



063

MASSACHUSETTS AVE

MASS APETITE

LANDMARK
PROPERTIES, INC.

VR VERITAS
REALTY



MASSACHUSETTS AVE

PROPERTY HIGHLIGHTS:

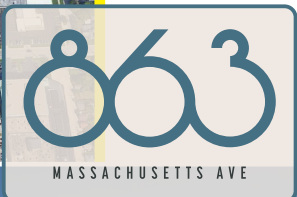
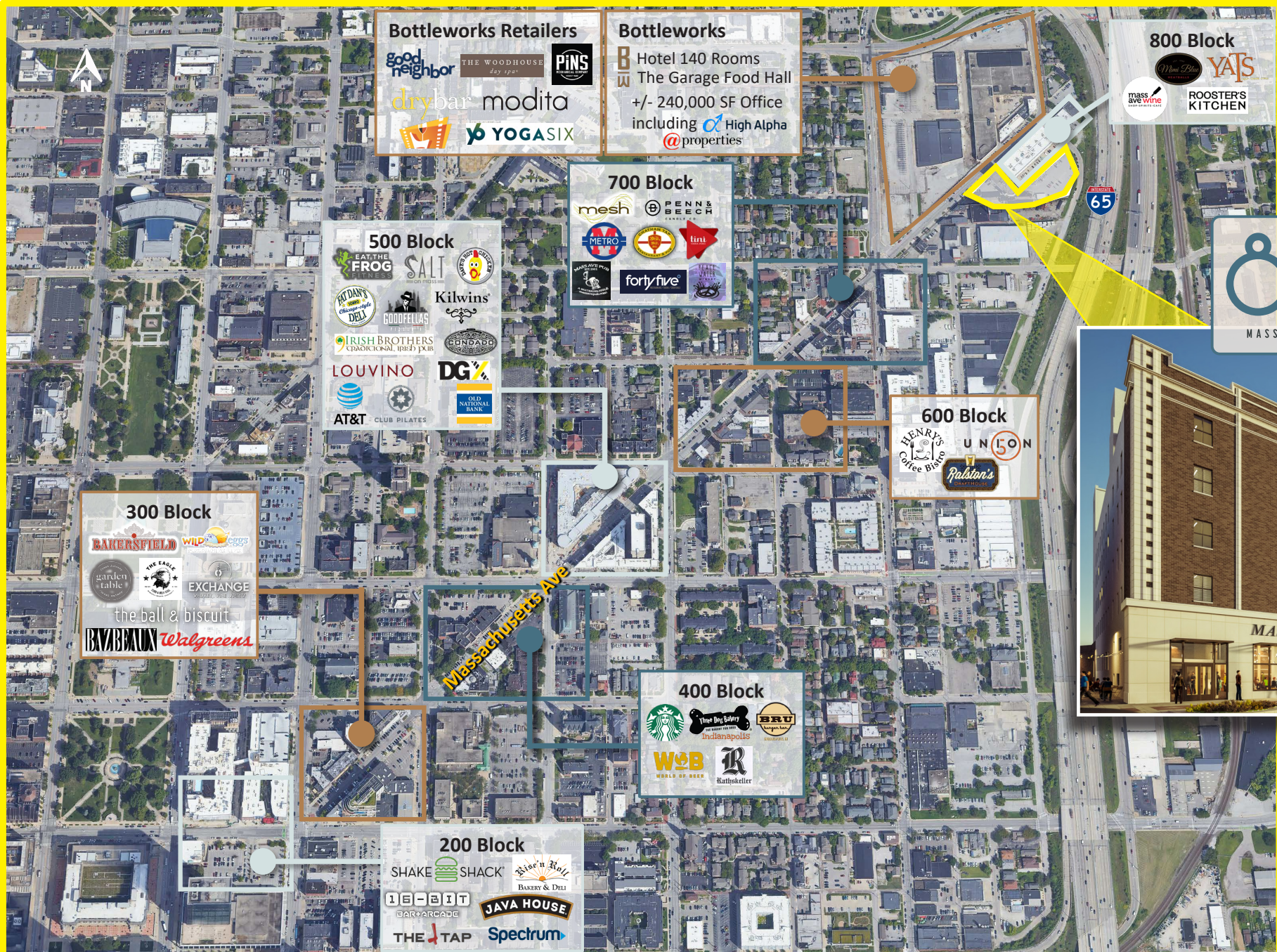
- **Up to 7,500 SF of First Floor Retail Space**
- **7,000 SF of Lower-level Basement Space Available**
- Transformative mixed-use redevelopment with office & retail located at the east end of Massachusetts Ave directly across from Bottleworks District
- Unmatched exterior signage visibility on Mass Ave and I-65/I-70 with over 112,000 vehicles passing daily - one of the only Mass Ave buildings with interstate visibility
- **3,550 SF of Covered Rooftop Space**
Available ideal for Restaurant & Bar
- **Up to 3,500 SF Patio or New Build-to-Suit Restaurant Space** on Mass Ave
- Frontage to Mass Ave drawing in downtown walking traffic and cross-traffic from Bottleworks: a \$300M development with Phase 2 underway





