

602

PARK

INDIANAPOLIS, IN

Developed by:



MASS AVE'S PREMIER
BOUTIQUE OFFICE DEVELOPMENT

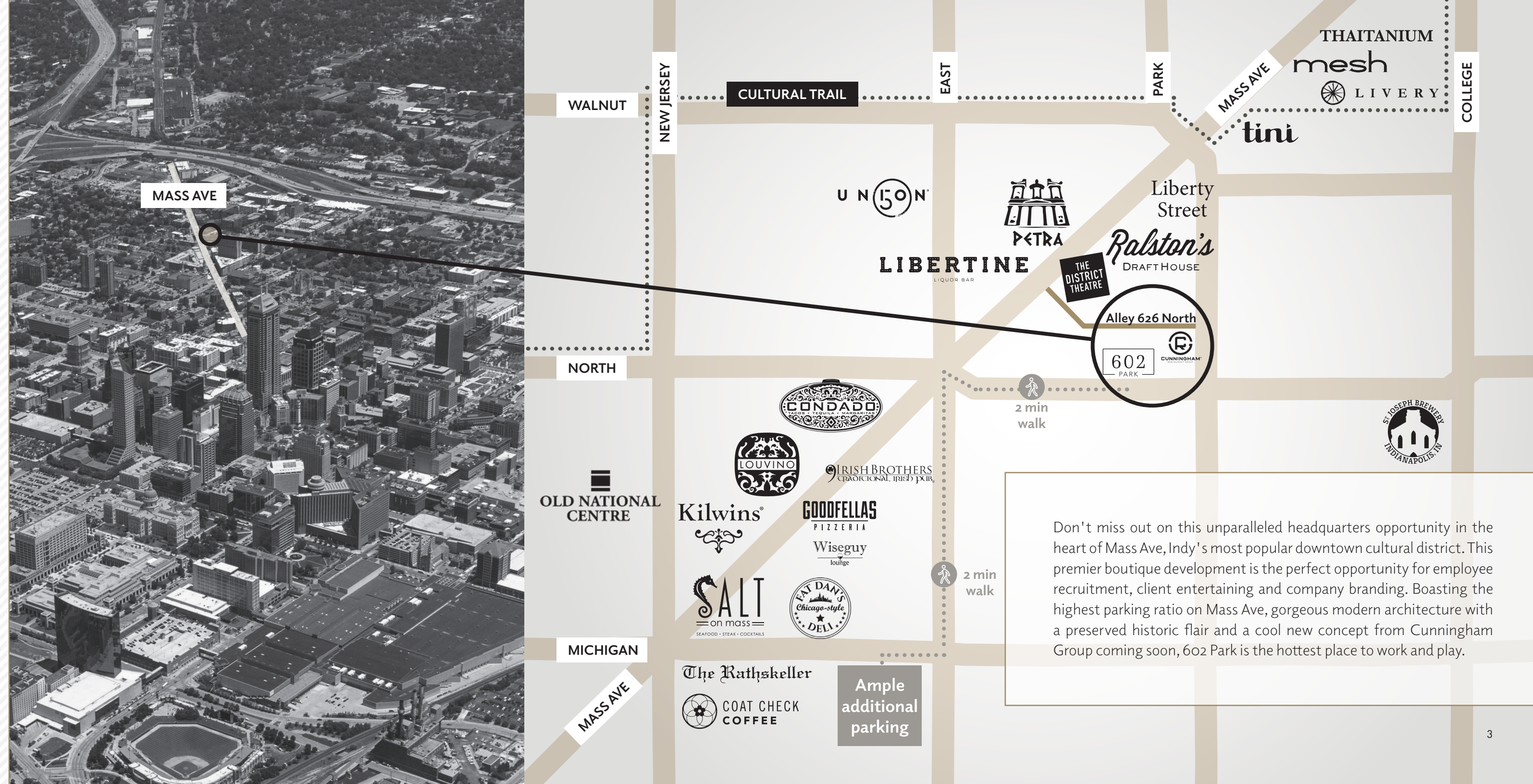
Developed by:



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602
PARK



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.



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

steps away from 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.



