



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



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



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.*



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



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



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.



FOOD HALL

Gather, Grow, Explore

Opened Q1-2021

The Garage Food Hall and market complex is located in the heart of the development. Comprised of two authentic art deco buildings with terra-cotta facades, The Garage Food Hall is active from morning until night, and is 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.



ENTERTAINMENT

Socialize, Feast, Entertain

Opened Q1-2021

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



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.

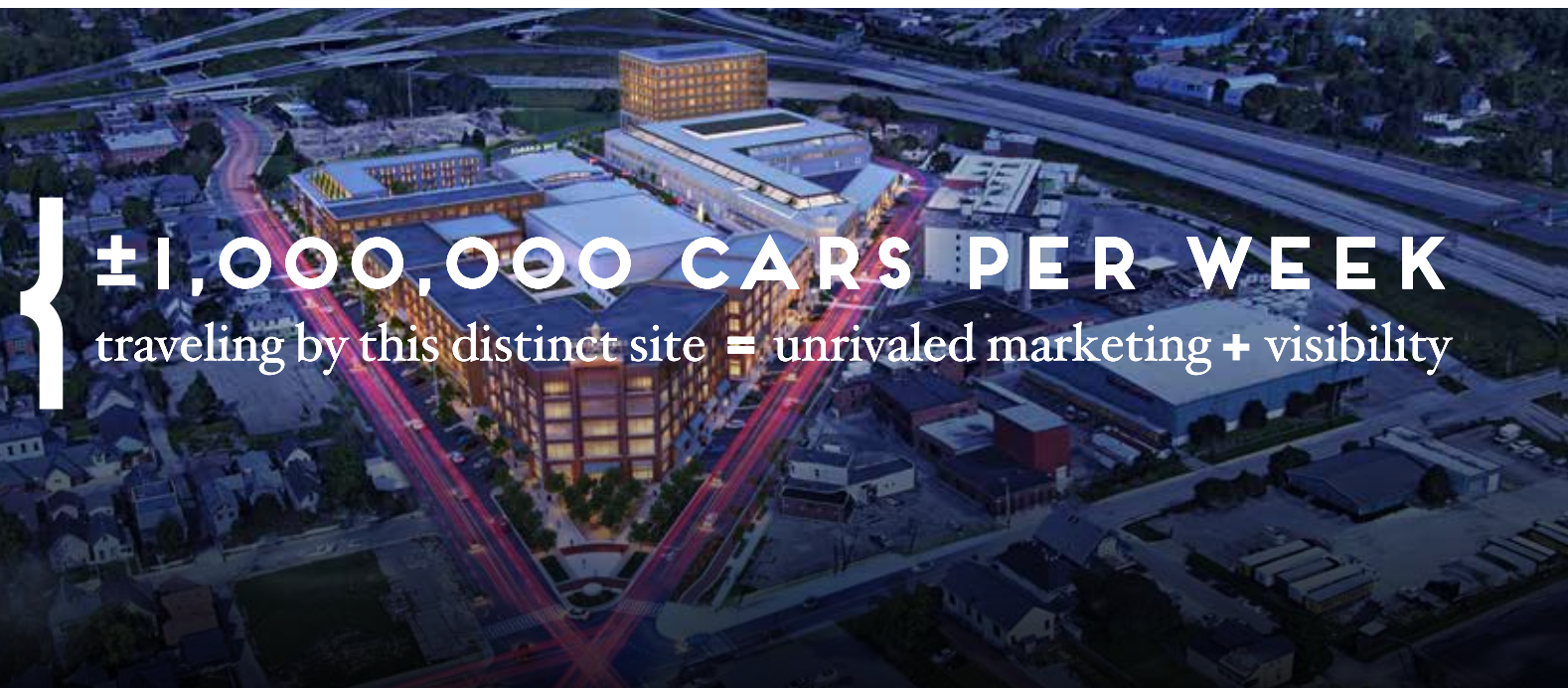


HOTEL

Unwind, Relax, Dream

Opened December 2020

Visit in high style and travel beyond your expectations, with The Bottleworks Hotel. This boutique hotel occupies the top two floors of the historic bottling works administration building. Showcasing the best the City has to offer, the hotel also operates an energetic restaurant and a roof top bar.



