

NOW OPEN

INDIANAPOLIS URBAN LIFESTYLE DESTINATION



BOTTLEWORKS

DISTRICT

RETAIL

MASSACHUSETTS AVE | INDIANAPOLIS, IN



CBRE

WWW.BOTTLEWORKSDISTRICT.COM

PROPERTY INFO

INDIANAPOLIS URBAN LIFESTYLE DESTINATION NOW OPEN

RETAIL

RESTAURANTS

RESIDENTIAL

ENTERTAINMENT

BOTTLEWORKS HOTEL

Bottleworks is located at the historic Coca-Cola® bottling plant on Mass Ave, Indianapolis' hottest urban street. The mixed-use development is a fusion of the past and present, encompassing 12 acres of robust arts, culture, fashion, industrial architecture and foodie spots galore. Bottleworks will include:

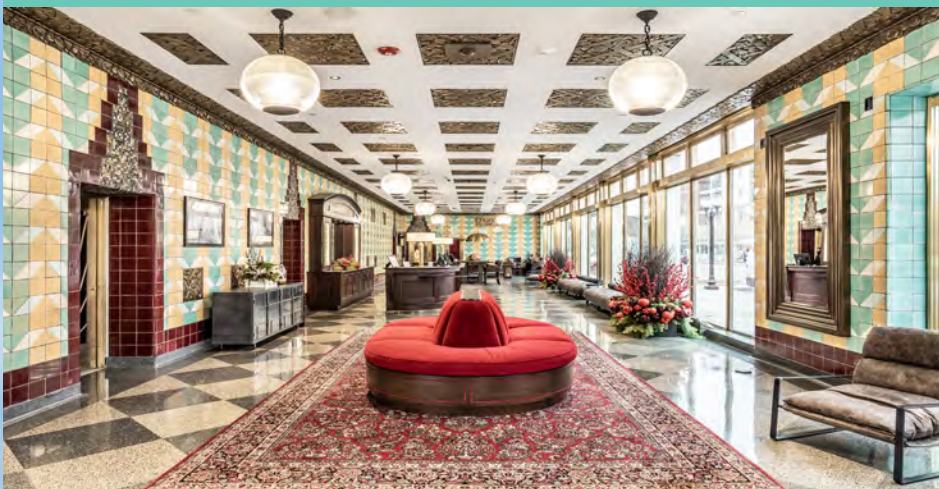
- 175,000 SF of street retail on Mass Ave, College Ave, Carrollton Ave and 9th Street
- 180,000 SF of office space serving the CBD
- 139 boutique hotel rooms at Bottleworks Hotel
- The Garage Food Hall & Market
- The Living Room Theater, featuring eight screens
- Pins Mechanical, Sandbox VR and an ever expanding list of entertainment for all-ages
- Four-story, loft-style building home to High Alpha's 40,000 SF headquarters



