

# 1351 ROOSEVELT

## CREATIVE OFFICE SPACE AT NORTH MASS

1351 ROOSEVELT AVENUE, INDIANAPOLIS, IN



ADJACENT TO BOX FACTORY DEVELOPMENT





# FOSTER YOUR CREATIVITY IN THE NORTH MASS DISTRICT

Introducing 1351 Roosevelt, an adaptive reuse, creative office space built in 1925 and located in the bustling North Mass district. Featuring incredible skyline views, free adjacent parking and a convenient location minutes from Mass Ave and Bottleworks, this premier property provides the ideal property for next gen teams to foster their creativity and business.



Surrounded by trendy restaurants, eclectic shops, a vibrant arts scene, newly developed housing and revitalized neighborhoods



30,000 SF  
creative office  
space



# VC 1925



Last space  
available:  
7,627 RSF



75%  
pre-leased



Parking 3.5  
per 1,000 RSF



Outdoor  
courtyard



4-minute walk  
to Monon Trail,  
Cultural Trail, and  
Pogue's Run Trail

# INSPIRING WORKSPACES

Inspiring workspaces ignite creativity, cultivate collaboration, and fuel productivity. The open layouts, large windows, and walkable location at 1351 Roosevelt Avenue provide the space your team needs to drive innovation.

## AMENITIES



Full-service  
restaurant  
coming in  
2024



Top Out  
Café

North Mass  
Boulder



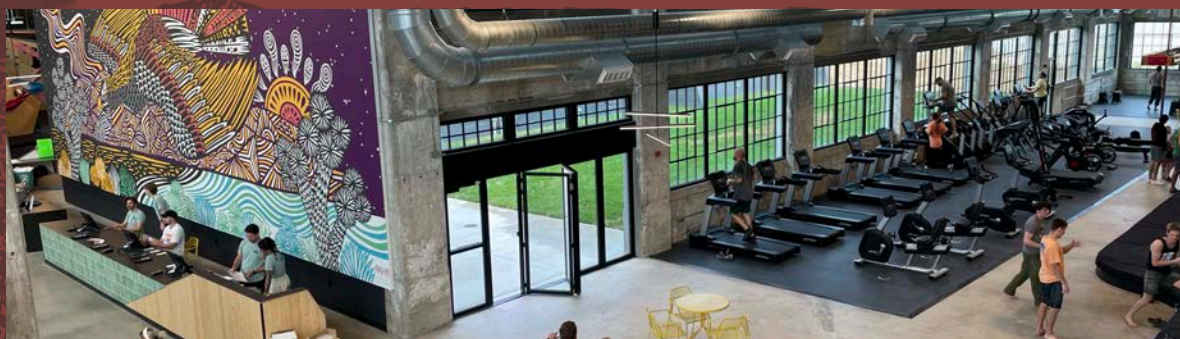
Bikeable to some  
of Indianapolis'  
trendiest and historic  
neighborhoods



Outdoor  
courtyard



Walkabout to  
Mass Ave's  
hottest spots



BUILDING SIGN



ROOSEVELT AVE

LAST SPACE  
AVAILABLE:  
7,627 RSF



SCAN TO VIEW  
PHOTOS OF  
AVAILABLE SPACE

RESTAURANT  
USER



SCAN TO LEARN  
MORE ABOUT  
SHINDIG

OFFICE USER

Lounge  
Area





# WALK-BIKE-DRIVE

1351 Roosevelt will join the popular Box Factory and North Mass Timber 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 mins