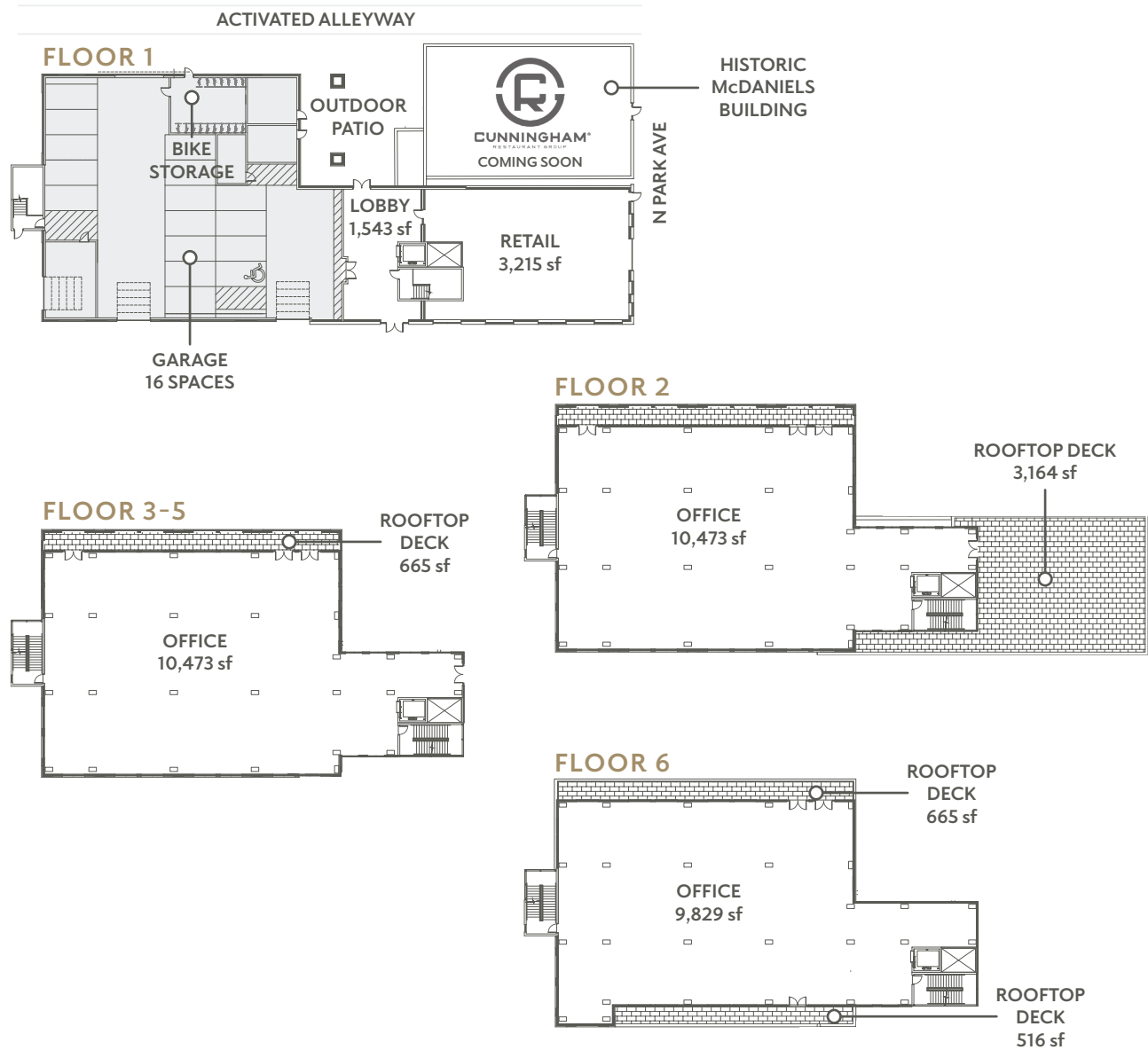
Site is owned by the developer - if a company occupies the full building, the design and branding can be catered to that company.



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.



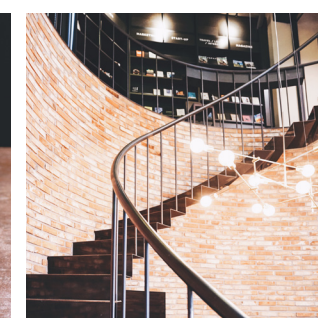
Prominent signage opportunity with Mass Ave visibility - +15,000 cars passing daily and a constant stream of pedestrian foot traffic.