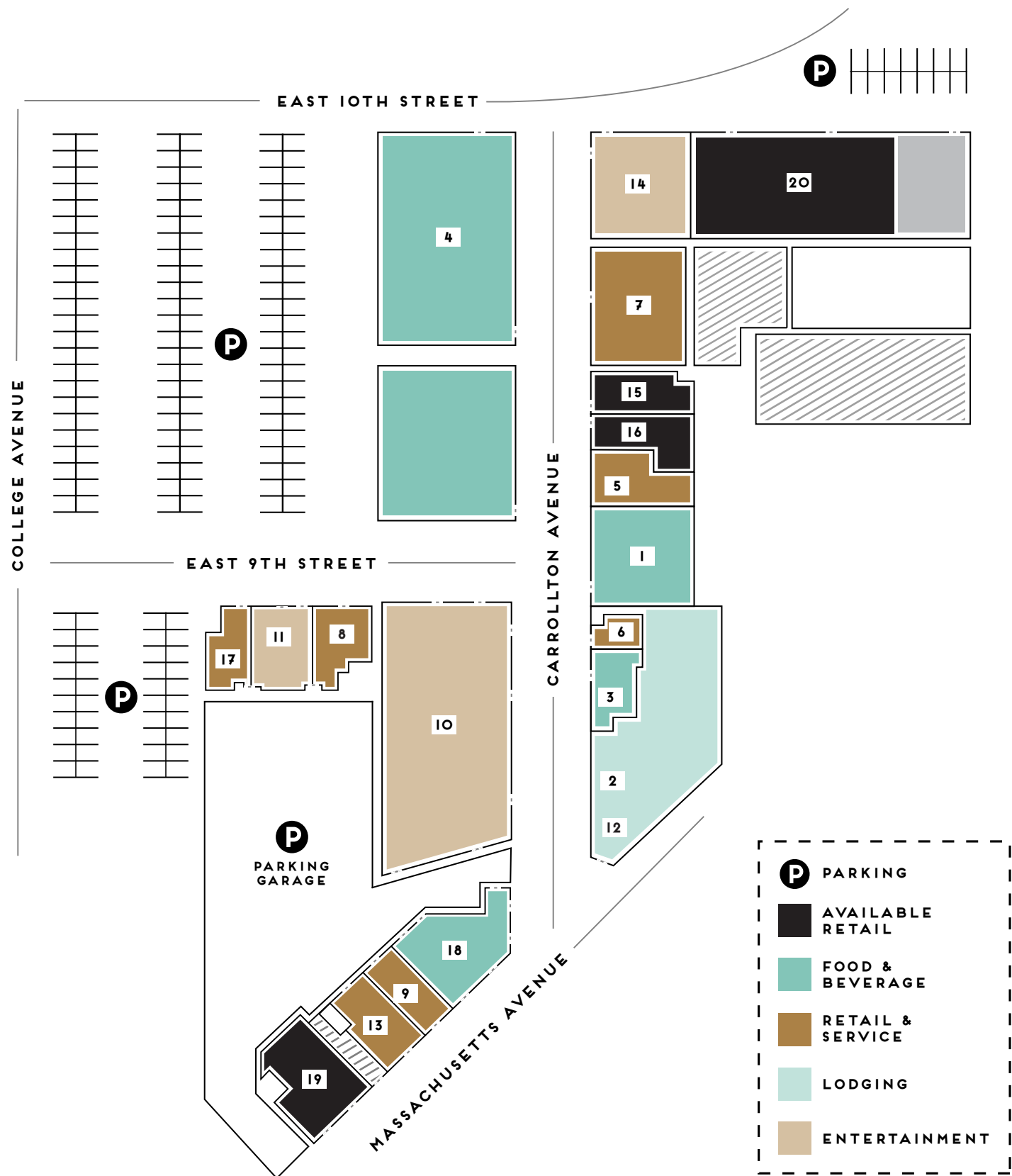
17 12
BUILDINGS ACRES
\$300M
TOTAL INVESTMENT

SHOP.
SAMPLE.
INDULGE.

The retail merchandising mix will include unique and notable local, regional and national tenants across a blend of restaurants, services, fitness, fashion, entertainment and specialty retailers. The renewed streetscape will captivate with its gleaming Art Deco facades restored to their original beauty, along with exciting options for dining, playing and living every moment.



PHASE I SITE PLAN



EAT & DRINK

- 1** Modita
- 2** Sundry & Vice
- 3** Blue Collar Coffee Co.
- 4** The Garage Food Hall
- 18** The Fountain Room

SHOP & SERVICES

- 4** The Garage Food Hall
- 5** Good Neighbor
- 6** The W Nail Bar
- 7** Woodhouse Day Spa
- 8** YogaSix
- 9** Drybar
- 13** Plat Collective
- 17** Stretch Lab

