



BOX FACTORY

— INDPLS.IN —

DELIVERED IN 2020. EVERYTHING'S INSIDE.

— 1411 ROOSEVELT AVE —



BORN IN 1920. RE-IMAGINED IN 2020.

Box Factory was originally built in 1920 for the US Corrugated Box Co. during the city's industrial boom. US Corrugated Box Co. formed the foundation for what is now known as Lacy Diversified Industries, a longtime pillar of the Indianapolis business, philanthropic and educational community. The legacy of that success lives on here.

The North Mass corridor - an extension of Mass Ave - is surrounded by thriving historic neighborhoods and some of the highest ranked public and private schools in Indiana. Old Northside, Herron Morton, Cottage Home, Woodruff Place, Windsor Park and Lockerbie Square continue to attract residents seeking the downtown lifestyle with proximity to cultural destinations, entertainment, careers and quality schools.

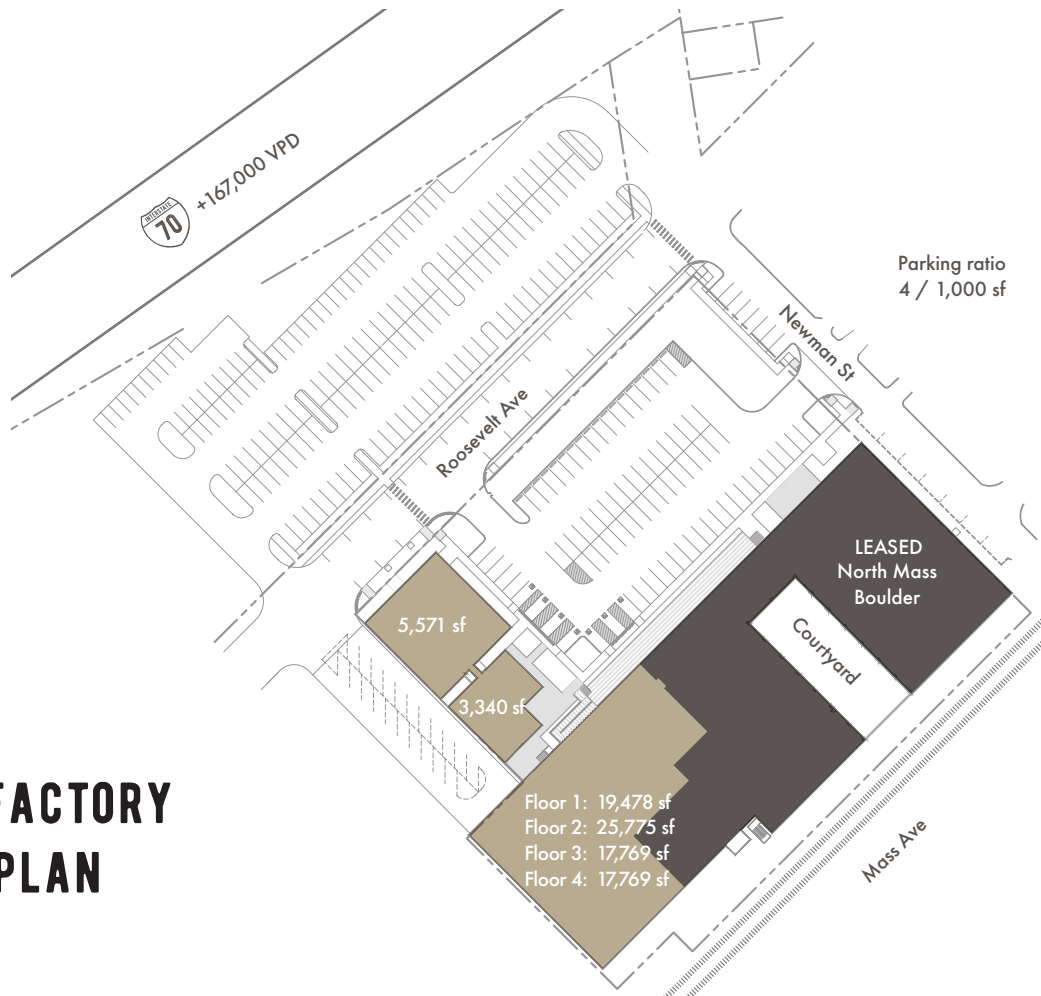
With its rich industrial and entrepreneurial history in mind, Box Factory will maintain an industrial aesthetic while undergoing a bold transformation to usher a new era of success in the North Mass corridor and Indianapolis.



