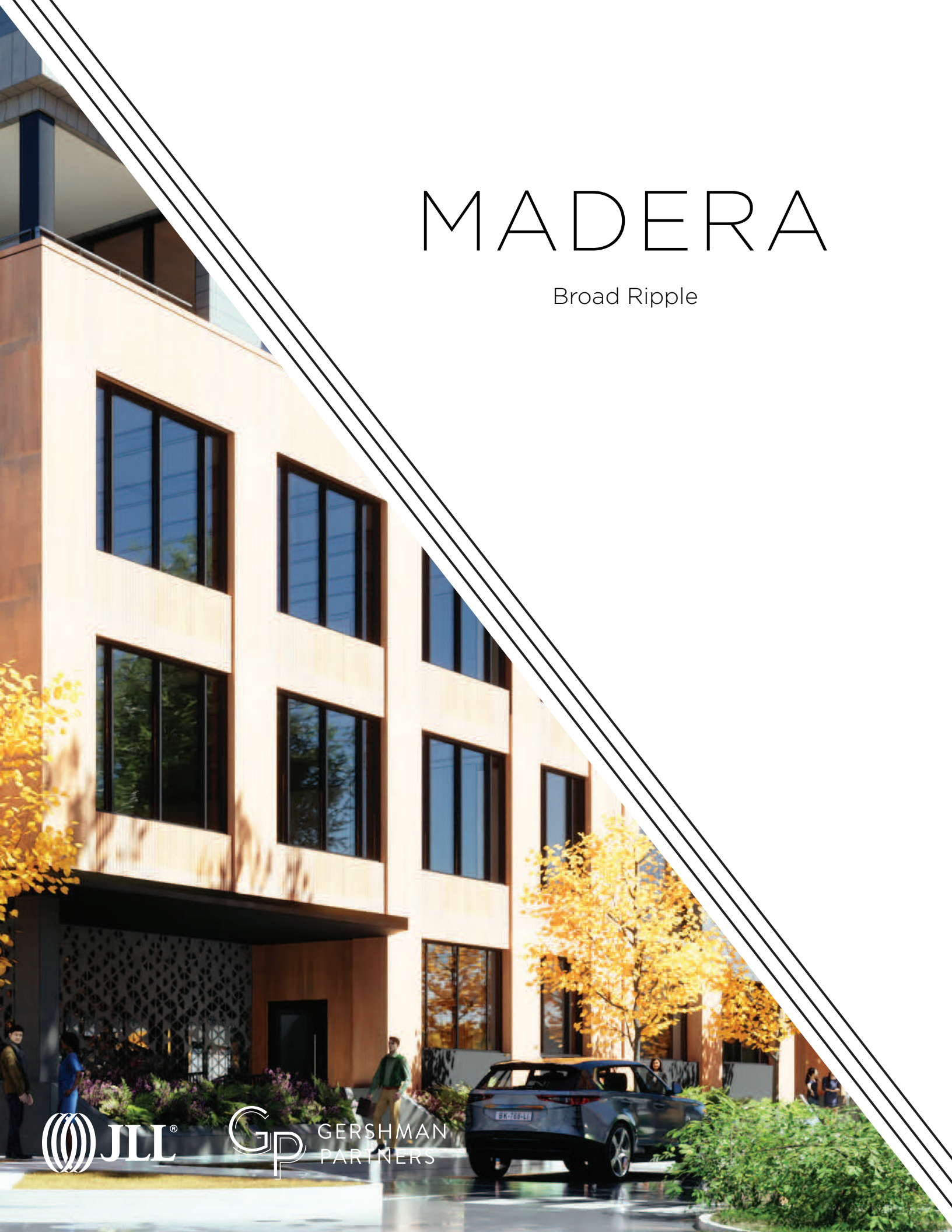


# MADERA

Broad Ripple



GERSHMAN  
PARTNERS









# BROAD RIPPLE'S PREMIERE BOUTIQUE OFFICE SPACE

Everyone is buzzing about Broad Ripple's first Class A multi-tenant office building, Madera. Located at 65th & Ferguson Street, Madera is the workplace of the future providing exceptional space for recruiting and retaining top talent and entertaining clients. Madera boasts innovative design offering efficiency and flexibility all in the center of the dynamic Broad Ripple neighborhood, one of the city's most desirable walkable destinations.

