COMING SOON

INDIANAPOLIS URBAN LIFESTYLE DESTINATION

BOTTLEWORKS DISTRICT

RETAIL

MASSACHUSETTS AVE | INDIANAPOLIS, IN

CBRE
Bottleworks is located at the historic Coca-Cola® bottling plant on Mass Ave., Indianapolis’ hottest urban street. The mixed-use development is a fusion of the past and present encompassing 12 acres of robust arts, culture, fashion, industrial architecture and foodie spots galore. Bottleworks will include:

• 175,000 SF of street retail on Mass Ave, College Ave, Carrollton Ave and 9th Street
• Community-focused food hall and market
• The Living Room Theater, including eight screens
• 227 condos and apartments
• Rooftop bar located on top of the 147-key West Elm Hotel
• Nine-story office tower and three-story loft-style office building

The retail merchandising mix will include unique and notable local, regional and national tenants across a blend of restaurants, services, fitness, fashion, entertainment and specialty retailers. The renewed streetscape will captivate with its gleaming Art Deco facades restored to their original beauty, along with exciting options for dining, playing and living every moment.

• +/-175,000 SF of retail space available on Mass Ave, College Ave, 9th Street and Carrollton Ave
• Retail suites ranging from 1,000 to 22,000 SF
• 30,000 SF community-focused food hall and market located in the heart of the development – Vendors size ranging from 100-1,000 SF
• The modern market will be comprised of two authentic garage buildings showcasing Art Deco terracotta facades that include roll-up doors featuring local artisans of all styles
• Approximately 1,400 parking stalls
• Available Fall 2019
1. 152-Key West Elm Hotel
2. Living Room Theater

Pending

Proposed/in Discussion

Future Phase 2 Retail

296x679

IUPUI UNIVERSITY
INDIANAPOLIS ZOO
ELI LILLY HEADQUARTERS
VICTORY FIELD
BANKERS LIFE
BLUE CROSS BLUE SHIELD
CUMMINS
PACERS
INDIANA CONVENTION CENTER
LUCAS OIL
COLTS

SITE PLAN | RETAIL

DOWNTOWN INDIANAPOLIS
In 1920, the building at 860–862 Massachusetts Avenue was owned by Lee E. and James S. Yuncker. Grounded in American tradition, it was the Coca-Cola® Bottling Company of Indianapolis.

Jim and Lee Yunker celebrated their 25th anniversary as bottlers of Coca-Cola® Indianapolis and announced an expansion of the factory. In 1949, the main addition to the plant was made making it the largest Coca-Cola® bottling plant in the world. Local architectural firm, Rubush and Hunter, designed the plant in a Art Deco style. It has since become an Indy landmark.

The plant was sold to Indianapolis Public Schools when a new plant was opened in Speedway, Indiana. Since 1971, the building has housed the IPS Service Center.

Hendricks Commercial Properties has begun repurposing the site into a center for commerce, history and arts. Today, we open up opportunities for retailers and visitors to make new connections, enjoy this incredible piece of history and simply fill every moment...

At Bottleworks, we delight in quality, so we seek to curate our array of shops, events and experiences. From sophisticated boutiques to engaging entertainment, we’re thoughtfully planning enriching ways to spend your morning, afternoon or evening in our historic district. We’re dedicated to inspiring community.

A place infused with history, Bottleworks is an evolving destination, that is rooted in a great community. We asked ourselves what makes a great place to live, visit and experience. Then we asked our local neighbors. Now we’re building it. We invite you to be a part of this great opportunity.

Together we can create community connections, experiences and culture...
**RADIUS MAP**

**One Mile Demographics**
- Daytime Population: 50,189
- Population: 17,256
- Median Age: 35.2
- Households: 9,163
- 2017 Average Income: $67,378
- 2022 Average Income: $77,487

**Primary Trade Area Demographics**
- Daytime Population: 197,189
- Population: 126,867
- Median Age: 36.7
- Households: 58,384
- 2017 Average Income: $84,667
- 2022 Average Income: $95,021

**DOWNTOWN TRADE AREA**

**KEYSTONE**

**CASTLETON**

**DOWNTOWN CIRCLE**