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RETAIL/RESTAURANT SPACE AVAILABLE | FOR LEASE



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THE GARAGE
FOOD HALL

modita



BOTTLEWORKS
HOTEL

PINS
MECHANICAL COMPANY
HONESTY-BASE

On-Site Exclusive
Parking
115+ Spaces

THE FOUNTAIN
ROOM

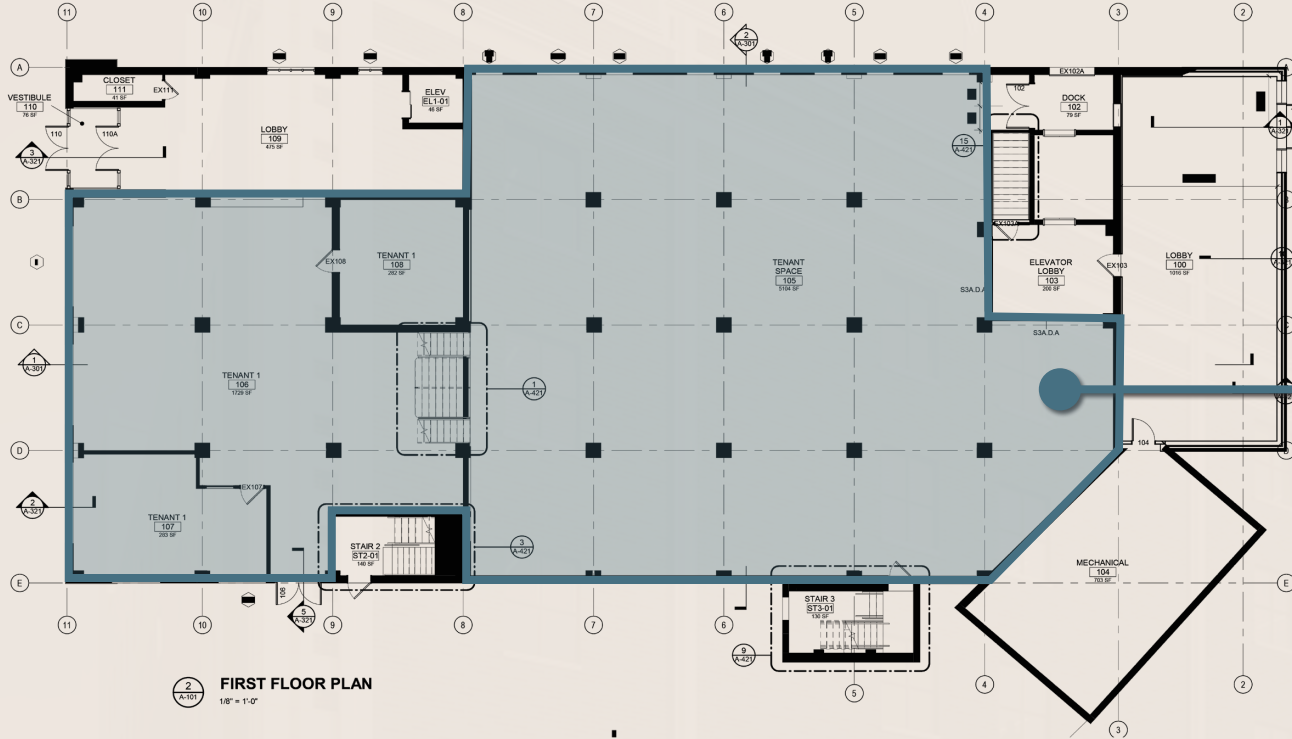
3,500 SF Freestanding
Building or Restaurant
Patio Space

