

The logo features a stylized square icon on the left, composed of a red top bar, a purple bottom bar, and a white square in the center. To the right of the icon, the text "LA" is in a serif font, "GROTTE" is in a larger serif font, and "S Q U A R E" is in a smaller, spaced-out sans-serif font.

LA
GROTTE
S Q U A R E

www.LaGrotteSquare.com

The logo consists of three vertical bars of varying heights, with the middle bar being the tallest and the two side bars being shorter and of equal height.

HOLLADAY
PROPERTIES

The logo features a stylized building icon composed of several vertical bars of increasing height from left to right.

CUSHMAN &
WAKEFIELD

PART OF THE

EVOLVING



LAGROTTE SQUARE

LaGrotte Square began its life as a vibrant residential and commercial hub all the way back in the 1850s, when Irish, Italian and Greek immigrants arrived to work on the newly-commissioned railroad lines through Indianapolis — giving rise to the neighborhood’s old nickname, “Irish Hill.”

In the early 1900s, two Italian families, the Modaffaris and the LaGrottes, settled on what is now College Avenue, between Bates and Georgia Street. Over the ensuing decades, the two families were involved in the opening of the Milano Inn, an Italian fine-dining institution, Angelo’s food and wholesale market, and the preservation of IPS School 7 from demolition. In homage to those that paved the way to the present day, we present the newest development of the evolving east end: LaGrotte Square.

