

602 PARK

MASS AVE'S PREMIER
BOUTIQUE OFFICE DEVELOPMENT

Developed by:



third
street
ventures

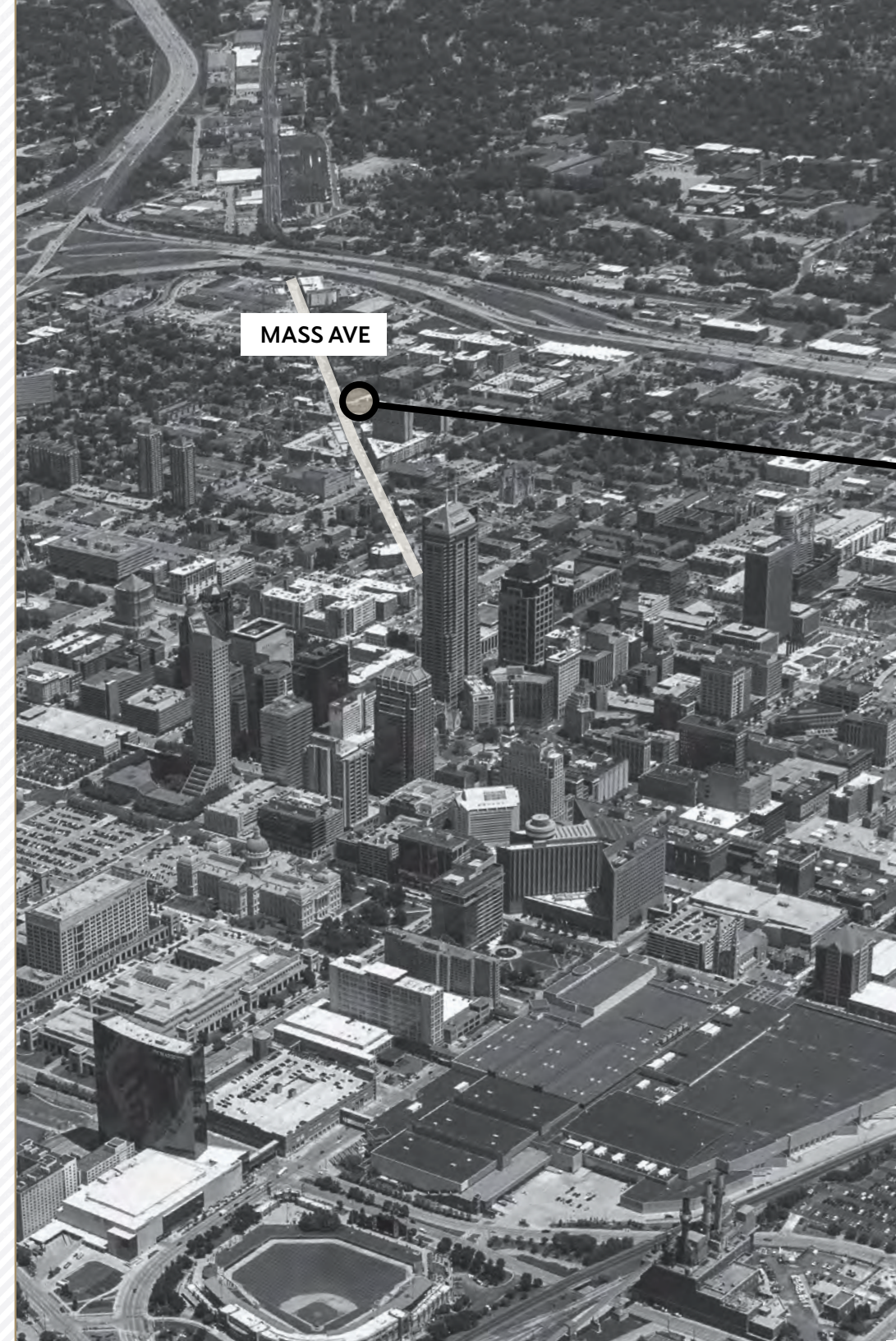


INDIANAPOLIS, IN
46204

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602
PARK



WALNUT **NEW JERSEY** **EAST** **PARK** **COLLEGE**

CULTURAL TRAIL

THAITANIUM
mesh
LIVERY

tini

UN 150N

Liberty Street
Ralston's
DRAFT HOUSE

THE DISTRICT THEATRE

Alley 626 North

602 **PARK** **CUNNINGHAM**

CONDADO
PACOS • TEQUILA • MARGARITAS

LOUVINO

IRISH BROTHERS
TRADITIONAL IRISH PUB

OLD NATIONAL CENTRE

Kilwins

GOODFELLAS
PIZZERIA

Wiseguy
louinge

SALT
SEAFOOD • STEAK • COCKTAILS

FAT DAN'S
Chicago-style
DELL

2 min walk

2 min walk

ST. JOSEPH BREWERY
INDIANAPOLIS, IN

MICHIGAN

MASS AVE

The Rathskeller

COAT CHECK COFFEE

Ample additional parking

Don't miss out on this unparalleled headquarters opportunity in the heart of Mass Ave, Indy's most popular downtown cultural district. This premier boutique development is the perfect opportunity for employee recruitment, client entertaining and company branding. Boasting the highest parking ratio on Mass Ave, gorgeous modern architecture with a preserved historic flair and a cool new concept from Cunningham Group coming soon, 602 Park is the hottest place to work and play.

A HISTORY *of excellence*

Constructed in 1950 by Indy's oldest rigging house, The Tway Co., a wholesale distributor of rope, chain and cable, the one story building has a history of prestige, innovation and American grit. The building sits at the corner of Park Avenue and North Street in the 600 block of Mass Avenue - the most central block in the Mass Ave District. With historical preservation in mind, the redevelopment of the original Tway Co. rigging loft will keep historic details in place such as exposed original brick, the Tway signage mural and large industrial windows for ample lighting. The alleyway, Alley 626 North, will also be preserved and activated by the City of Indianapolis to create a pedestrian friendly connection from the building to Mass Ave.



