

LOCKERBIE

Historical Mass Ave District
Downtown - Indianapolis, IN



LOCKERBIE

303 & 333 N ALABAMA ST
324 & 350 E NEW YORK ST
INDIANAPOLIS, IN 46204



Lockerbie is a four building, mixed-use office and retail complex totaling 180,000sf that includes three historic buildings, as well as underground and surface parking totaling 477 parking spaces.

Occupying one and one-half full city blocks, Lockerbie is located in the Indianapolis CBD within the Massachusetts Avenue Historical District, the most dynamic commercial and residential area in the cultural district. Lockerbie is bounded by Alabama, New York, New Jersey and Vermont Streets. It includes a grocery store, hardware store, barber and a dry cleaner.

Lockerbie is in walkable proximity (walkability index of 97) to an abundance of restaurants, retail, and residential. With their expansive windows and historic architecture, the buildings provide one of the most unique environments for low-rise historical office properties in downtown Indianapolis.

Owned by Citimark and Gershman Partners; leased and managed by Citimark, serving the Indianapolis community and their commercial real estate needs since 1982.

FEATURES

- Economical rent
- Onsite retail, including grocery, hardware, barber, coffee shop and dry cleaner
- Extensive landscaping in a park-like setting
- Architecturally distinctive design
- Expansive windows / natural light
- Parking available

TENANT IMPROVEMENTS

- Designed to tenant's specifications
- High-quality finishes
- Architectural services included
- Opportunity for "warehouse" look with exposed brick walls, spiral ductwork & structural concrete columns

LOCATION

- Walkable to restaurants, banks, retail shopping and housing
- Easy access to I-65/70
- Excellent visibility
- Located in the Mass Ave historical district
- Steps to the Indianapolis Cultural Trail
- Large, well educated, workforce to draw from
- Adjacent to a variety of housing

MANAGEMENT

- On-site maintenance personnel
- Electronically tracked service calls, assuring a high degree of customer satisfaction
- Owner leased & managed

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SECURITY & SAFETY

- 24-7 security service patrolled
- Well-lit parking lots
- Computer controlled card access system

CONFERENCE CENTER/ COLLABORATION AREA

- Lockerbie office Tenants enjoy the following - free of charge, including Wi-Fi:
 - * Conference Center
 - * Collaboration Area
 - * Park Area

PARKING

- Underground & surface parking totaling 477 spaces
- Abundant parking in immediate area
- 2-hr free parking for Tenant's customers

333 North Alabama Street



303 North Alabama Street



324 East New York Street



350 East New York Street





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AREA AMENITIES MAP