ENTERTAINMENT

- 10** Pins Mechanical Co.
- 11** Living Room Theaters
- 14** Sandbox VR

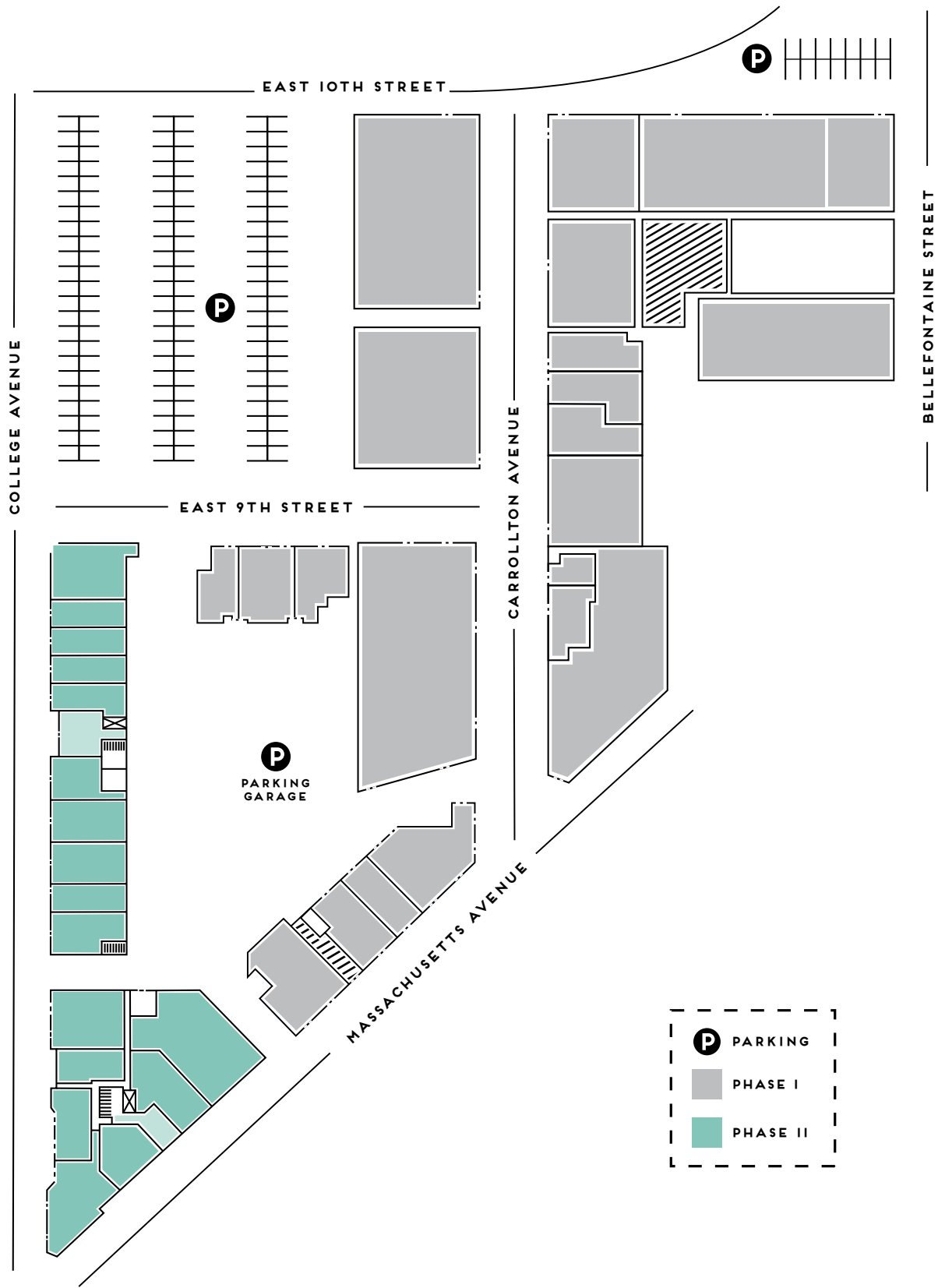
LODGING

- 12** Bottleworks Hotel

AVAILABLE RETAIL

- 15** Building 1 | Suite 125
2,795 SF
- 16** Building 1 | Suite 120
3,146 SF
- 19** Building 14/15 | Suite 1400
3,980 SF
- 20** Building 1 | Suite 155
5,000 - 11,585 SF

