



 **JLL** SEE A BRIGHTER WAY

# For lease

902 Virginia Avenue  
Indianapolis, IN 46203

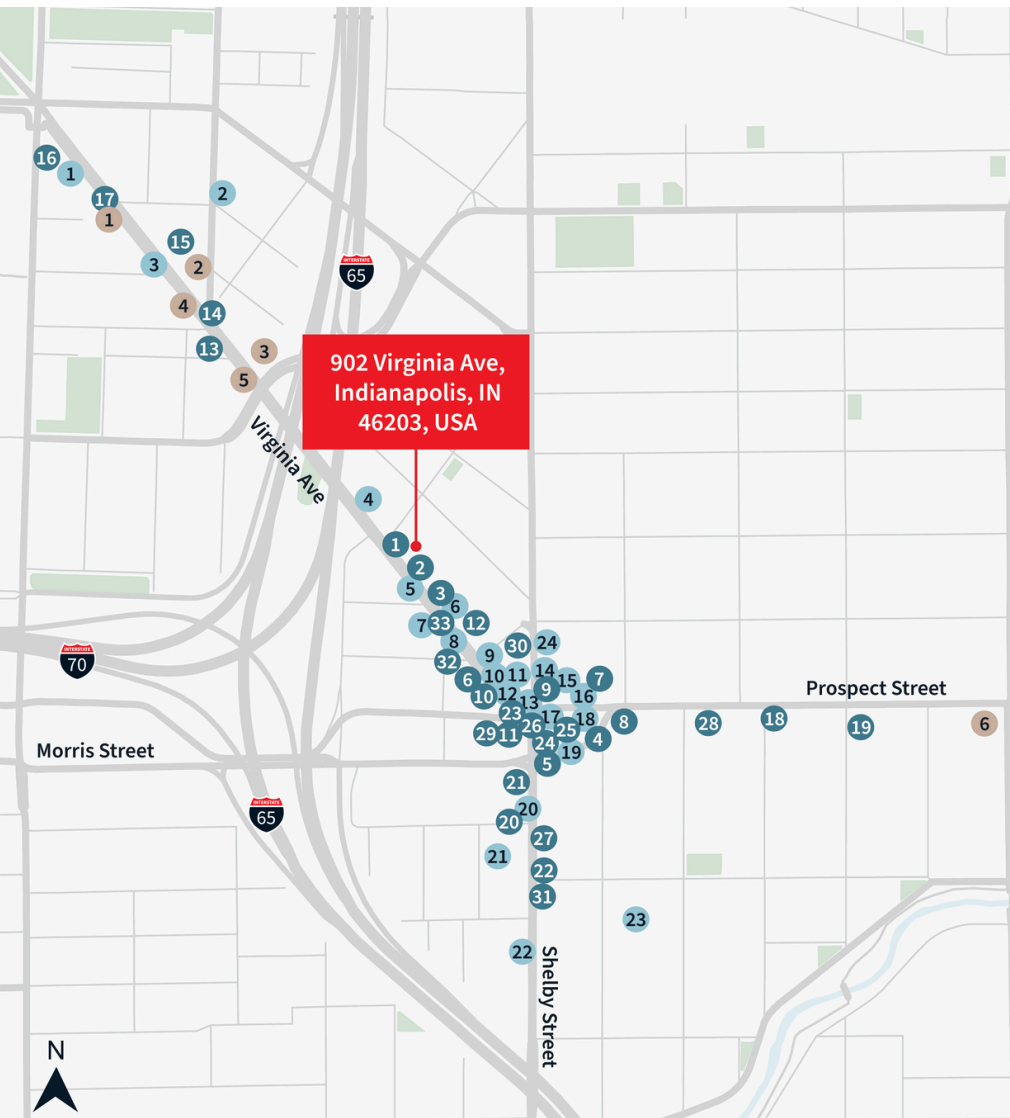
[902VirginiaAve.com](http://902VirginiaAve.com)



# Loft office space available in eclectic Fountain Square neighborhood

## Property Highlights

- 2 available office spaces for lease
  - Suite 102: 3,169 SF with furniture
  - Suite 200: 1,617 SF
- Controlled surface parking lot
- The Inferno Room on-site
- 5 minutes to CBD
- Strong ownership and professional property management
- In walking distance to ample restaurants, shopping, entertainment, vibrant art scenes and community events



## Restaurants

1. The Inferno Room
2. Siam Square
3. World Famous HotBoys Fountain Square
4. Kuma's Corner
5. Magdalena
6. La Margarita Fountain Square
7. Revolucion
8. Upland FSQ Brewery
9. WildFyre Tap
10. Easy Rider Diner
11. El Arado Mexican Grill
12. Square Scoop
13. Bluebeard
14. Greek's Pizzeria Fletcher Place/Fountain Square
15. Milktooth
16. Hasuno
17. Aroma Indian Cuisine & Bar
18. Loco Mexican Restaurant and Cantina - Fountain Square
19. Yaso Jamaican Grill
20. Subway
21. Crazy Neighborhood Grill and Bar
22. Papa Ray's Pizza & Wings Indianapolis
23. Nine Lives Cat Café
24. Harmony Tea Shoppe
25. Hongkong Chinese Restaurant