EAST END



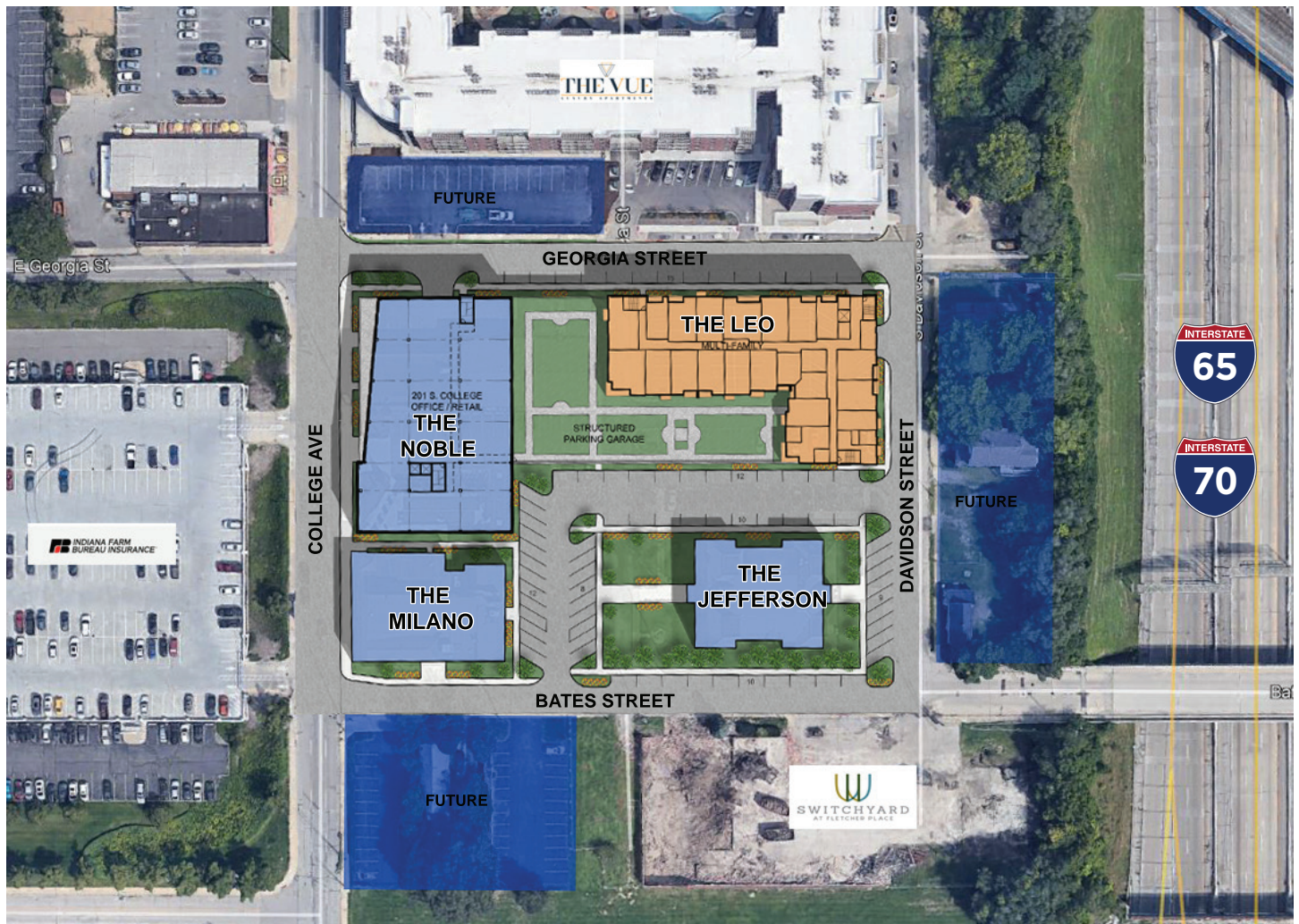
DEVELOPMENT HIGHLIGHTS

- ✓ Unparalleled skyline views
- ✓ Easy on and off interstate access to I-65/70
- ✓ On-site retail as well as proximity to Virginia Ave and Cultural Trail
- ✓ Next to corporate campuses of Lilly, Anthem & Indiana Farm Bureau
- ✓ Nice blend of street, surface and structured parking
- ✓ Mix of progressive, modern and historical design elements



In homage to the site's unique history, we present the newest development of the evolving east end: LaGrotte Square.

MASTER PLAN





THE NOBLE

±100,000 SF

Just blocks from the bustling heart of downtown Indianapolis at 201 S. College, The Noble will offer premier, custom office space with retail space, a coffee bar and on-site parking on the ground floor. With modern architecture featuring floor to ceiling glass, tenants will have incredible downtown Indianapolis skyline views along with the first class building amenities and features needed to assist companies in attracting and retaining top talent.

THE LEO

82 Units

The Leo, will offer high-end apartments with unparalleled views of downtown Indy. Residents will have secured, structured parking, an elevated courtyard and a rooftop deck as part of the common area amenities. The apartments will have clean, modern finishes with outside, private balconies and open floor plans.

THE MILANO

16,300 SF

The Milano Inn has been a fixture of the downtown Indianapolis restaurant scene since its opened in the early 1900s. Indy residents from all over fondly recall their memories of their fine Italian dining experience. Now, a new generation will get to experience the re-invented Milano at 231 S. College as a retail and office destination, continuing the legacy of bringing together residents of Indianapolis.