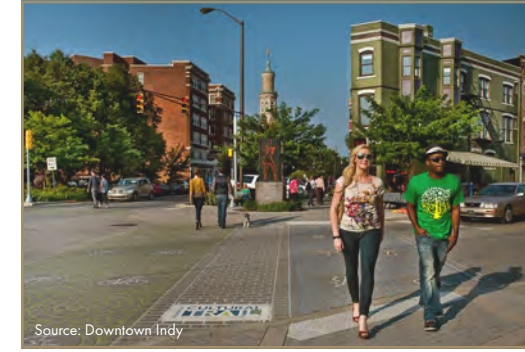
Source: Historic Indianapolis / Tway Co.



Source: Historic Indianapolis / Tway Co.



Source: Historic Indianapolis / Tway Co.



Source: Downtown Indy



Alleyway Rendering



Conceptual Rendering



Conceptual Rendering

602 Park boasts modern architecture while preserving the historic relevance of attached McDaniels Building. This historic piece will feature a new ultra cool concept by Cunningham Group - the creative group that brought us Livery, Union 50, Vida and many more. This concept will open into Alleyway 626 connecting the project to Mass Ave. Alleyway 626 will be activated with lights and art creating an ultra exclusive speakeasy feel. Not to mention, 602 Park boasts ample rooftop space on every floor, the #1 coveted office amenity. Entertain your clients, attract the best talent in Indy and take advantage of the incredible visibility and access on Mass Ave. Mass Ave is known as an Event and Entertainment District and one of the wealthiest pockets in the city. With a strong focus on retail, dining and entertainment, Mass Ave lacks an abundance of Class A office space for those who desire to work in a true 'live, work, play' environment. 602 Park brings a Class A opportunity to the center of Indy's most popular district creating an unparalleled experience for your employees and clients.

1950

2022

DESIRABLE CLASS A OFFICE SPACE

overlooking Mass Ave



Building Size:
±56,479 sf office space with ±7,005 sf of outdoor rooftop space.



Full Building / Headquarters Opportunity



16 secure, on-site parking spaces ideal for executive and client parking with an additional 140 spaces at garage owned by developer within walking distance. This amount of parking is impossible to find in the popular Mass Ave neighborhood.