Up to 7,500 SF of 1st Floor
Restaurant Space





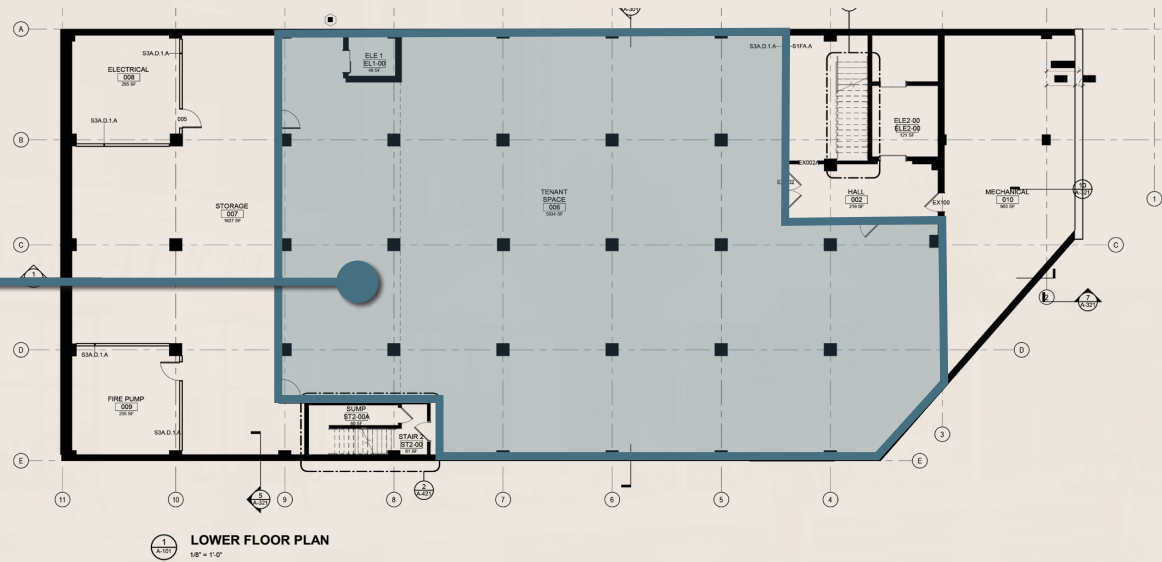
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First Floor Retail
Space 1 | **7,500 SF**