The U.S. Corrugated-Fiber Box Co.
Indianapolis, Ind.



BOX FACTORY
INDPLS.IN



BOX FACTORY SITE PLAN



THE FULL PACKAGE

Box Factory offers redeveloped, innovative space for creative users along the up-and-coming North Mass corridor, expanding the popular Mass Ave destination further north. Box Factory is the full package deal with unparalleled on-site amenities and nearby features including interstate access, green space, trail access and revitalized neighborhoods. With an innovative fusion of historical preservation and modern design, Box Factory will be Indy's trendiest new creative office building.

- 1 Access to North Mass Boulder
- 2 89,702 sf flexible office space
- 3 Signage available with I-70 visibility to more than 167,000 vehicles per day
- 4 Large industrial windows allowing ample natural light
- 5 Ample free parking - a rare amenity for downtown Indianapolis
- 6 Outdoor courtyard and rooftop deck
- 7 4-minute walk to the Monon Trail, Cultural Trail, and the planned Pogue's Run Trail
- 8 Retail storefront or restaurant opportunity
- 9 Incredible Indianapolis Skyline views



1



northmassboulder.com

northmassboulder

Indy's first indoor climbing and fitness facility and Box Factory's anchor tenant, North Mass Boulder, is comprised of 45,770 sf of community gathering space offering areas for members to climb, exercise, work, socialize and connect in a comfortable and aesthetically pleasing environment. Existing bouldering facilities throughout the country operate as an anchor tenant in their respective neighborhoods, significantly adding value to neighboring properties.



On-site yoga and fitness studios



Cardio machines



Extensive free-weight room



Bouldering space



Locker rooms with showers and saunas



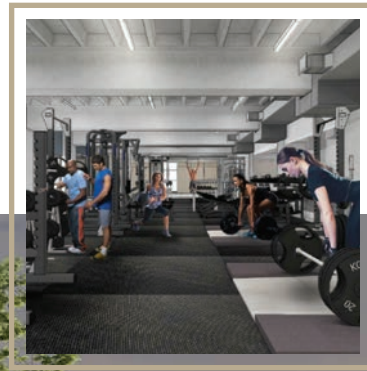
A youth birthday party room



Shared office / community space



A café and bar



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North Mass will feature mixed-use retail, multihousing, restaurants and office space. The development is surrounded by trendy restaurants, newly developed housing and revitalized neighborhoods that embrace the imaginative fusion of historical restoration and modern architecture.



WALK · BIKE · DRIVE:

