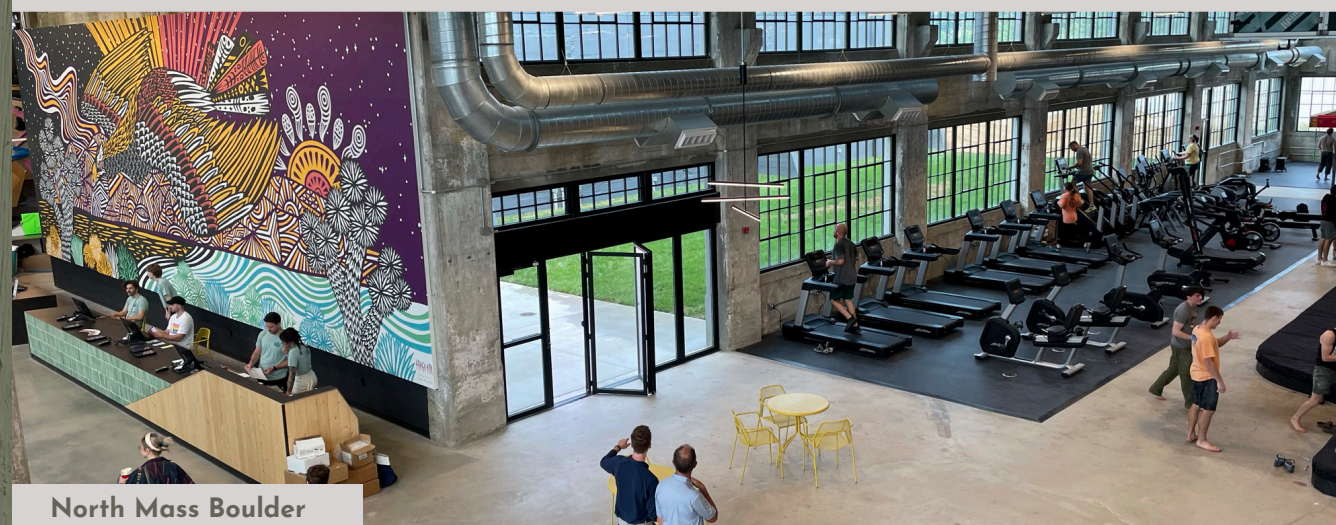
North Mass Boulder



DELV Design

"Our team strongly believes that space influences people and shapes communities. The Box Factory's unique amenities and creative energy first piqued our interest, but what inspired us was the history and potential of the neighborhood. See the shared investment into a story of revitalization hit home for us and we knew it'd be a fit."

- **DELV Design Co-founder, Amanda Welu**



North Mass Boulder



Top Out Cafe



North Mass Boulder

WALK • BIKE • DRIVE

North Mass Timber will join the popular Box Factory in North Mass which will feature mixed-use retail, multi-housing, restaurants and office space. Nestled at the budding edge of the Mass Ave cultural district and Bottleworks, its prime urban location offers easy walkability to a copious amount eclectic shops, trendy restaurants and bars, artistic venues, many great neighborhoods, and Indianapolis' most popular landmarks, creating a dynamic environment for work and leisure.

① Monon Trail & Cultural Trail

Walk - 4 mins • Bike - 2 mins

② Bottleworks & Mass Ave

Walk - 5 mins • Bike - 3 mins • Drive - 5 mins

③ Circle City Industrial Complex

Walk - 3 mins • Bike - 2 mins • Drive - 1 min

④ Monument Circle

Walk - 15 mins • Bike - 10 mins • Drive - 10

⑤ Banker's Life Fieldhouse

Walk - 15 mins • Bike - 10 mins • Drive - 10

⑥ Lucas Oil Stadium

Walk - 20 mins • Bike - 15 mins • Drive - 12

⑦ Broad Ripple Via Monon Trail

Walk - 90 mins • Bike - 25 mins

⑧ Keystone at the Crossing

Drive - 20 mins

⑨ Carmel

Drive - 25 mins



- Restaurants
- Retail / Entertainment
- Hotels
- Recently Completed / Future Developments



**NORTH
MASS
TIMBER**

CONTACT US TO BUILD YOUR FUTURE

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Leased
by

