



STRADA

BROAD RIPPLE

Where the path less traveled  
leads to something extraordinary



AVENUE





# THE PERFECT INTERSECTION OF STYLE, INNOVATION AND LOCATION

Nestled in the vibrant neighborhood of Broad Ripple, STRADA is an impressive new construction office project with occupancy projected in Q3 2025. STRADA seamlessly blends urban allure with contemporary elegance. This modern architectural gem offers a dynamic workspace that fosters creative collaboration and innovation. From its stylish interiors to its unmatched amenities of various private balconies, rooftop patio, and modern, upscale on-site restaurant and located directly adjacent to the Monon Trail, STRADA sets the stage for individuals and businesses to thrive and succeed within a dynamic and engaging environment.











# ENDLESS POTENTIAL ON THE PATH TO SUCCESS



Class A, new construction, 4-story office building



Space available ranging from 3,000 RSF  
to 16,499 RSF



Open, expansive floor plates with a column-free design  
and floor-to-ceiling windows



Adjacent to the highly popular Monon Trail spanning from  
northern Hamilton County to downtown Indianapolis



Located in Broad Ripple, a town incomparable to any other  
in the Indianapolis market, packed with amenities within  
walking distance





Tenant Balconies

4th Floor - 9,293 RSF AVAILABLE

3rd Floor - 16,499 RSF AVAILABLE

2nd Floor - 6,613 RSF AVAILABLE

Tenant Balconies





# PAVING THE WAY TO EXPERIENCE



Private tenant balconies and terraces



Rooftop bar and seating available exclusively to tenants during business hours



Attached covered parking, onsite surface parking, and street front parking, a rare amenity in Broad Ripple



1st floor restaurant with patio seating



Onsite showers and indoor bike storage



Access to countless restaurants, bars and shopping within walking distance







Tenant Balconies

Attached Surface Parking



Tenant Balconies

Rooftop Bar & Seating

Restaurant Patio

Covered Parking





# STEP INTO THE PULSE OF BROAD RIPPLE

STRADA sits at the top of Broad Ripple Village, a vibrant and eclectic neighborhood nestled just north of downtown Indianapolis that exudes a unique energy. With its tree-lined streets, historic homes, and a diverse array of dining options, local boutiques, and national retailers, the thriving town has become a destination for businesses. The neighborhood's robust cultural scene is showcased through its numerous art galleries, live music venues, and annual festivals such as the Broad Ripple Art Fair and the Broad Ripple Music Fest. In Broad Ripple, businesses and visitors can experience a small town feel with big city amenities, making it a truly special and sought-after place to live, work, and play.

## **BROAD RIPPLE'S PICTURESQUE LOCATION ALONG THE WHITE RIVER OFFERS BEAUTIFUL GREEN SPACES FOR OUTDOOR ACTIVITIES.**

### **MONON TRAIL**

- 26-mile trail from Hamilton County to downtown Indianapolis
- Intersects with countless other heavily traveled paths connecting popular Indianapolis areas such as Fishers, Fall Creek Pkwy, Mass Ave, Carmel, and more
- 3 million people estimated to use the trail this year

### **BROAD RIPPLE PARK**

- 62 acre park
- 15 minute walk/5 minute bike ride to STRADA via the Monon Trail
- Brand-new nearly \$20M family center with gymnasium, indoor walking track, group exercise classes and indoor playground
- Outdoor swimming pool and dog park



66TH ST

Indy Go Rapid  
Red Line bus stop

STRADA  
BROAD RIPPLE



broad ripple  
fit club

The  
Northside Social



HOTEL  
BROAD  
RIPPLE



La Piedad

65TH ST



CORNELL AVE



PUBLICGREENS  
BY CHEFS, FROM FARMS

64TH ST



JAVA HOUSE

brics  
broad ripple ice cream station

Lou Malnati's  
PIZZERIA

CANAL BISTRO

Monon Trail widening  
to 14' from 56th St.  
to 96th St. Downtown  
Indianapolis to 56th St.  
widening just completed.





# CROSSING THE INTERSECTION OF CONVENIENCE



Quick access to major roads and highways making it easy to travel to downtown Indianapolis and surround suburbs



The perfect mix of before, during and after work dining and meeting options within walking distance



#3 Best Neighborhood for Young Professionals in Indianapolis  
– Niche.com



Walking distance to public transportation including the IndyGo Red Line connecting the northside to downtown Indianapolis



Over 2 million SF of retail in Broad Ripple



Broad Ripple has incorporated green infrastructure, bike lanes, and energy-efficient buildings to reduce its environmental impact