1 MONON TRAIL & CULTURAL TRAIL
Walk - 4 mins • Bike - 2 mins

2 BOTTLEWORKS & MASS AVE
Walk - 5 mins • Bike - 3 mins • Drive - 5 mins

3 CIRCLE CITY INDUSTRIAL COMPLEX
Walk - 3 mins • Bike - 2 mins • Drive - 1 min

4 MONUMENT CIRCLE
Walk - 15 mins • Bike - 10 mins • Drive - 10 mins

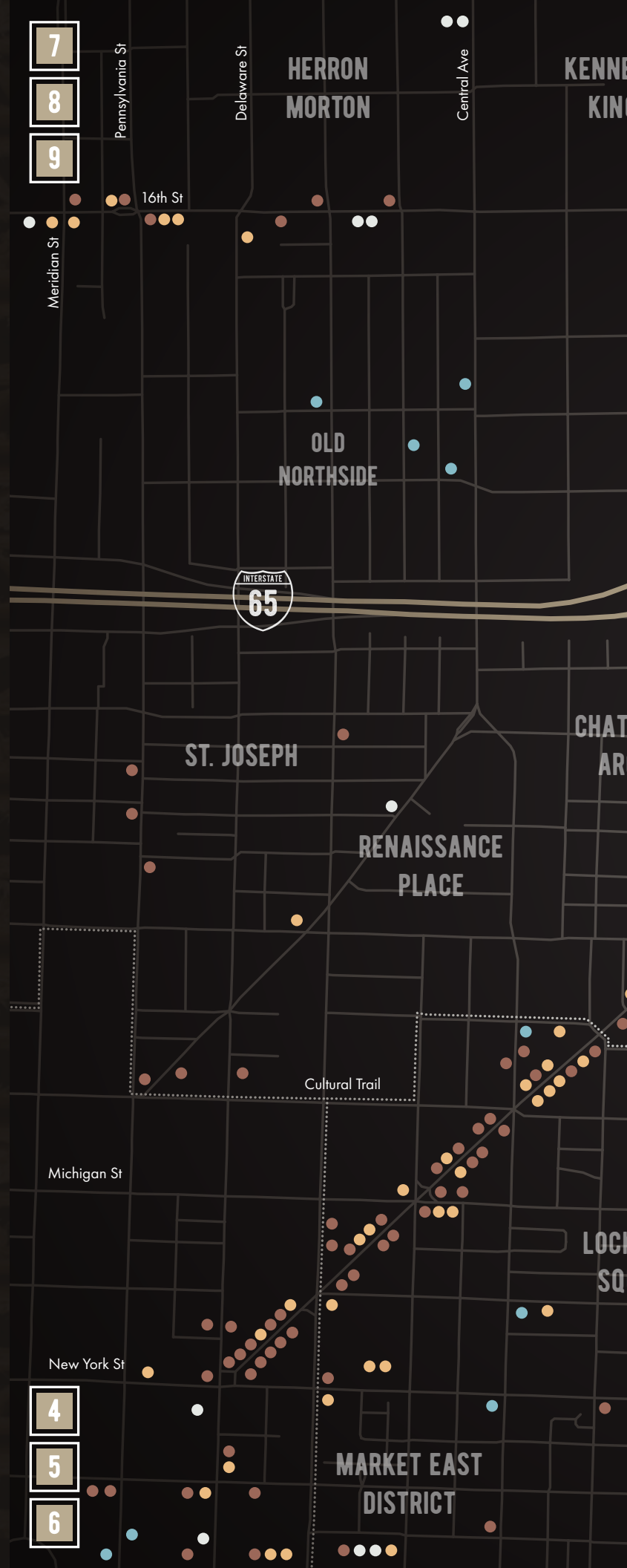
5 BANKER'S LIFE FIELDHOUSE
Walk - 15 mins • Bike - 10 mins • Drive - 10 mins

6 LUCAS OIL STADIUM
Walk - 20 mins • Bike - 15 mins • Drive - 12 mins

7 BROAD RIPPLE VIA MONON TRAIL
Walk - 90 mins • Bike - 25 mins

8 KEYSTONE AT THE CROSSING
Drive - 20 mins

9 CARMEL
Drive - 25 mins





HILLSIDE



WINDSOR PARK

Lewis St (Reopening)

1

3

COTTAGE HOME



Pogue's Run

10th St

HAM CH



BOTTLEWORKS

Mass Ave

WOODRUFF PLACE

Michigan St

KERBIE SQUARE



HOLY CROSS

- Restaurants
- Retail / Entertainment
- Hotels
- Recently Completed / Future Developments



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INDPLS, IN



COME SEE
WHAT'S
INSIDE.



BOXFACTORYINDY.COM



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