



# PART OF THE

# 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 of downtown indy

# **DEVELOPMENT HIGHLIGHTS**

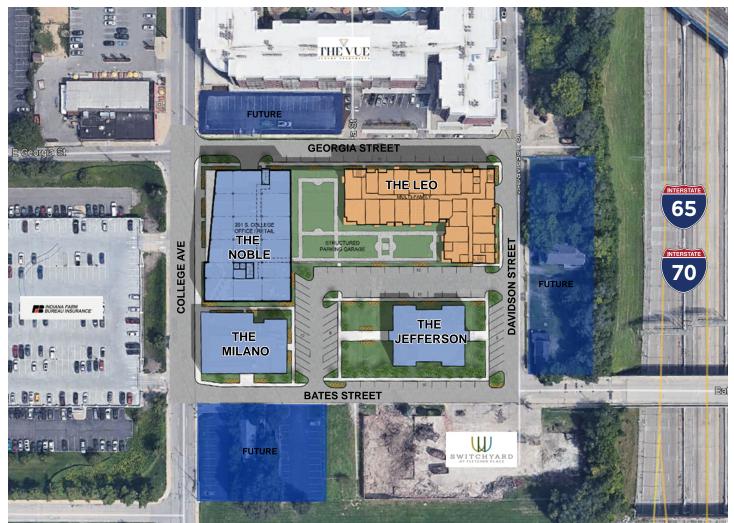
- New mixed-use development with office, retail & residential living
- Creative mix of progressive, modern & historical design
- Structured & surface parking (3 per 1,000 SF ratio)
- Quick access to I-65/70
- Adjacent to Indiana Farm Bureau, Eli Lilly & Anthem

Close proximity to Virginia Ave, Fountain Square & Cultural Trail



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**

91 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

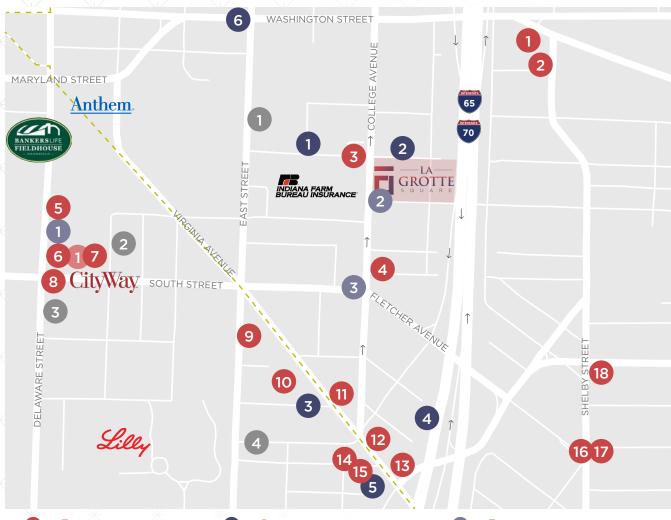
The Milano Inn has been a fixture of the downtown Indianapolis restaurant scene since its opened in the early 1900s. Indy residents from all over fondly recall their memories of their fine Italian dining experience. Now, a new generation will get to experience the re-invented Milano at 231 S. College 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 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**
- Hardees 1
- 2 Indiana City Brewery
- 3 Metazoa Brewery
- laria's Italian Restaurant 4
- Qdoba 5
- Plat 99 6
- Yolk 7
- 8 Nesso Italia
- 9 Ember Urban Eatery
- 10 Rook
- Milktooth 11
- 12 **Repeal Restaurant**
- Hotel Tango Distillery 13
- Calvin Fletcher's Coffee 14
- 15 Bluebeard
- 16 Dairy Queen
- Sam's Silver Circle 17
- Geraldine's Supper Club 18

#### LIVING

The Waverly

1

2

1

3

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

#### HOTEL

#### **SERVICES**

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

#### **RETAIL**

1

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



- The Alexander Hotel





# 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.





# UNPARALLELED



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