#2 Best Neighborhood to Live in Indianapolis  
– Niche.com



Several new developments with luxury apartments and retail



Within 15 minutes of the highly dense northside suburbs, 30 minutes to additional Indianapolis suburbs, 20 minutes to downtown Indianapolis and 30 minutes to the Indianapolis International Airport

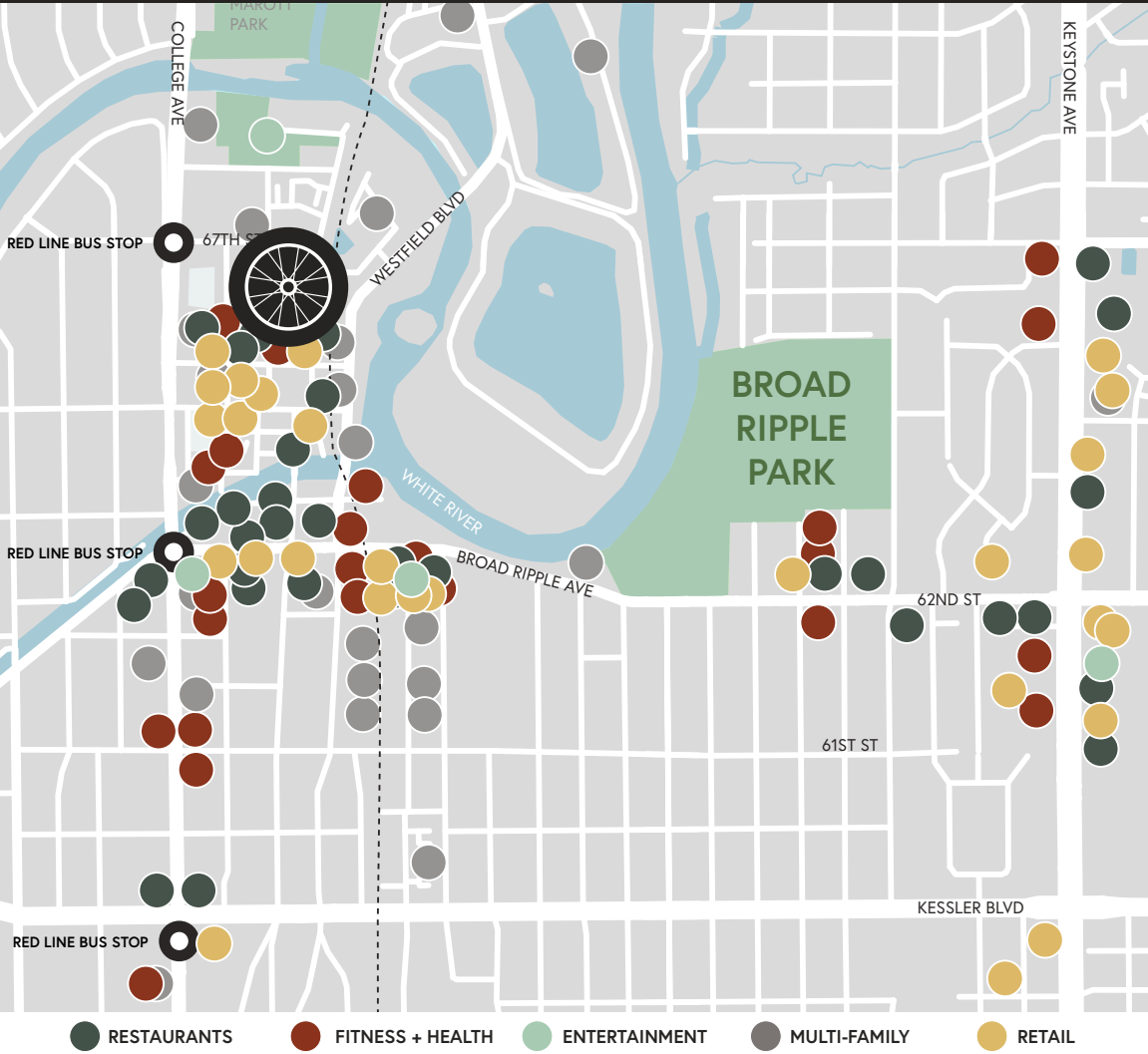


Broad Ripple Street Festival



Marko on the Canal - 180,000 SF mixed use with 69 luxury apartments and parking garage









# STRADA

BROAD RIPPLE

For office leasing information:

**TRACI KAPSALIS**

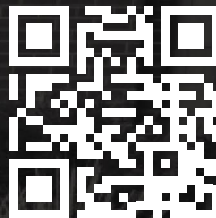
317 810 7013

[traci.kapsalis@jll.com](mailto:traci.kapsalis@jll.com)

**ABBY ZITO**

317 810 7173

[abby.zito@jll.com](mailto:abby.zito@jll.com)



Visit website



**AVENUE**



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.