Broad Ripple, a popular cultural district in central Indianapolis, is known for its support of local entrepreneurs and art with unique and eclectic restaurants, fashion boutiques, lively bars and a fine selection of galleries featuring local and nationally known artisans. Broad Ripple has been a historically relevant neighborhood in Indianapolis attracting young entrepreneurs, first time home buyers, college grads and all those who enjoy an active lifestyle with walkability and the Monon Trail being at the forefront of Broad Ripple's connectivity. Madera's location, just north of the main Broad Ripple strip, draws a strong workforce with over 60% of the surrounding population possessing a bachelor's degree and pocketed between some of the most affluent neighborhoods in Indianapolis such as Meridian Kessler, Arden, Oxbow Lake and Meridian Hills. With only a 15-minute drive to downtown Indianapolis or downtown Carmel, as well as direct access to both areas via the Monon Trail, the convenient location of Madera is unbeatable.

Broad Ripple's amenity-rich location offers the highest concentration of walkable bars, shops and entertainment after Indy's popular Mass Ave District downtown. Broad Ripple is also seeing an influx of investment with new Class A office headquarters, luxury apartments, high-end restaurants, White River trails and more. The live-work-play environment is at the top of any employees list upon returning to the workplace. Employees want a place to socialize, collaborate and be inspired; they want to walk to get coffee and lunch then catch drinks at a local bar after work. Employers want a place to attract the best talent in Indy, entertain and impress their clients and have an office location to build brand equity and visibility in the Indianapolis market. Madera offers everything an employer and employee wants in their next office space.

# THE PERFECT PLACE TO BUILD YOUR COMPANY'S FUTURE



65,252 sf of rentable office space

5 floors total (1st floor is covered parking and floors 2-5 are Class A office)

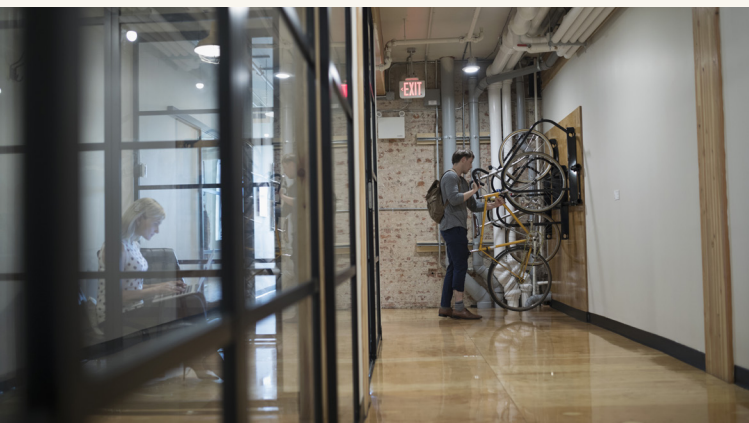
16,313 rsf floor plates

Planned Q1 2024 delivery



68 on-site parking spaces (covered and surface) - a rare luxury in Broad Ripple. Madera is also surrounded by ample free street parking plus options for additional parking within walking distance

Features large windows allowing substantial sunlight which is associated with employee happiness, mental function, creativity and health



Bike storage room equipped with a shower on the 1st floor

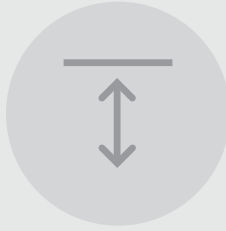
Walkable to public transit, The Red Line and Indy's nationally-known pedestrian and biking trail, The Monon Trail, that connects Broad Ripple to downtown Indianapolis and downtown Carmel

Within close proximity to the best restaurants, shopping and entertainment Broad Ripple has to offer with a new restaurant with outdoor space slated to open adjacent to Madera





