# FOR LEASE

4573 SOUTH COLLEGE AVENUE

*SoBro Neighborhood*

INDIANAPOLIS • IN • 46205

••• PRIME •••

RESTAURANT / RETAIL SPACE

*Available Now*

IN THE HEART of SoBro!!

**4,495 SF**

+ **1,500 SF** OUTDOOR PATIO SPACE

+ **26** ON-SITE PARKING SPACES

+ front row ADA access

+ FULLY EQUIPPED KITCHEN INCLUDED!!

+ 3-WAY LIQUOR LICENSE AVAILABLE!!




350 Massachusetts Avenue, Suite 400 • Indianapolis, IN 46204 • www.gershmanpartners.com

**LEASING INQUIRIES >>** Meghan DeMars Kiger // mkiger@gershmanpartners.com

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# Original 2019 FLOOR PLAN

"open floor plan" enhancements & modifications added in 2025 & 2026

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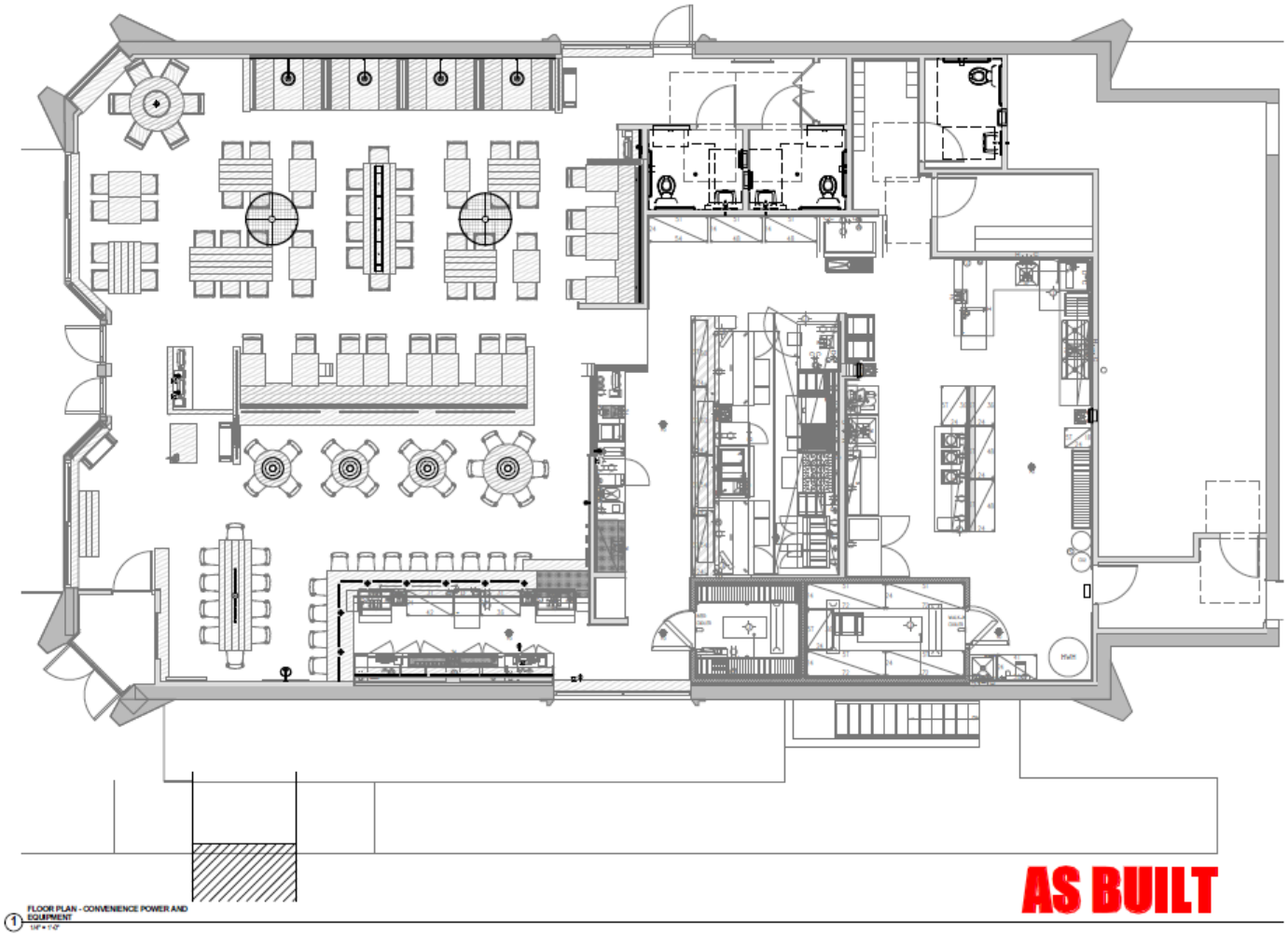
**CONVENIENCE POWER AND EQUIPMENT NOTES:**

1. COMPUTER/AUDIO SYSTEM RACK NEED 5-15 AMP CIRCUITS FOR ALL EQUIPMENT
2. REFER TO FOOD SERVICE DRAWINGS FOR EQUIPMENT POWER LOCATIONS; EQUIPMENT LAYOUT FOR REFERENCE ONLY
3. CROSS REFERENCE ELECTRICAL DRAWINGS FOR ADDITIONAL OUTLET INFORMATION
4. DATA AND POWER AT HOST STAND – POS POWER MOUNTED IN FLOOR STUB INTO CABINET - REAR OF SHELVING TO HAVE POWER CHASE
5. PROVIDE POWER TO EXTERIOR PATIO
6. PROVIDE POWER AT SIGNAGE LOCATIONS - SIGNAGE TO HAVE TIMECLOCKS
7. VERIFY OUTLET DEVICES AND COVER PLATE COLORS WITH ARCHITECT DURING SUBMITTALS
8. POS POINT OF SALE LOCATIONS TO HAVE DEDICATED POWER
9. AUTOMATIC FAUCETS AT HAND SINKS BOH AND FOH TO BE HARD WIRED - NOT NECESSARY AT BAR
10. NOTE GC COORDINATE A BOX WALK WITH ARCHITECT, FOOD SERVICE EQUIPMENT INSTALLER AND OWNER TO VERIFY ALL HEIGHTS PRIOR TO CLOSING WALLS

18" V — HEIGHT; ORIENTATION V=VERTICAL H=HORIZONTAL

**LEGEND:**

- WALL MOUNT DUPLEX RECEPTACLE
- WALL MOUNT DATA PORT
- FLOOR MOUNT DUPLEX RECEPTACLE
- FLOOR MOUNT DATA PORT
- CEILING MOUNT DUPLEX RECEPTACLE
- CEILING MOUNT DATA PORT
- TV-1 / 60" HT — TV TYPE; MOUNTING HEIGHT CL



1 FLOOR PLAN - CONVENIENCE POWER AND EQUIPMENT

**AS BUILT**

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