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 and shopping.



PRIME LOCATION

in Indy's Trendiest 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



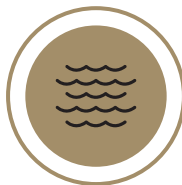
Monument Circle

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



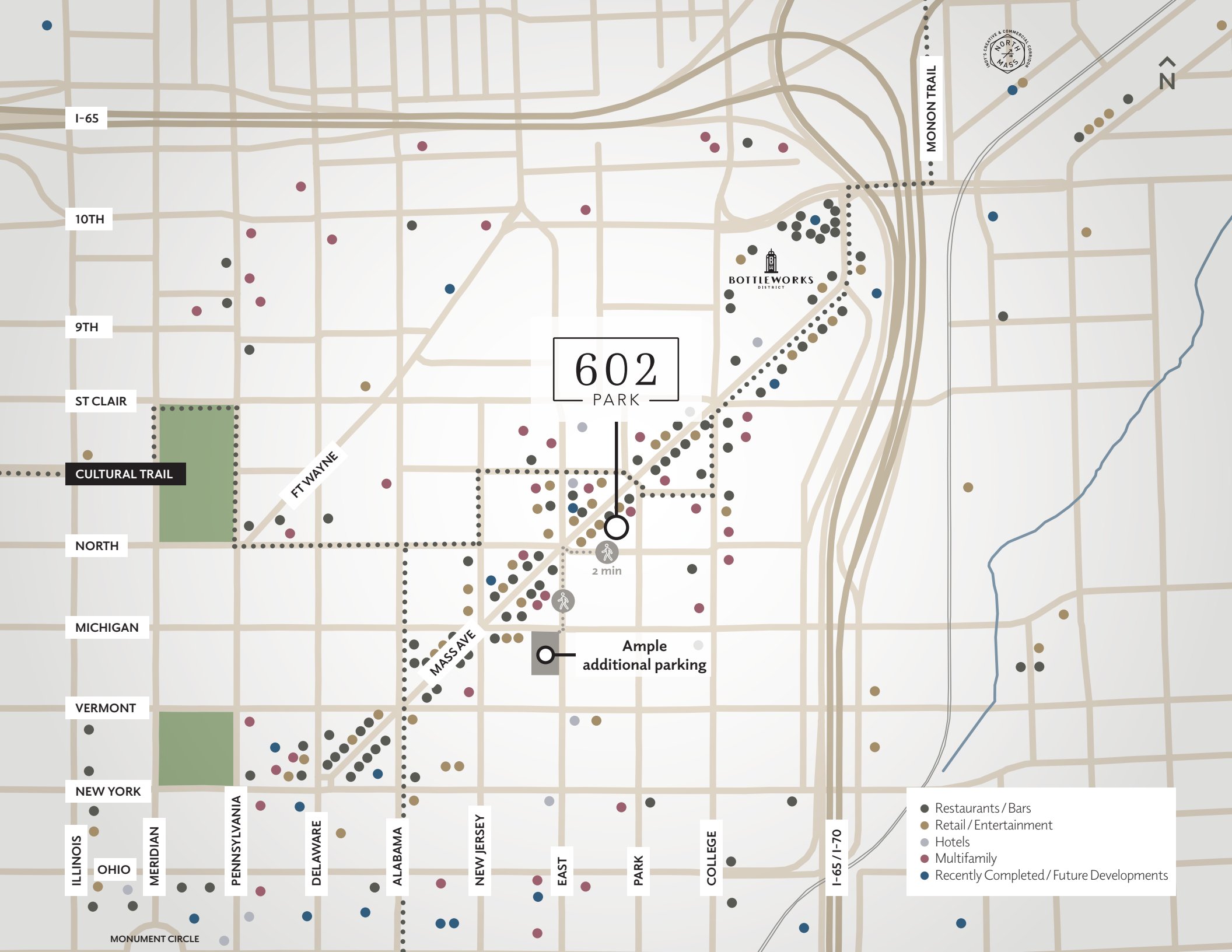
Indianapolis Zoo

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

MEET YOUR NEIGHBORS



The Rathskeller



602

PARK

LIFT YOUR EXPECTATIONS

Leased by



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