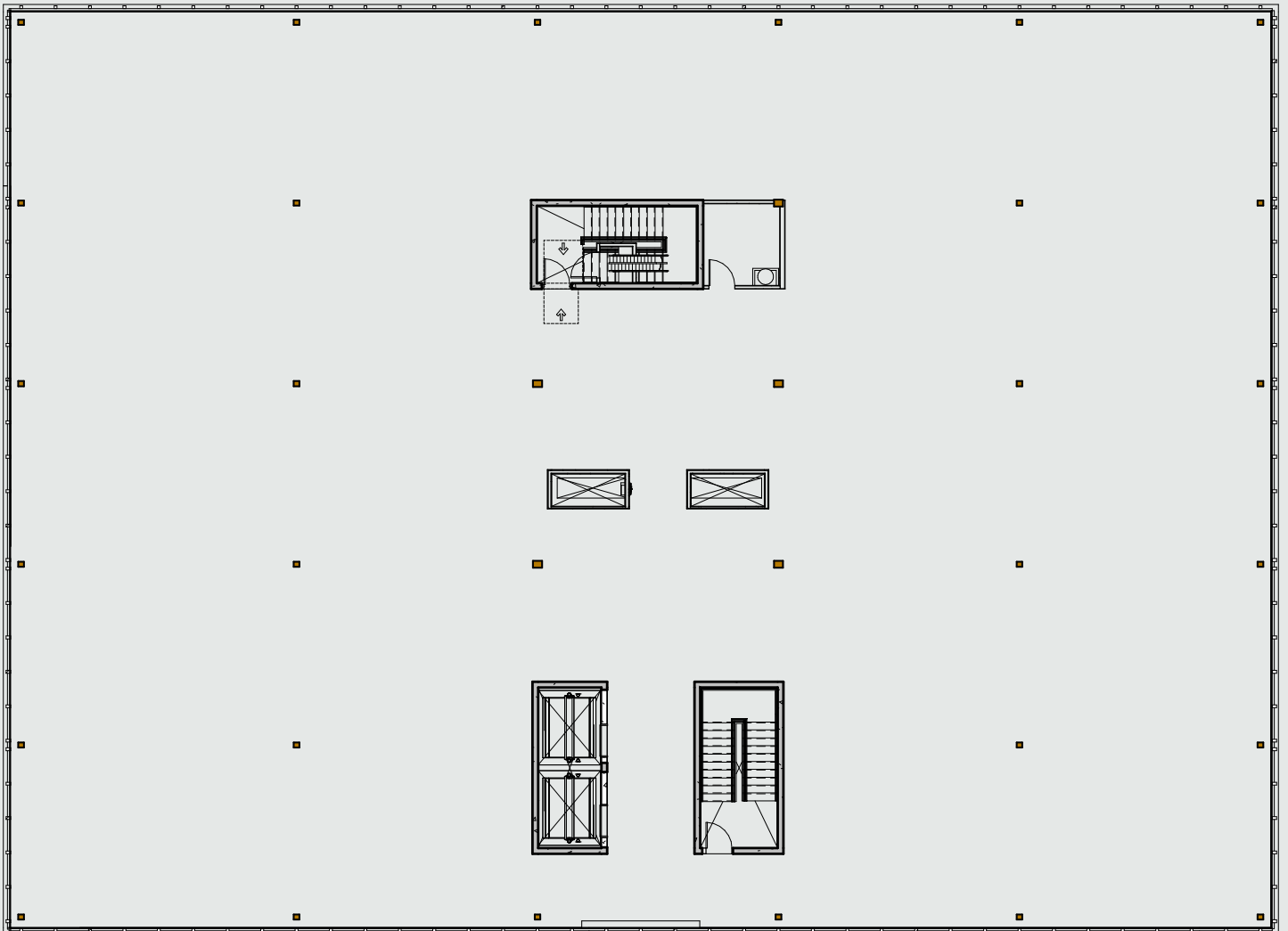
Floorplate Size:  
16,313 RSF



Ceiling Height:  
11'6"