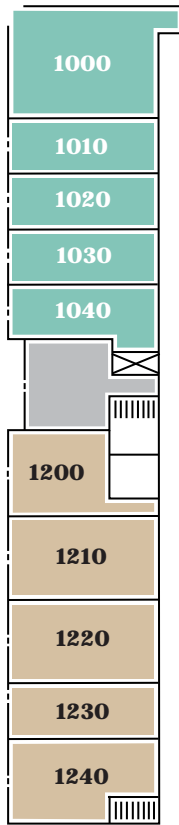
PHASE II SITE PLAN



— E 9TH STREET —

PHASE II LEASING PLAN

COLLEGE AVENUE



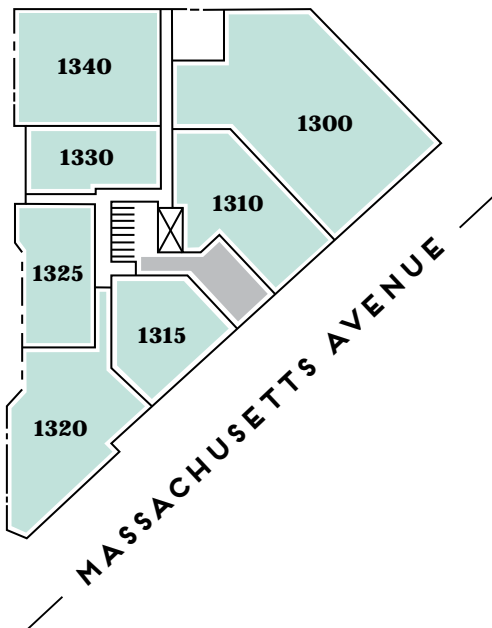
P
PARKING
GARAGE

BUILDING 10

Suite 1000 — 3,090 SF **Suite 1030** — 1,494 SF
Suite 1010 — 1,493 SF **Suite 1040** — 1,534 SF
Suite 1020 — 1,492 SF

BUILDING 12

Suite 1200 — 1,712 SF **Suite 1230** — 1,528 SF
Suite 1210 — 2,291 SF **Suite 1240** — 1,934 SF
Suite 1220 — 2,183 SF



BUILDING 13

Suite 1300 — 5,438 SF
Suite 1310 — 2,592 SF
Suite 1315 — 1,978 SF
Suite 1320 — 3,446 SF
Suite 1325 — 2,026 SF
Suite 1330 — 1,522 SF
Suite 1340 — 3,107 SF

PHASE II RENDERINGS



COLLEGE AVENUE



HISTORY

1920

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



PAST



1940

Jim and Lee Yunker celebrated 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, Rybush and Hunter, designed the plant in Art Deco style. It has since become an Indy landmark.*

At Bottleworks, we delight in quality, so we seek to curate our array of shops, events and experiences. From sophisticated boutiques to engaging entertainment, we're thoughtfully planning enriching ways to spend your morning, afternoon or evening in our historic district.

We are dedicated to inspiring community.