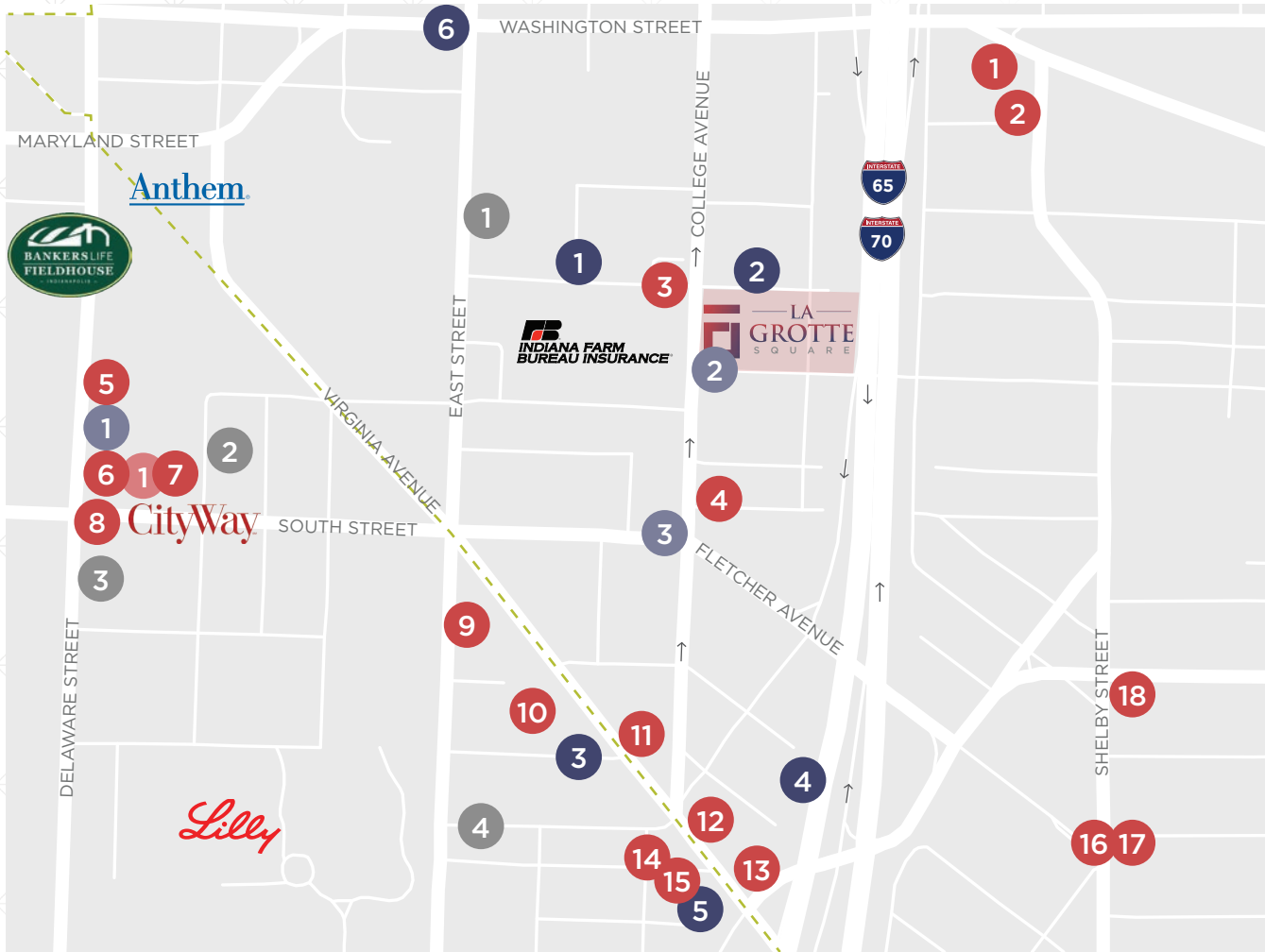
THE JEFFERSON

±21,000 SF

Originally built in the late 1800s as an Indianapolis Public School, which represents the seventh Ward of Indianapolis was named the Thomas Jefferson School. Today, the Jefferson has been carefully renovated into three floors of modern office space, designed to retain the proud feel and architecture that has allowed the building to withstand the test of time.

THE NEIGHBORHOOD

ACCESS, CONNECTIVITY & AMENITIES



RESTAURANTS

- 1 Hardees
- 2 Indiana City Brewery
- 3 Metazoa Brewery
- 4 Iaria's Italian Restaurant
- 5 Qdoba
- 6 Plat 99
- 7 Yolk
- 8 Nesso Italia
- 9 Ember Urban Eatery
- 10 Rook
- 11 Milktooth
- 12 Repeal Restaurant
- 13 Hotel Tango Distillery
- 14 Calvin Fletcher's Coffee
- 15 Bluebeard
- 16 Dairy Queen
- 17 Sam's Silver Circle
- 18 Geraldine's Supper Club

LIVING

- 1 The Waverly
- 2 The Vue Luxury Apartments
- 3 Mozzo Apartments
- 4 Union Laundry Lofts
- 5 The Hinge
- 6 Artistry

HOTEL

- 1 The Alexander Hotel

SERVICES

- 1 Marvis Arts & Events Center
- 2 Franciscan ExpressCare at CityWay
- 3 Irsay Family YMCA at CityWay
- 4 Holy Rosary Church