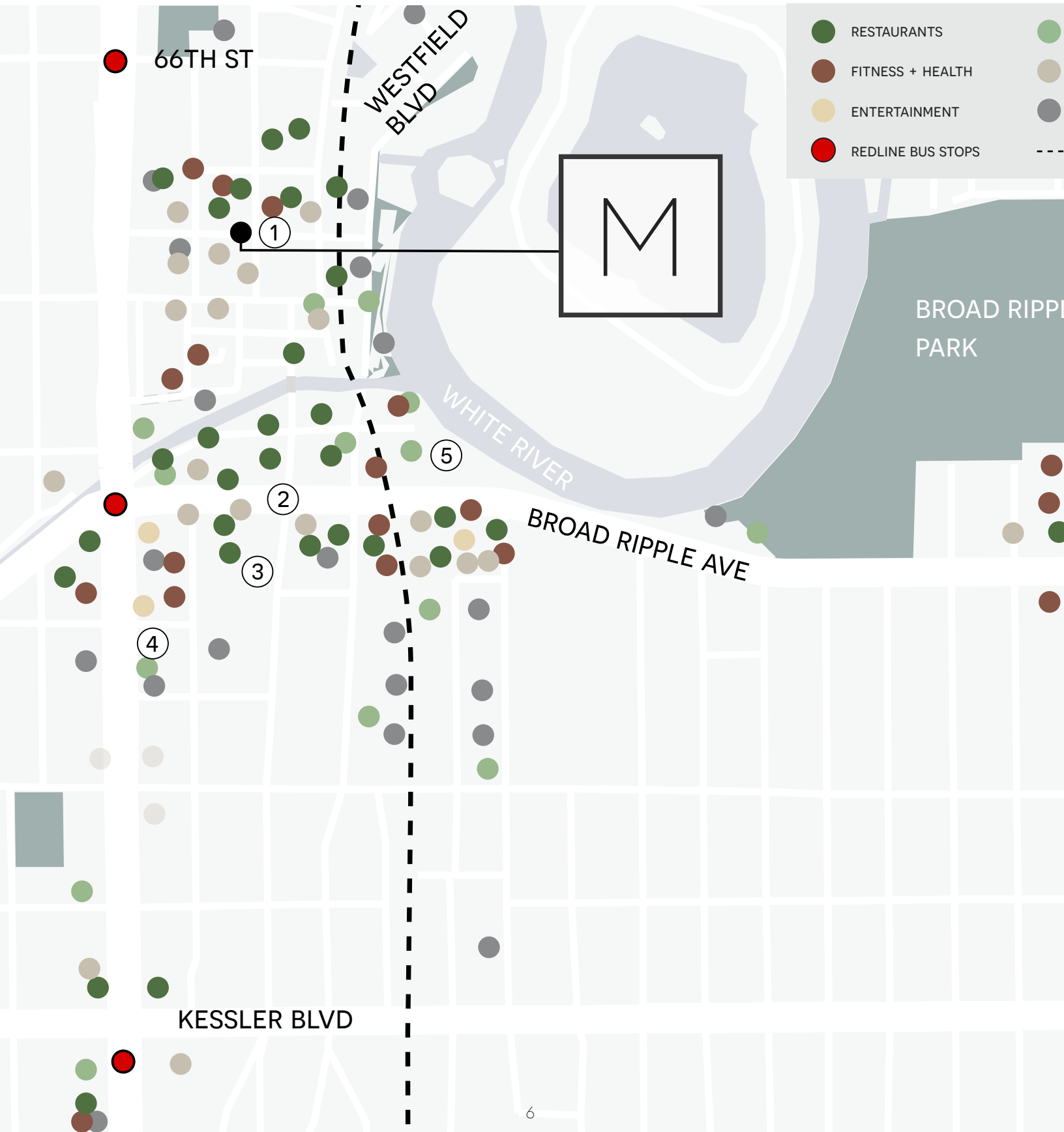


Column Spacing:  
28'