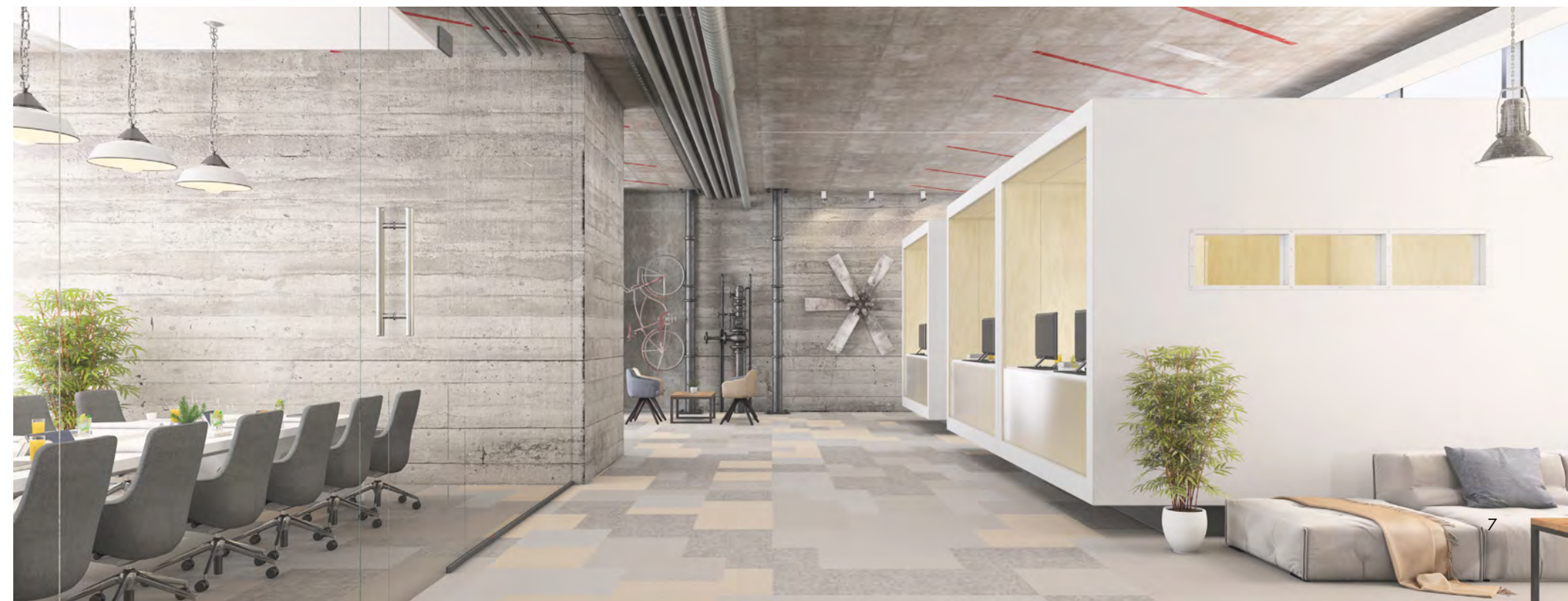
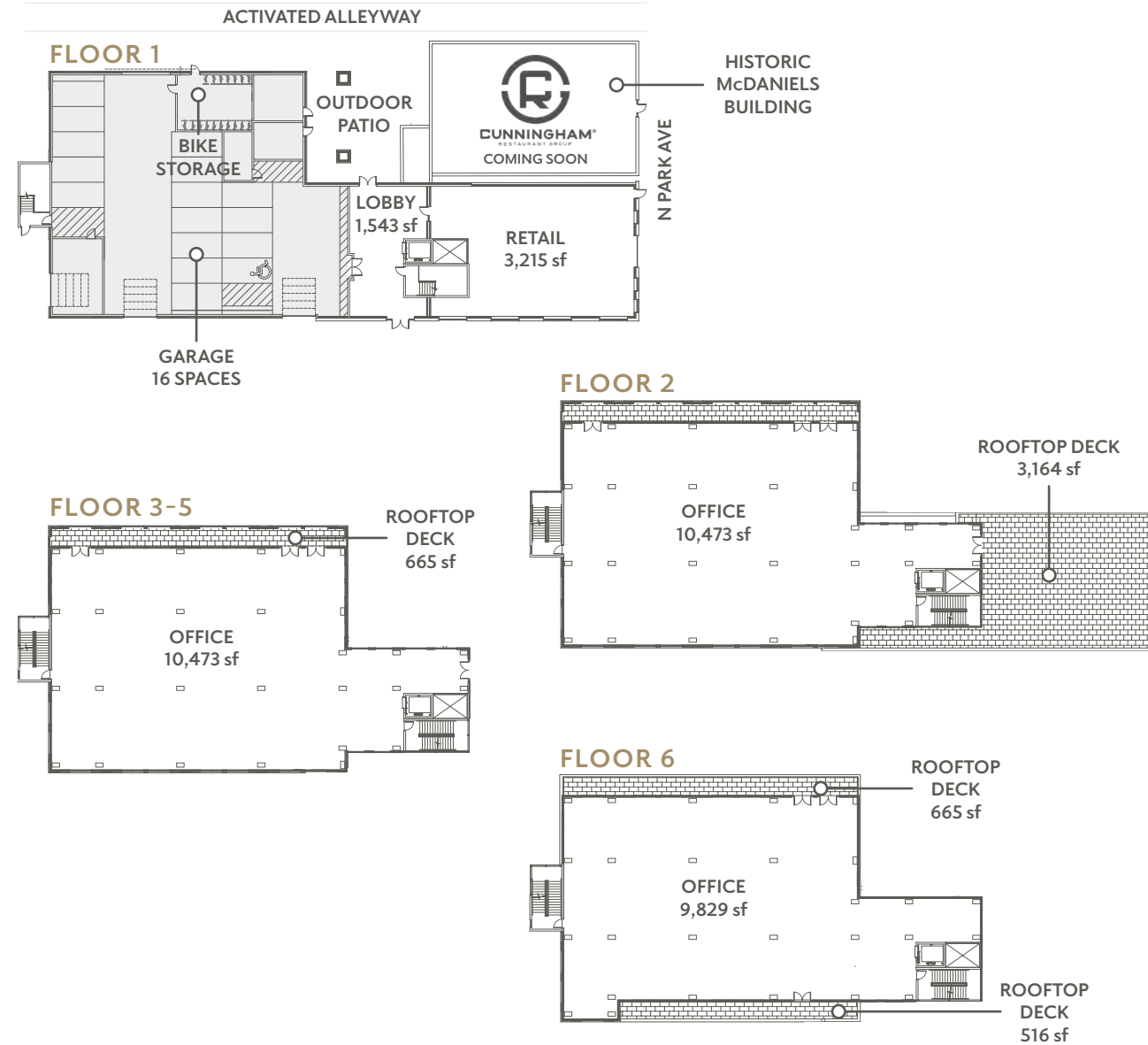
Site is owned by the developer - if a company occupies the full building, the design and branding can be catered to that company.