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...*

PRESENT

1969

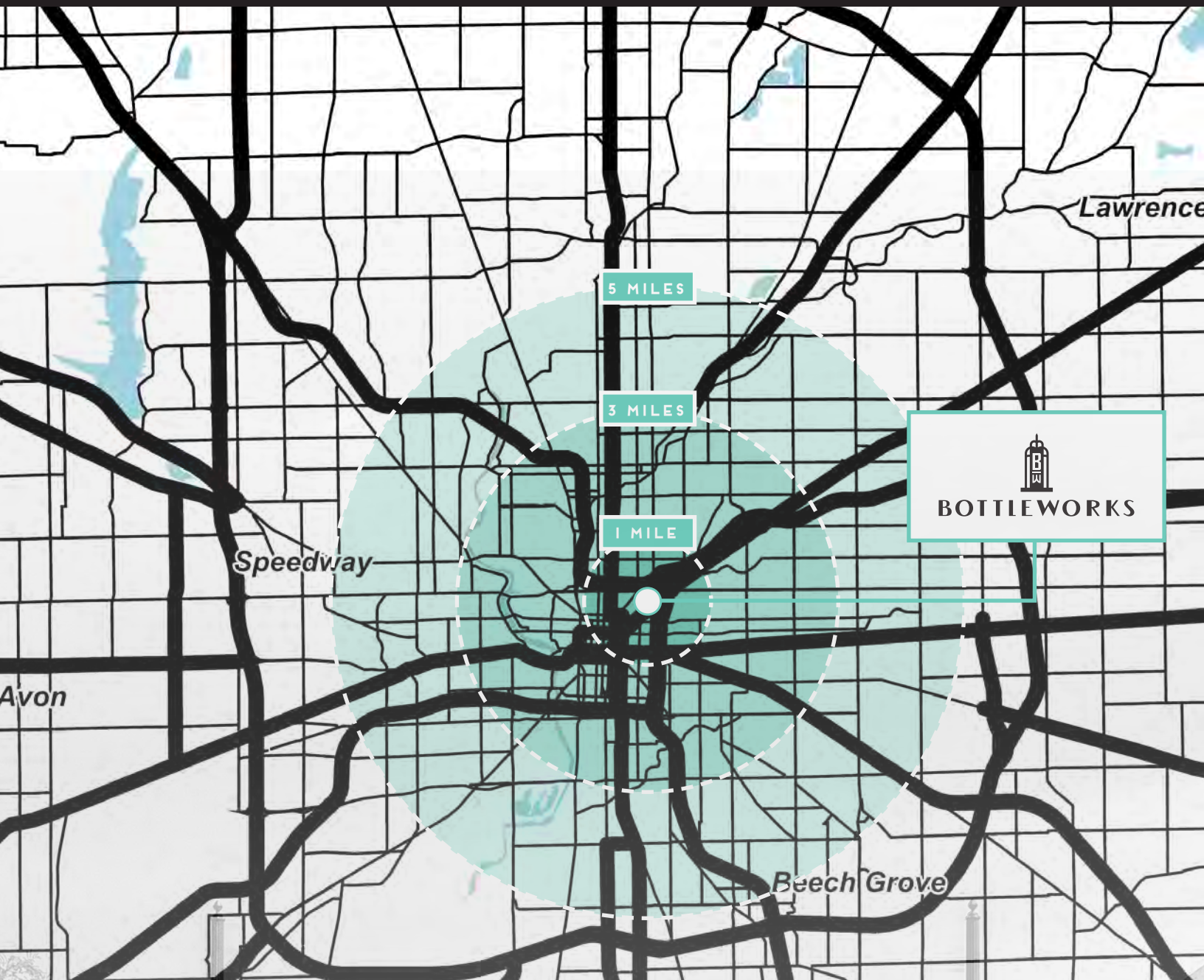
The plant was sold to Indianapolis Public Schools when a new plant was opened in Speedway, Indiana. Since 1971, the building has housed the IPS Service Center.



A place infused with history, Bottleworks is an evolving destination, that is rooted in a great community. We asked ourselves what makes a great place to live, visit and experience. Then we asked our local neighbors. Now we're building it. *We invite you to be a part of this great opportunity.*