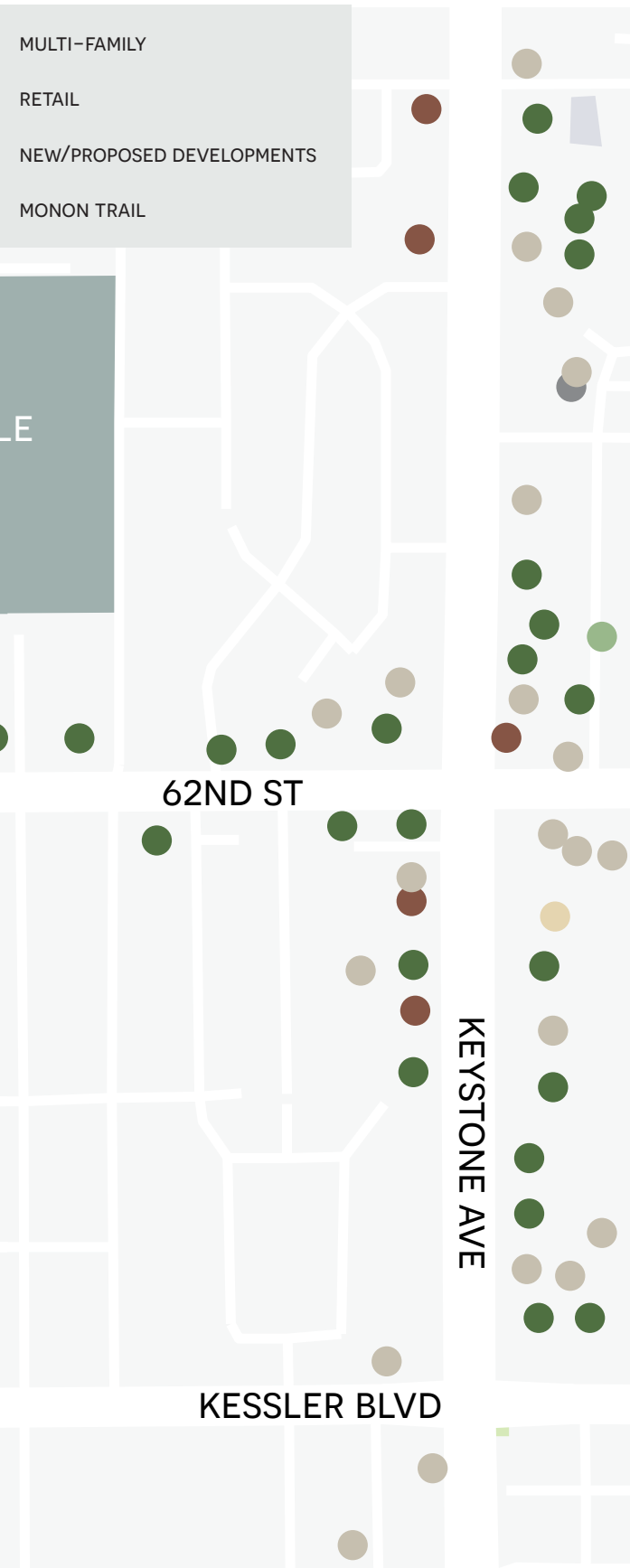




# WELCOME TO THE VILLAGE







### New restaurant

New modern restaurant with ample outdoor space slated to open



### Broad Ripple Ave Improvements

Massive overhaul of Broad Ripple Avenue to reduce flooding and improve pedestrian infrastructure with walking/bike path (to be completed by summer 2023)



### Mixed-Use/Multifamily

Gershman Partners building mixed-use at former Kroger site with multifamily, retail and a restaurant (apartments ranging from \$1,250-\$3,000/mo)



### New Class A Office HQ

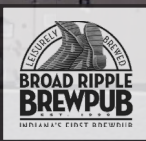
New HQ for Eight Eleven Group with apartments adjacent (slated to open November 2022)



### Luxury Townhomes

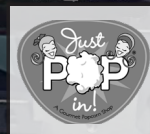
New Riverbank Townhomes planned by JTM Commercial