Space features historic renovation, new modern design, rooftop space, restrooms on each floor, bike storage and outstanding views.



Features a back patio space connected to an activated alleyway, Alley 626 North, featuring lights, art and a direct connection to Mass Ave. The historic McDaniel's Building will have an exclusive Cunningham Group concept coming soon.



MORE THAN *just an office building*



Rare boutique headquarters opportunity in which a company can enhance their brand equity and visibility in downtown Indianapolis with building naming rights, signage, building design input and branding.



Multiple opportunities for outdoor rooftop and patio space - a rare amenity on Mass Ave and downtown Indy.



Historic street-level commercial space opportunity.



State of the art building structure and HVAC system



16 on-site, covered parking spaces with access to an additional 140+ spaces just a short block away - the highest parking ratio for Mass Ave office space



Activated historic alleyway, Alley 626 North, to connect the building to Mass Ave. Alleyway will feature patio space, cultural art and will be lit with outdoor string lights for a trendy, Instagram-worthy destination.



Prominent signage opportunity with Mass Ave visibility - +15,000 cars passing daily and a constant stream of pedestrian foot traffic.



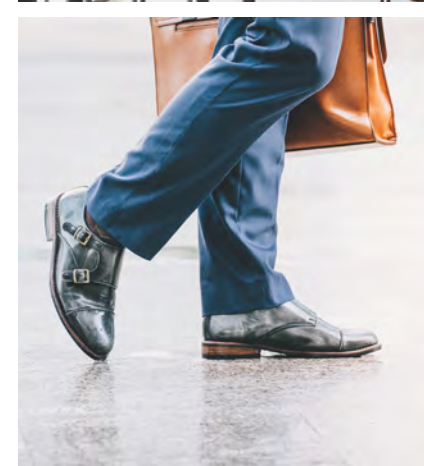
Creative new Cunningham Group concept in the historic McDaniel's Building with a secret entrance from the activated 626 Alleyway.



Steps away from downtown Indy's best dining, cocktail bars, entertainment and shopping.



Steps away from one of Indy's best entertainment venues, Live Nation / [Old National Center](#)



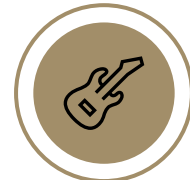
PRIME LOCATION

in the center of bustling Mass Ave District

WALK
 BIKE
 DRIVE



Bottleworks
Walk: 4 mins
Bike: 2 mins
Drive: 2 mins



Old National Centre
Walk: 4 mins
Bike: 2 mins
Drive: 2 mins



City Market
Walk: 9 mins
Bike: 5 mins
Drive: 5 mins



Bankers Life Fieldhouse
Walk: 12 mins
Bike: 6 mins
Drive: 5 mins



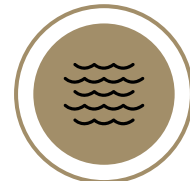
Red Line - Transit Center
Walk: 12 mins
Bike: 5 mins
Drive: 4 mins



