

Open up. Drink it in.

HISTORY

From its founding in 1920, the Indianapolis Coca-Cola bottling plant was one of the showplaces of American industry, recognized for both beauty of design and efficiency of equipment. Epitomizing enterprise and success, from horse-drawn delivery to over 70 Coca-Cola trucks, the plant was said to be the largest bottling plant in the world, with 260 employees producing 2,352,000 bottles of Coca-Cola per week.

OLA BOTTLING SOUTHAN



EVERY BOTTLE CARGE STERILIZED

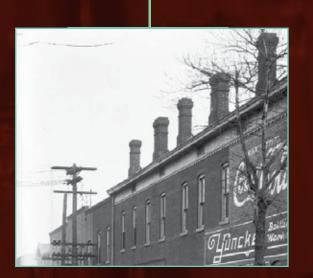
In 1920, the building at 860-862 Massachusetts Avenue was owned by Leo E. and James S. Yuncker. Grounded in American tradition, it was the Coca-Cola Bottling Company of Indianapolis.

1920



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.

1969

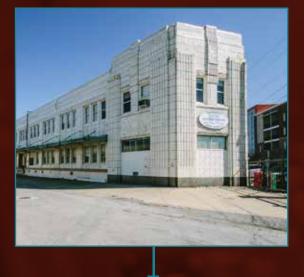


1940

Jim and Lee Yunker celebrate 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 art deco style.* It has since become an Indy Landmark.



HISTORY IN A BOTTLE



2017

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...*

FUTURE

Standing on this historic site and on Indianapolis' hottest urban street, Massachusetts Avenue, we introduce **BOTTLEWORKS DISTRICT**

A perfect fusion of past and present encompassing 12 acres of robust arts, culture, industrial architecture, entertainment, eateries, residences, shopping, and one-of-a-kind progressive office space.



Symbiotic relationships and a cultural event destination with best in class retail and dining





FOOD HALL MARKET *Gather, Grow, Explore*

The Garage will be a large food hall and market complex located in the heart of the development. Comprised of two authentic art deco buildings with terra-cotta facades, The Garage will be active from morning until night, and will be a place to discover the best of Indianapolis chefs and artisan craftsmen. With a broad spectrum of coffee roasters, florists, brewers, food purveyors, and locally-made products of all types to be enjoyed within these historically significant buildings, you will always have a reason to visit The Garage.

ENTERTAINMENT

Socialize, Feast, Entertain

Living Room Theater was created by longtime filmmakers who set out to reinvent the way films are experienced. Living Room Theater strikes the perfect balance by showcasing both blockbuster and independent films; local and international films; and groundbreaking festival films. The theatre will also include a sophisticated, yet superbly comfortable, European style cafe lounge to elevate your movie-going experience.

OFFICE Connect, Learn, Flourish

Create an office culture second to none and enjoy the symbiotic relationship between tenant and place. The office component will contain 180,000 square feet of space. Whether you are a small independent office or an international corporate headquarters Bottleworks District will make leaving work a drag.







RETAIL Shop, Sample, Indulge

Shop and dine in both historic buildings and new construction retail. Experience a thoughtfully curated mix of local, regional and national restaurants, soft goods, entertainment, service and specialty retailers. The renewed streetscape will captivate with its gleaming art deco facades restored to their authentic beauty, along with exciting options for dining, playing and living every moment of the day.

RESIDENTIAL Dwell, Hustle, Thrive

Truly work, LIVE, and play here. There will be 236 new residential units at the project. Both apartment and condo options will be available. If all the offerings at Bottleworks District are not enough, walk or bike virtually anywhere in downtown Indy via the Cultural Trail. So, whether you stay or want to explore beyond Bottleworks, you will never be boxed in. The world is just on the other side of your doorstep.

HOTEL Unwind, Relax, Dream

Visit in high style and travel beyond your expectations, with West Elm Hotels. The 146-key boutique hotel will be operated by West Elm and occupy the top two floors of the historic bottling works administration building. Showcasing the best the City has to offer, the hotel will also operate an energetic restaurant and a roof top bar.







FILL EVERY MONTENT where authentic experiences come together.