E. 65TH STREET

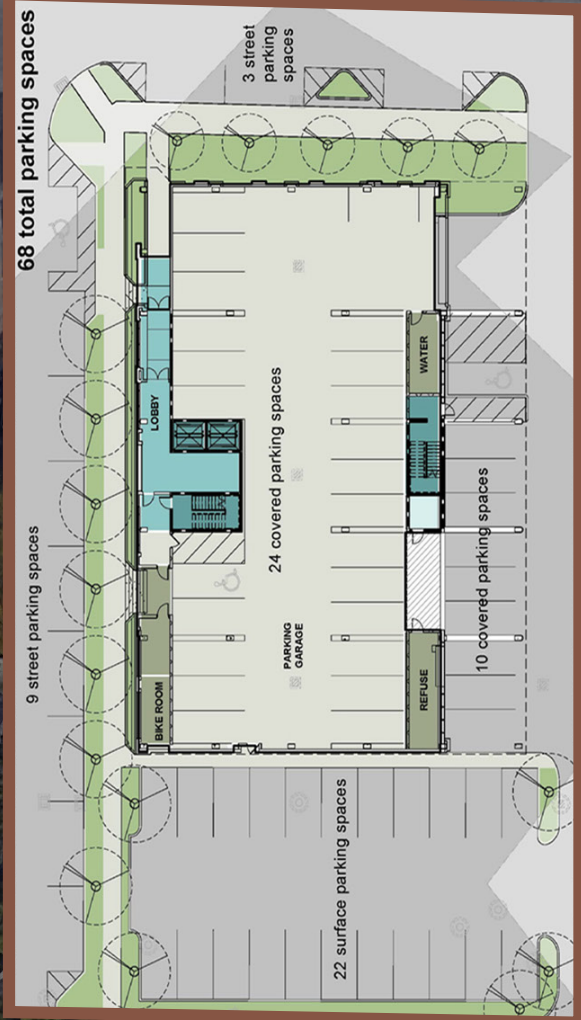
NEW RESTAURANT  
COMING SOON!