Monument Circle
Walk: 14 mins
Bike: 7 mins
Drive: 5 mins



Victory Field
Walk: 20 mins
Bike: 12 mins
Drive: 6 mins



Canal Walk
Walk: 21 mins
Bike: 6 mins
Drive: 4 mins



Lucas Oil Stadium
Walk: 25 mins
Bike: 13 mins
Drive: 6 mins



Fountain Square
Walk: 30 mins
Bike: 12 mins
Drive: 6 mins

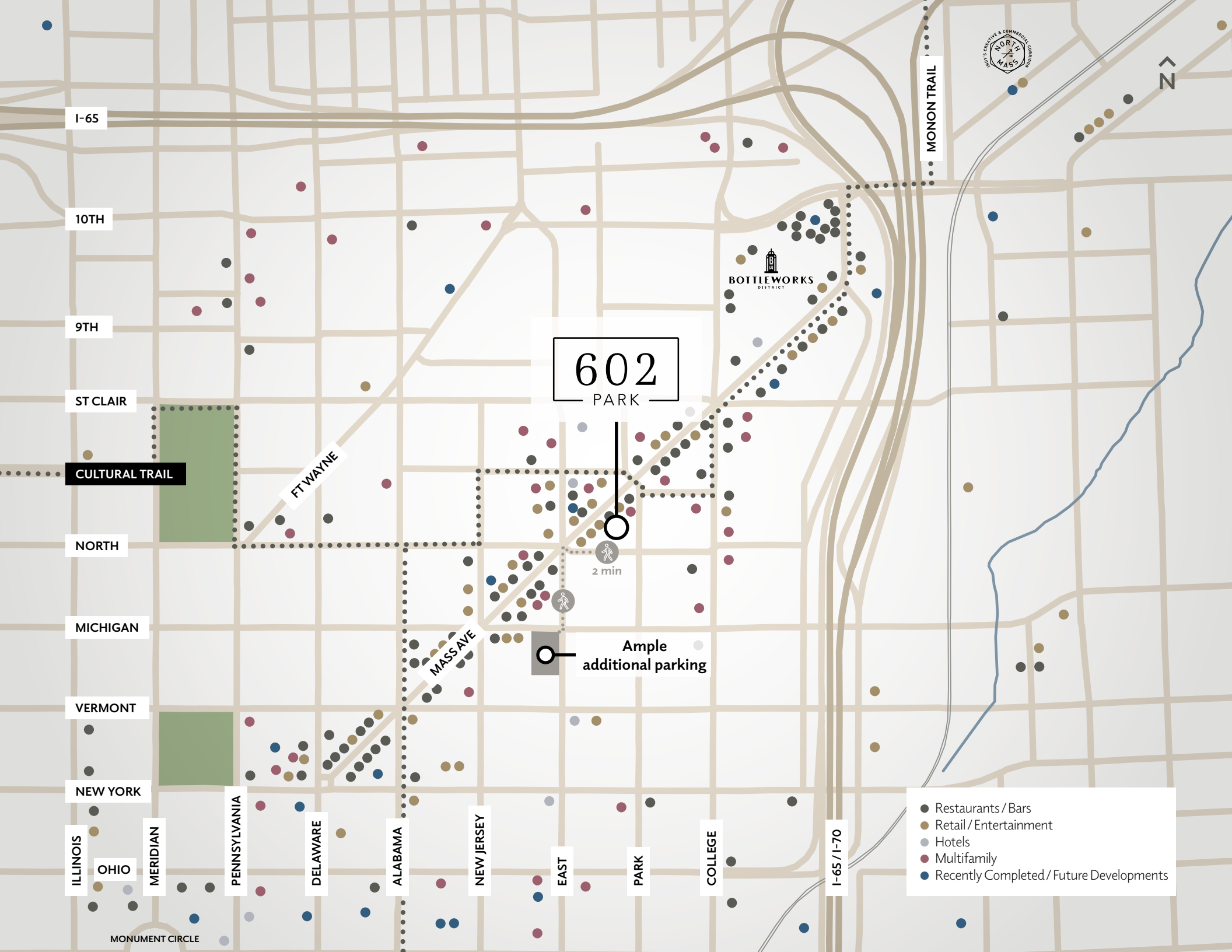


White River State Park
Walk: 32 mins
Bike: 13 mins
Drive: 10 min



Indianapolis Zoo
Walk: 35 mins
Bike: 14 mins
Drive: 10 mins

MEET YOUR NEIGHBORS



602
PARK

LIFT YOUR EXPECTATIONS

Leased by



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