2 FIRST FLOOR PLAN
1/8" = 1'-0"

Lower Level
7,000 SF



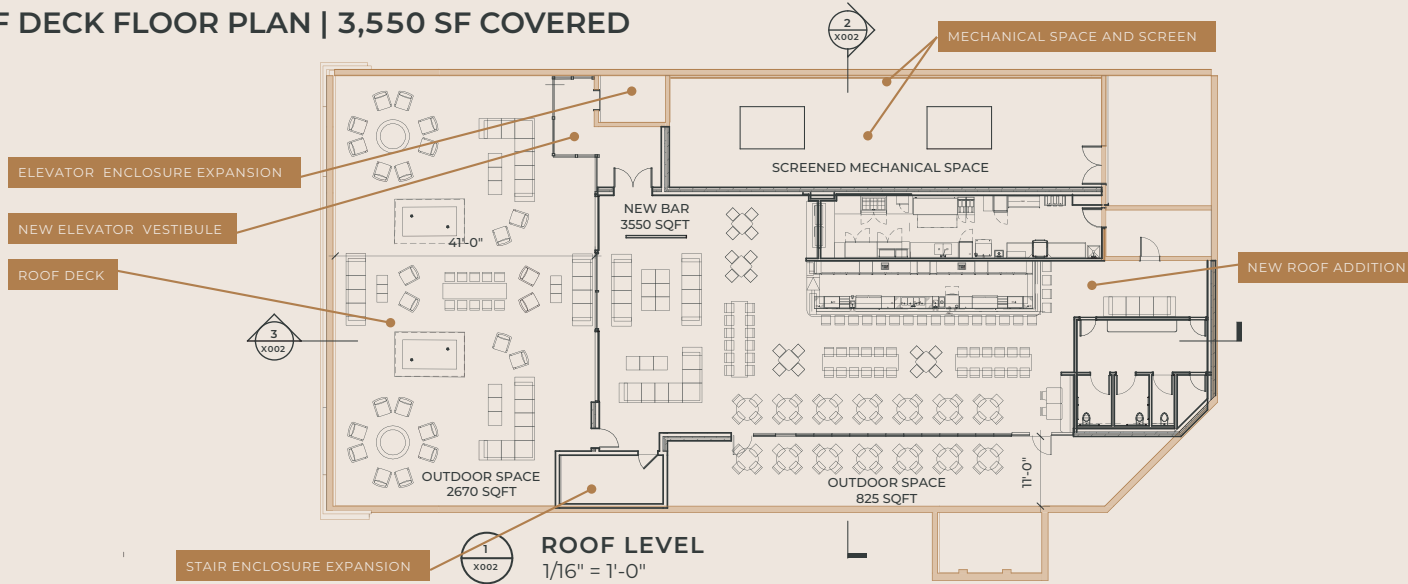
1 LOWER FLOOR PLAN
1/8" = 1'-0"



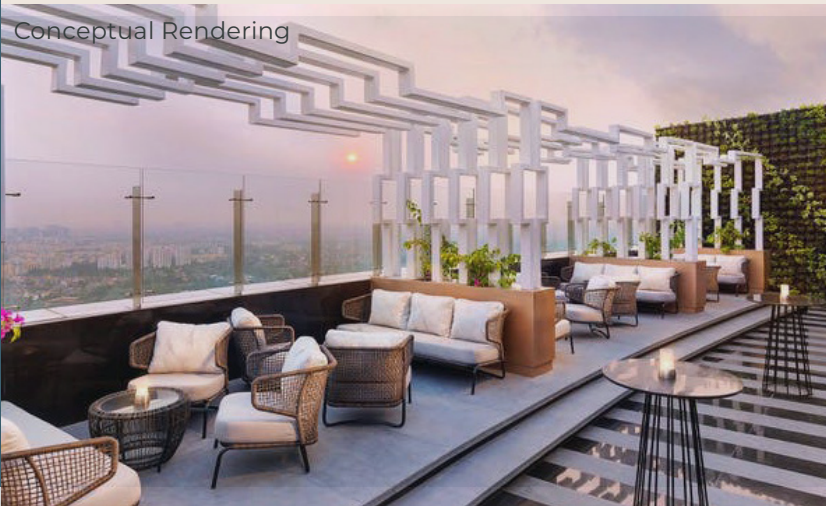
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863 Mass Ave. presents an unprecedented Mass Ave. opportunity for a rooftop complement as additional space to a restaurant/bar first floor retail user.