CORNELL AVENUE

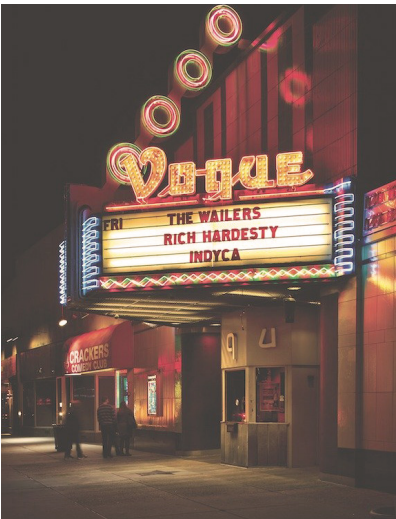


E. 64TH STREET



FERGUSON STREET

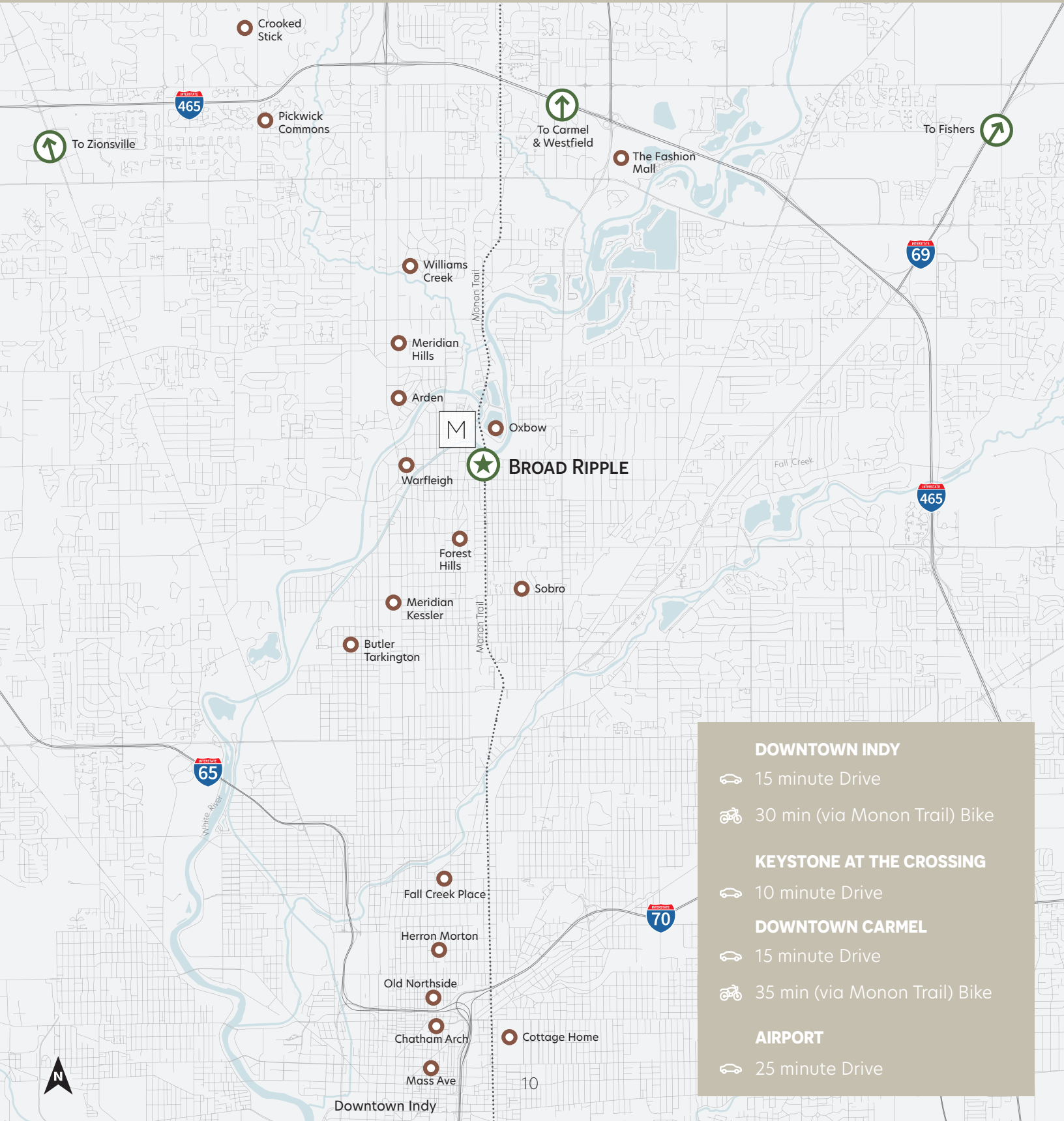






MADERA

# IN THE CENTER OF IT ALL



## DOWNTOWN INDY

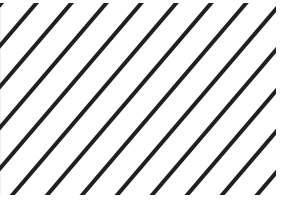
- 15 minute Drive
- 30 min (via Monon Trail) Bike

## KEYSTONE AT THE CROSSING

- 10 minute Drive
- 15 minute Drive
- 35 min (via Monon Trail) Bike

## AIRPORT

- 25 minute Drive



# JOIN THE MOMENTUM IN BROAD RIPPLE



The highly walkable neighborhood embraces a reputation for being socially, economically and ethnically diverse

Over 2.4 million sf of retail in the Broad Ripple area

Broad Ripple is a designated cultural district six miles north of downtown



70,000+ employees, 77% white collar and 56% population with a bachelor's degree or higher in the Broad Ripple trade area

Over 280,000 people within a 15-minute drive time and a median household income of approximately \$73,000

Broad Ripple has seen a recent influx in new Class A office space for companies wanting a true live, work, play walkable environment



Within a 15 minute drive time of nearly all northside neighborhoods

The Red Line, the new bus rapid transit, runs from Broad Ripple through downtown Indianapolis to the University of Indianapolis and is proposed to connect as far north as Westfield, giving Madera convenient access to several area neighborhoods



Surrounded by natural spaces including the 62-acre Broad Ripple park, White River, two of Indiana's most popular greenways - Monon Trail and the historic Central Canal Towpath - and The Canal Esplanade

#4 Best Places to Live in Indiana (niche.com, 2020)



# MADERA

Broad Ripple

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