*Together we can **CREATE** community connections, experiences and culture...*

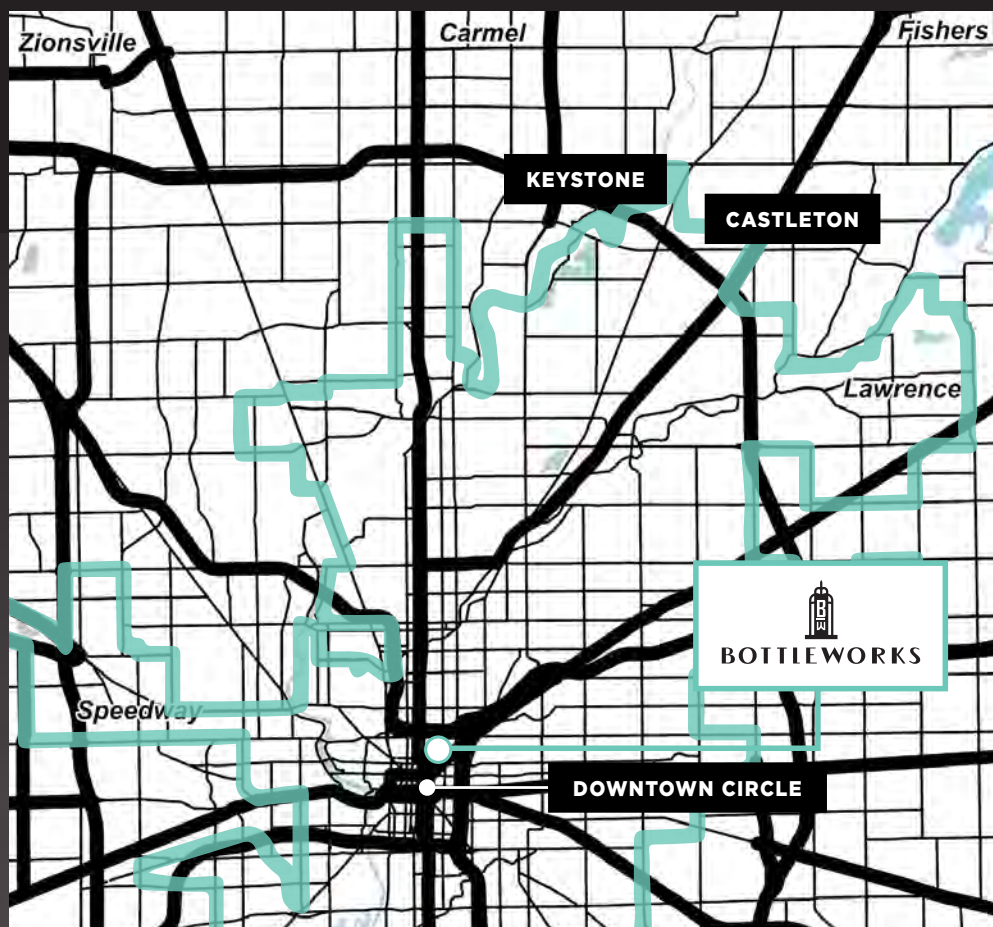
RADIUS MAP



ONE-MILE DEMOGRAPHICS

DAYTIME POPULATION	28,178
POPULATION	20,194
MEDIAN AGE	37.2
HOUSEHOLDS	10,837
2021 AVERAGE INCOME	\$78,420
2026 AVERAGE INCOME	\$86,343

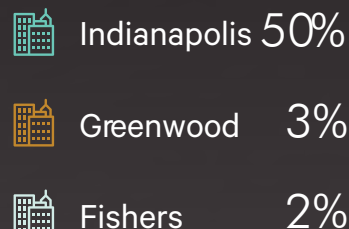
DOWNTOWN TRADE AREA



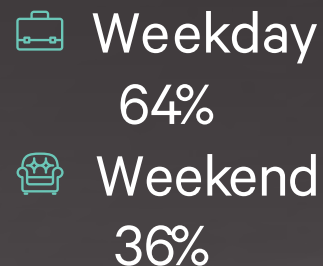
MASSIVE MOBILE DATA

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

VISITOR HOME LOCATION



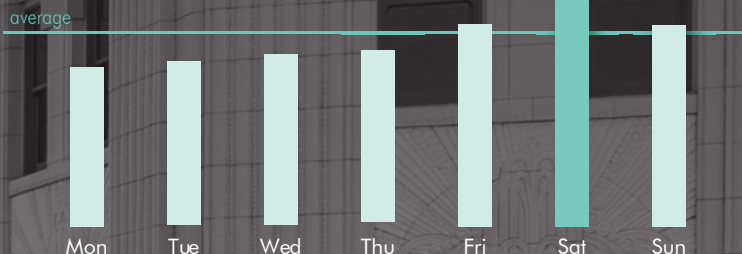
WEEKLY TRAFFIC



TRADE AREA DEMOGRAPHICS

Total Population	Population Growth	Daytime Population	Median Age	Avg Household Income	Average Linger Time
416,181	0.6%	490,717	36.3	\$67,514	109 minutes

TRAFFIC BY DAY

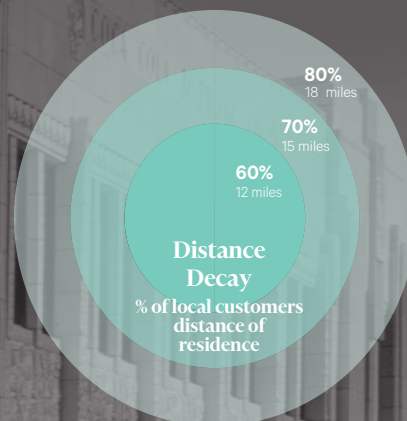


VISITOR STATUS

Tourist (28%) Local (72%)



Visitors are considered tourists if their common evening location is more than 75 miles from Bottletworks.



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CBRE



MASSACHUSETTS AVE RESTAURANTS









BOTTLEWORKS

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