## ⑤ Banker's Life Fieldhouse

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

## ⑥ Lucas Oil Stadium

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

## ⑦ Broad Ripple Via Monon Trail

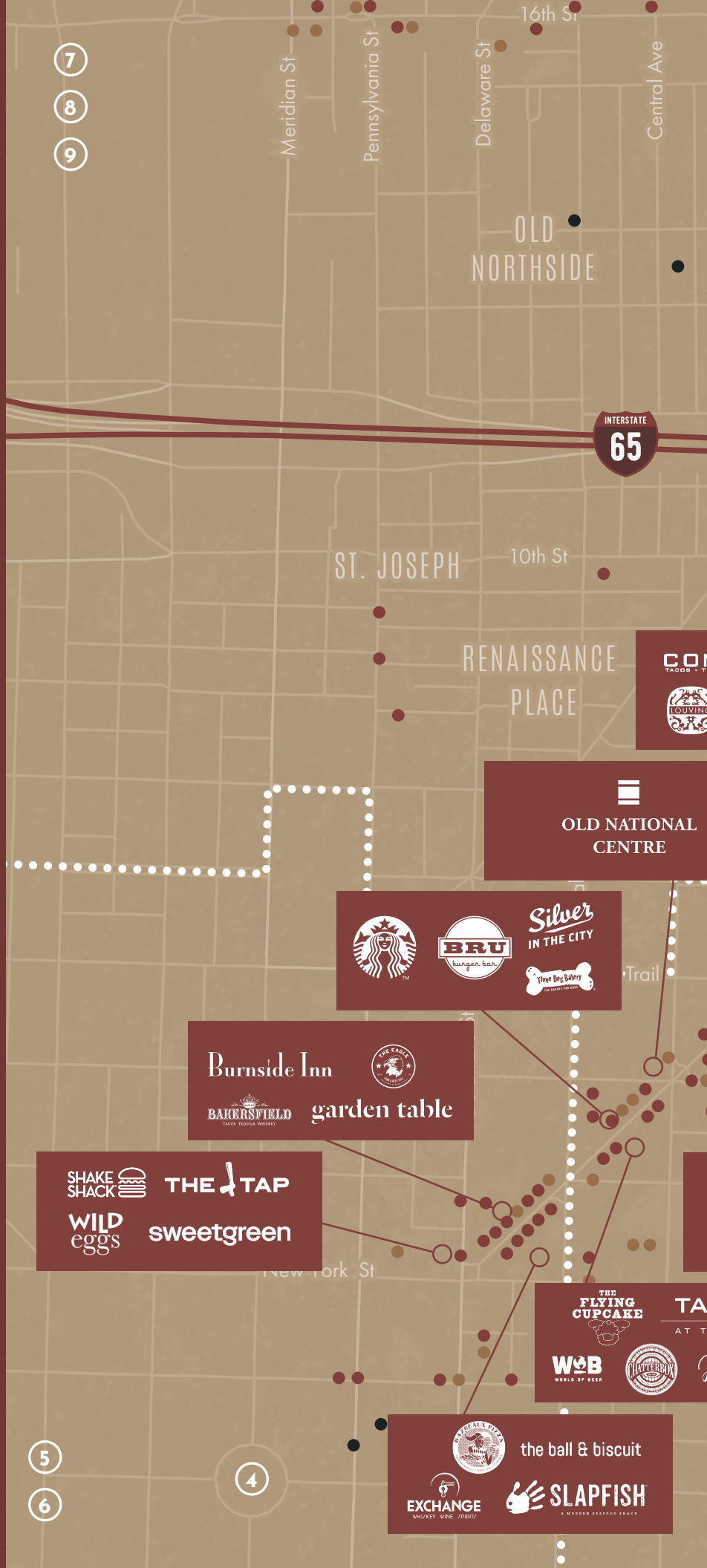
Walk - 90 mins • Bike - 25 mins

## ⑧ Keystone at the Crossing

Drive - 20 mins

## ⑨ Carmel

Drive - 25 mins







1351  
ROOSEVELT

NORTH  
MASS  
BOULDER



- Restaurants
- Retail / Entertainment
- Hotels
- Trail Lines



1351   
ROOSEVELT

# CONTACT US TO BUILD YOUR FUTURE

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pure development

Leased  
by