ROOF DECK FLOOR PLAN | 3,550 SF COVERED



Conceptual Rendering

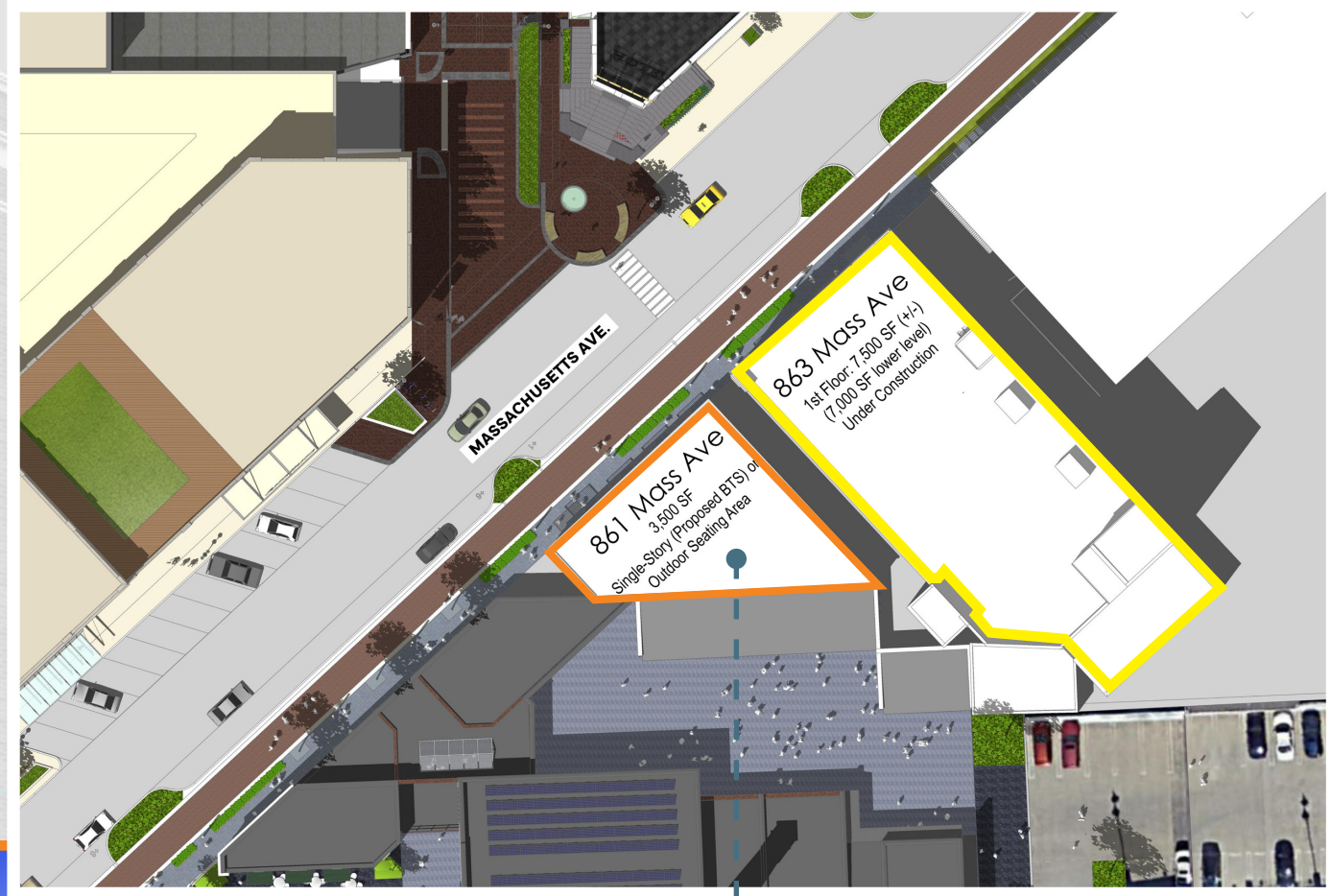


