

BOTTLEWORKS
DISTRICT

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.



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



1920



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.*

1940

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



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...*



HISTORY IN A BOTTLE

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.



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.



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.



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.



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 120,000 square feet of space. Whether you are a small independent office or an international corporate headquarters Bottleworks District will make leaving work a drag.



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 MOMENT

... where authentic experiences come together.



An architectural rendering of a modern, multi-story office building. The building features a prominent grid of windows and a dark, metallic-looking frame. The lower portion of the building has a lighter, more industrial aesthetic with large glass panels and structural elements. The scene is set at dusk, with a warm, golden light from the setting sun illuminating the building and the sky. In the background, other buildings and a street with trees and people are visible, suggesting an urban environment.

energize + inspire
PRODUCTIVITY



Functional **UNIQUE** HIGH TECH CONNECTED



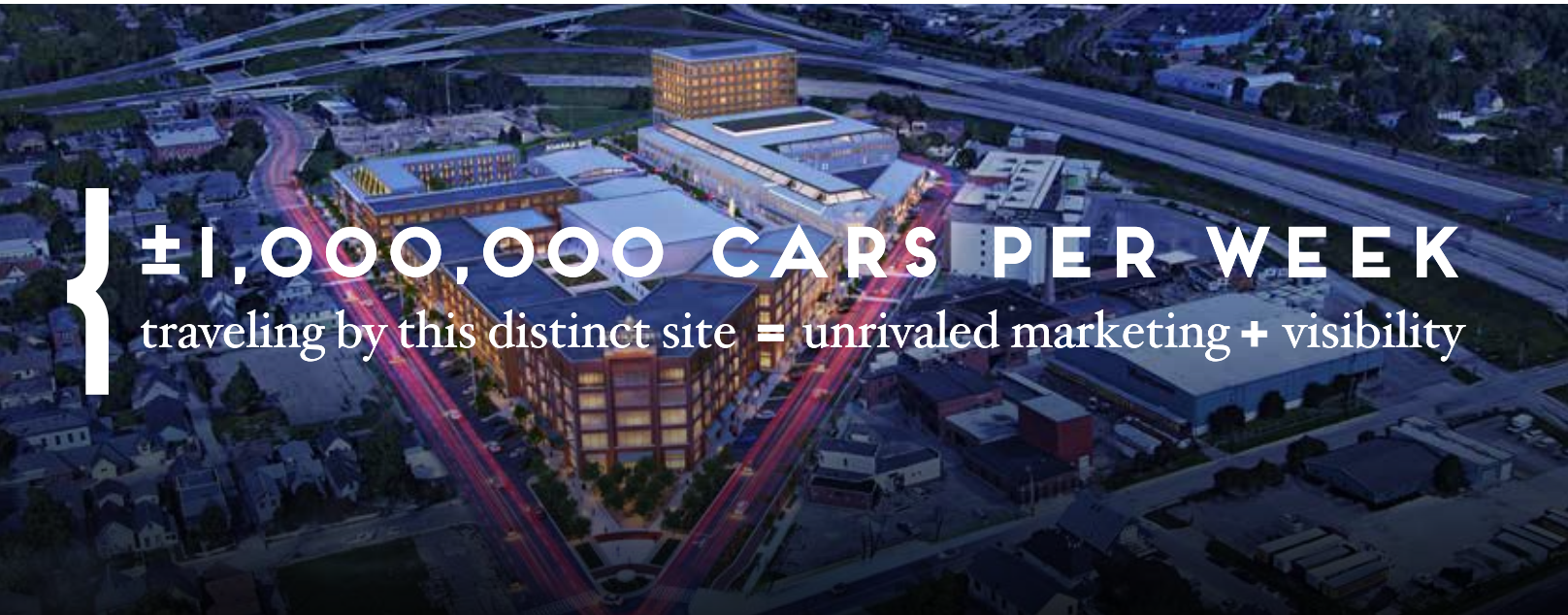
- PROPOSED USE**
- 1 HOTEL / RETAIL
 - 2 OFFICE / RETAIL / RESIDENTIAL
 - 3 MARKET
 - 4 MARKET
 - 5 RESIDENTIAL
 - 6 RETAIL / RESIDENTIAL
 - 7 PARKING GARAGE
 - 8 CINEMA
 - 9 RESIDENTIAL
 - 10 RETAIL / RESIDENTIAL
 - 11 RESIDENTIAL
 - 12 RETAIL / RESIDENTIAL
 - 13 RETAIL / CONDO
 - 14 OFFICE / RETAIL
 - 15 OFFICE / RETAIL
 - 16 PARKING GARAGE
 - 17 RETAIL

Functional Features

- ± 120,000 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

Unique Features

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



±1,000,000 CARS PER WEEK
traveling by this distinct site = unrivaled marketing + visibility



Diverse tenant base will make Bottleworks District the most exciting & vibrant place to work in the city.

Bakersfield **CHATTERBOX** *Sub Zero Ice Cream & Yogurt*
BURNSIDE INN Mesh
ST. JOSEPH BREWERY & PUBLIC HOUSE **STOUT'S FOOTWEAR**
 Salt on Mass *J. Benzal* *The Tap*
RATHSKELLER **BEIRGARTEN**
NINE IRISH BROTHERS **GLOBAL GIFTS**
Bru Burger **INDYFRINGE**
MASS AVE WINE SHOPPE *Chatham Tap*
STELLA *Escape The Room*
LIBERTY STREET **NURTURE**
Watt's Blooming Natural Born Juicers
YATS *Bazbeaux*
THE ATHENAEUM Crackers Comedy Club
45 Degrees **BOOMERANG BOUTIQUE** **THE EAGLE**
Indianapolis Fire Fighters Museum
Ball & Biscuit *Indy Reads* **VIDA**
Ace Hardware **FAT DAN'S DELI** *ComedySportz* *Indianapolis*
MIMI BLUE MEATBALLS **STARBUCKS**
GOODFELLAS PIZZERIA **RALSTON'S DRAFT HOUSE**
UNION 50 **SILVER IN THE CITY**
LOUIE'S WINE DIVE *Whole Foods* **GARDEN TABLE** *Black Market*
OLD NATIONAL CENTRE
MacNivens Scottish **THREE DOG BAKERY** **HEDGE ROW**



EAT. LIVE. LOVE.





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