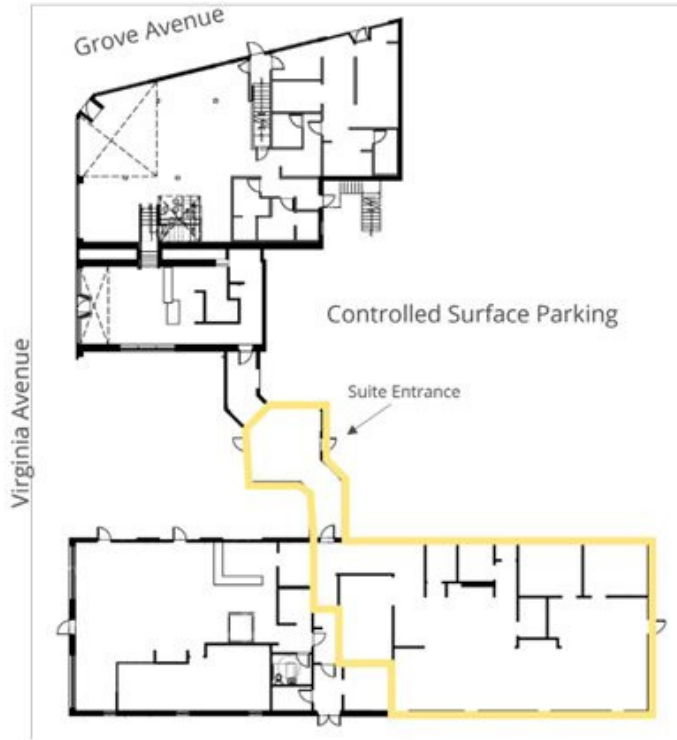
## Entertainment

1. Tappers Arcade Bar
2. The Pickled Pedaler
3. Hotel Tango Distillery
4. Dugout Bar
5. Chilly Water Brewing Company
6. Hoosier Dome
7. HI-FI Indy & HI-FI Annex
8. Fountain Square Center
9. Fountain Square Theatre
10. Be Well Therapeutics
11. The Brass Ring Lounge
12. Indy String Theory LLC
13. Paradox Lounge
14. WildEye Lounge

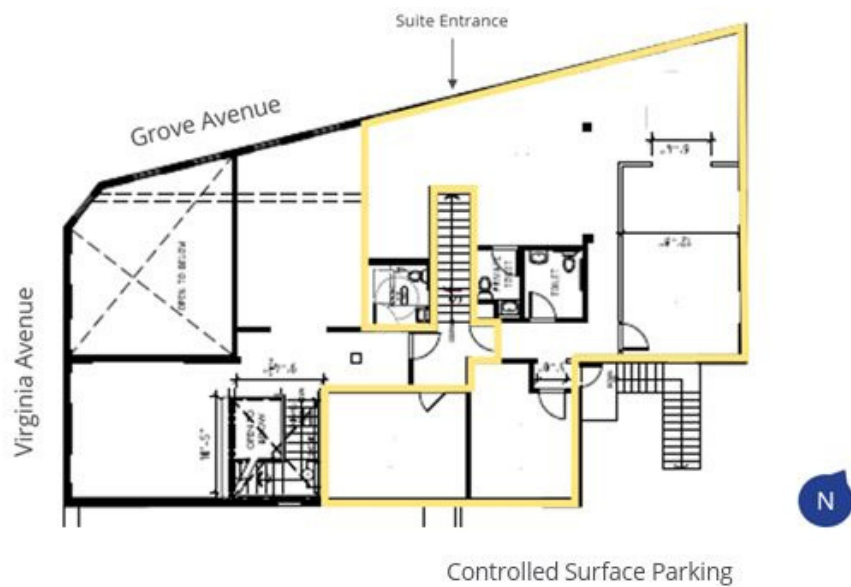
## Retail

1. Owlslee CBD
2. Flower Boys
3. Indie Mane
4. Mass Ave Knit Shop
5. Liquor Cabinet
6. Matthews Appliance Sales
7. Cargo Streetwear Boutique
8. Tuggle's Gifts & Goods
9. Snakeroot Botanicals
10. Square Cat Vinyl
11. Rooftop Fruit
12. Zodiac Vintage
13. Indy Reads
14. Fountain Square Tattoo
15. The Hero House
16. Higher Grade Smoke Shop - Fountain Square
17. Be Well Therapeutics
18. Glasshouse Salon
19. Fountain Square Barber Shop
20. The Expert Puff
21. Goodwill Store
22. Elf 'N Moon Gaming & Hobby
23. Leaders and Legends, LLC
24. Salon Honey

## Suite 102 - 3, 169 SF



## Suite 200 - 1,617 SF





## Fountain Square: Where Creativity Flows and Business Grows



“Just southeast of downtown, this funky Indianapolis neighborhood has vintage and antique shops, a world of restaurants, working artists and a vibrant arts scene, live music and performance, and one-of-a-kind stores that sell comics, musical instruments, home decor, fresh flowers, and so much more. Visit Fountain Square any time of the day or night, and find out why our neighborhood is anything but...square!” - Visit Indy



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