Conceptual Rendering





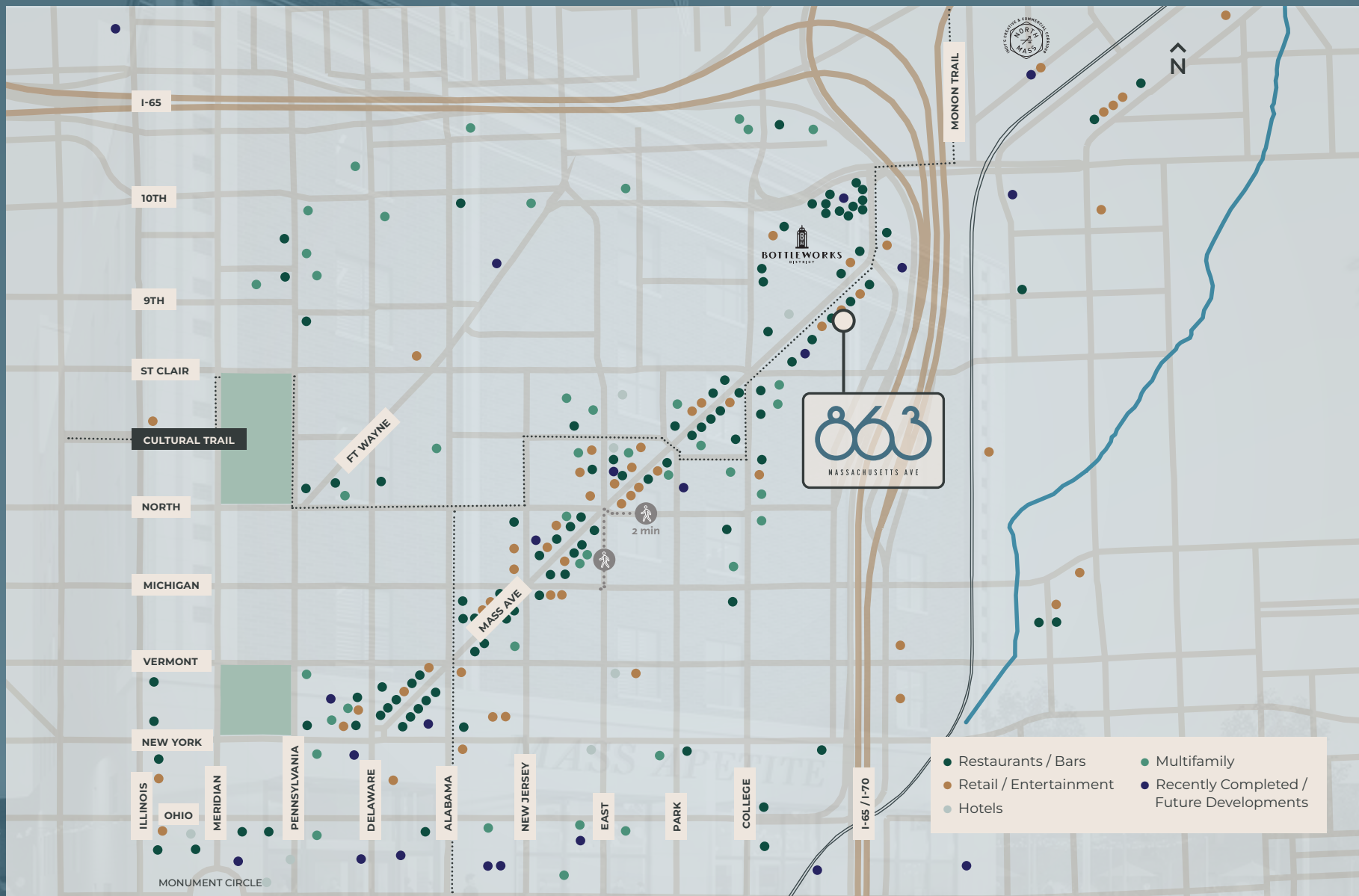
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