energize + inspire PRODUCTIVITY



HENDRICKS





Functional **UNIQUEHIGH TECH** CONNECTED

Functional Features

Unique Features



±1,000,000 CARS PER WEEK

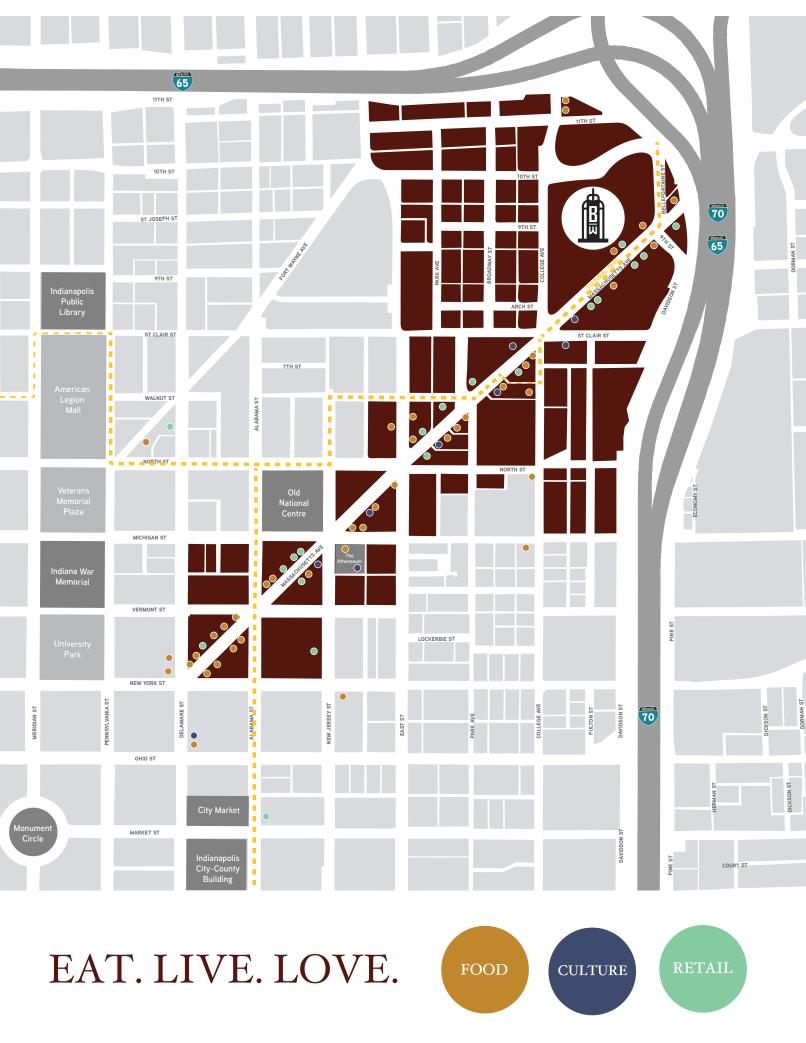
traveling by this distinct site = unrivaled marketing + visibility

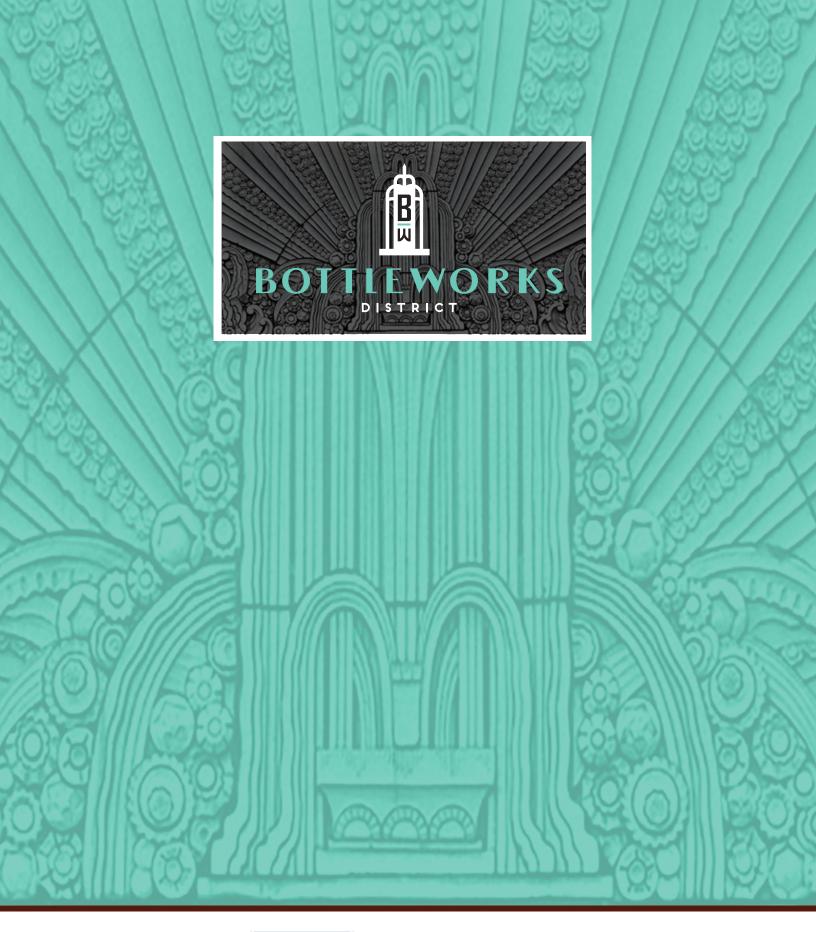


± 180,000 RSF of Class "A" Office Space Available ■ ± 19,500 RSF Floor Plates State-of-the-Art Design + Construction Concrete + Steel Frame Structure Metal + Brick Designs Large-Span Windows Center-Core Building Approximately 14 ft Slab to Slab High-Speed Elevators Controlled Structured Parking + Visitor Parking Exterior Signage Available

Large Outdoor Plaza for Tenant Use Rooftop Terrace Space ■ High Visibility + Interstate Access Via I-65 + I-70 Connectivity, Connectivity, Connectivity

Bakersfield CHATTERBOX Sub Zero Ice Cream & Yogurt Salt on Mass J. Benzal The Tap RATHSKE D G DYFRINGE Bru Burger **SHOPPE** Chatham Tap Escape The Room Watt's Blooming Natural Born Juicers **Bazbeaux** Crackers Comedy Club THENAEUM HE EAGLE 45 Degrees BOOMERANG BOUTIQUE Indianapolis Fire Fighters Museum Ball & Biscuit Indy Reads VIDA **DAN'S DELI** ComedySportz Indianapolis Ace Hardware **FAT** Whole Foods **GARDE** BL MacNivens Scottish









Rich Forslund 317 713 2172 rich.j.forslund@colliers.COM Matt Langfeldt 317 713 2173 matt.langfeldt@colliers.Com