Functional Unique HIGH TECH CONNECTED

PHASE 1 COMPLETE

BLCG 1
BOTTLEWORKS HOTEL / RETAIL

BLCG 3/4
FOOD HALL

BLCG 8
LIVING ROOM THEATERS

BLCG 14/15
HIGH ALPHA

BLCG 16
PARKING

BLCG 17
PINS MECHANICAL

PHASE 2 OCCUPANCY DATES:

BLCG 9-12
RETAIL / RESIDENTIAL MAY 1, 2025

BLCG 13
RETAIL / OFFICE MARCH 1, 2024

PHASE 3 TBD

BLCG 2
RETAIL / PARKING / OFFICE / CONDOS

PHASE 4 TBD

BLCG 5
RESIDENTIAL

BLCG 6
RETAIL / RESIDENTIAL

BLCG 7
PARKING



Office, Retail, Hoteling

Building #1

- Ready for Tenant Improvements
- North End | $\pm 12,334$ RSF (can be demised)
- South End | $\pm 1,371$ RSF
- Great Volume, Concrete Ceilings + Terrazzo Floors
- Easy Access to Conference Rooms in Hotel



Office, Retail

Building #2 - Phase 3

- $\pm 100,000$ RSF of Class A Office Space Available
- $\pm 19,800$ RSF Floor Plates
- Floors 5 - 8 Dedicated for Office Use
- High-Speed Elevators
- Parking on Floors 2 - 4 (130 spaces)



Office, Retail

Building #9-12 - Phase 2

- $\pm 100,000$ RSF of Class A Office Space
- 2nd Floor | $\pm 15,440$ RSF + 7 Balconies
- High-Speed Elevators
- Parking on 1st Floor



Office, Retail

Building #13 - Phase 2

- $\pm 100,000$ RSF of Class A Office Space
- Floors 2 - 5 Dedicated for Office Use
- Visibility at Massachusetts Ave + College Ave
- Lower Level Parking

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

Noteworthy Commonalities:

- Large-Span Windows
- Center-Core Building
- Approximately 14 ft Slab to Slab
- Controlled Structured Parking + Visitor Parking
- Large Outdoor Plaza for Tenant Use
- Outdoor Patio Space Available
- High Visibility + Interstate Access via I-65 + I-70
- Exterior Signage Available

FILL EVERY MOMENT

. . . where authentic experiences come together.



Bakersfield

Chatterbox

BURNSIDE INN

ST. JOseph Brewery & PUBLIC HOUSE

Salt on Mass

RATHSKELLER

NINE IRISH BROTHERS

Bru Burger

Mass Ave Wine Shoppe

CONDADO TACOS

Black orchid Barbers

Watt's Blooming

YATS

The ATHENAEUM

45Degrees

Indianapolis Fire Fighters Museum

Needlers Fresh Market

Fusek's Hardware

Mimi Blue Meatballs

GOODFELLAS PIZZERIA

UNION 50

LouVino Wine Bar

OLD NATIONAL CENTRE

Dave's Hot Chicken

Sub Zero Ice Cream & Yogurt

Mesh

STOUT'S FOOTWEAR

The Tap

BEIRGARTEN

GLOBAL GIFTS

Indyfringe

Chatham Tap

World of Beer

NuRture

Love Handle Indy

Bazbeaux

Crackers Comedy Club

THE EAGLE

Kilwin's Indy

VIDA

ComedySportz Indianapolis

STARBUCKS

Ralston's DRAFT HOUSE

Silver in the City

Thaitanium

GARDEN TABLE

Ball & Biscuit

THREE DOG BAKERY

Kaffeine



EAT. LIVE. LOVE.





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