RETAIL

- 1 Acuity Eyecare
- 2 Barre Code Fitness
- 3 Biz on Fletcher



GOURMET COFFEE SHOPS



ECLECTIC ANTIQUe SHOPS



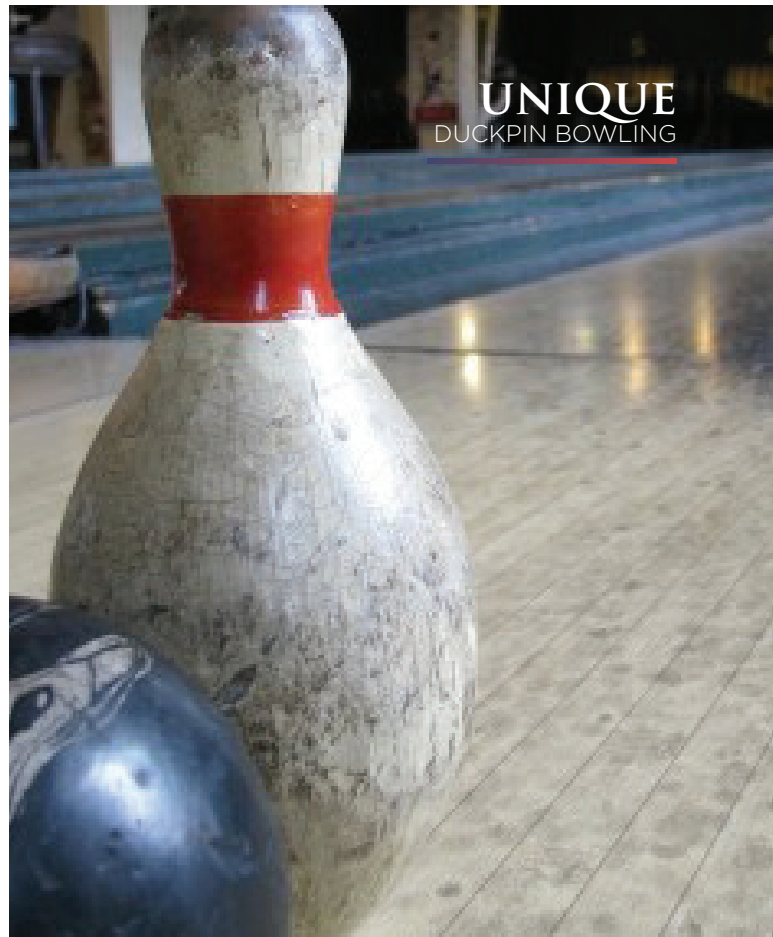
WALKABLE & WHEELABLE

At the center of the action on the dynamic east side of downtown Indianapolis, LaGrotte Square sits between downtown and Fountain Square. Whether you prefer to walk, drive, bike or scooter your way around, this location is both walkable and wheelable.

NUMEROUS RESTAURANTS & EATERIES



UNIQUE DUCKPIN BOWLING



UNPARALLELED

SKYLINE



NO EXCUSES
ON-SITE FITNESS CENTER



VIEWS

FROM ABOVE



CLOSE TO
VIRGINIA AVENUE RETAIL



BIKE TO PLAY
CLOSE TO DOWNTOWN



A MIX OF PROGRESSIVE

MODERN & HISTORIC DESIGN



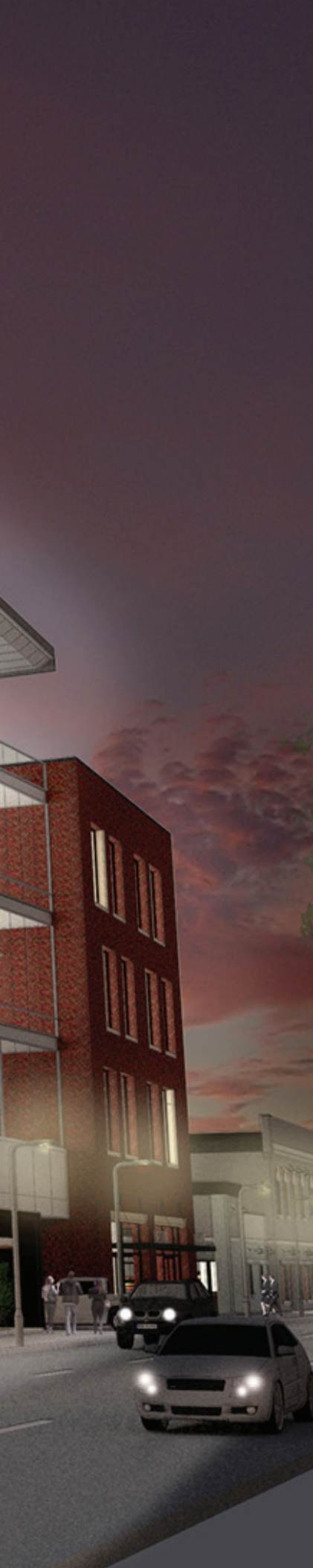
PROXIMITY TO CULTURAL TRAIL



CORPORATE NEIGHBORHOOD



CLOSE & EFFICIENT HIGHWAY ACCESS



www.LaGrotteSquare.com

**T
H
E
N
O
B
L
E**

BENNETT M. WILLIAMS
Director
Cushman & Wakefield
+1 317 639 0442
bennett.williams@cushwake.com

DAVID A. MOORE
Managing Director
Cushman & Wakefield
+1 317 639 0490
david.moore@cushwake.com

DAN PHAIR
Senior Vice President & Partner
Holladay Properties
+1 317 548 4238
dphaire@holladayproperties.com

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

