

# — THE NOBLE —

at



— LA —  
**GROTTE**  
S Q U A R E

[www.LaGrotteSquare.com](http://www.LaGrotteSquare.com)



HOLLADAY  
PROPERTIES



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



CUSHMAN &  
WAKEFIELD

# THE NOBLE

## BUILDING HIGHLIGHTS



New Construction



56,761 SF Total  
47,875 SF Office  
8,886 SF Retail



Newest Mixed-Use  
Development in the City



Structured Parking

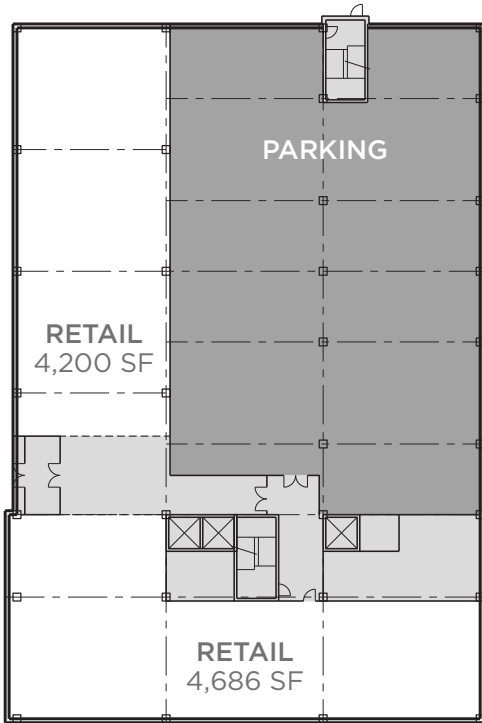


Roof Top Deck &  
Event Center

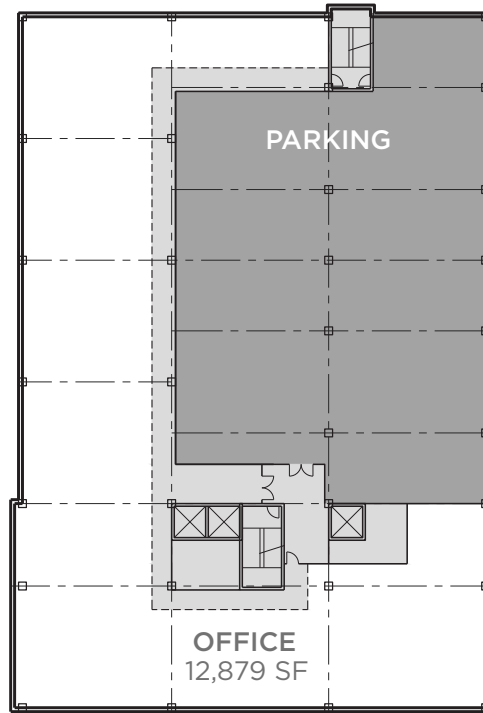


# FLOOR PLANS

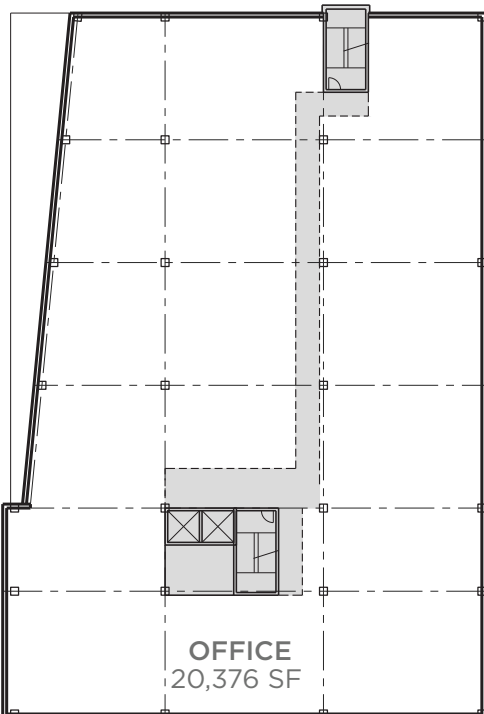
1ST FLOOR



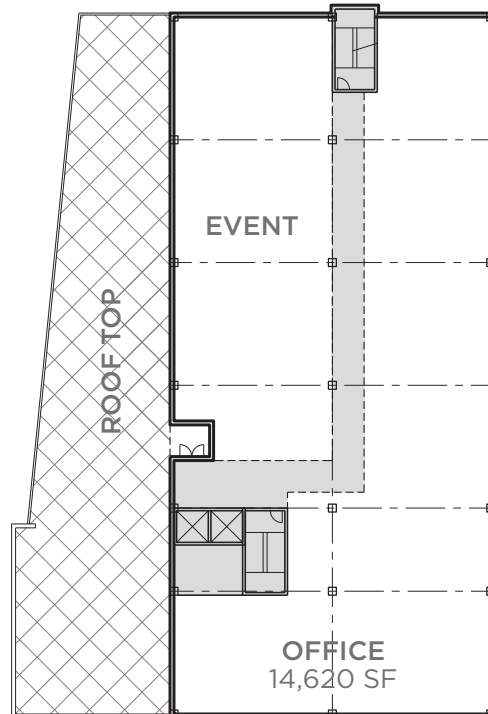
2ND FLOOR



3RD FLOOR



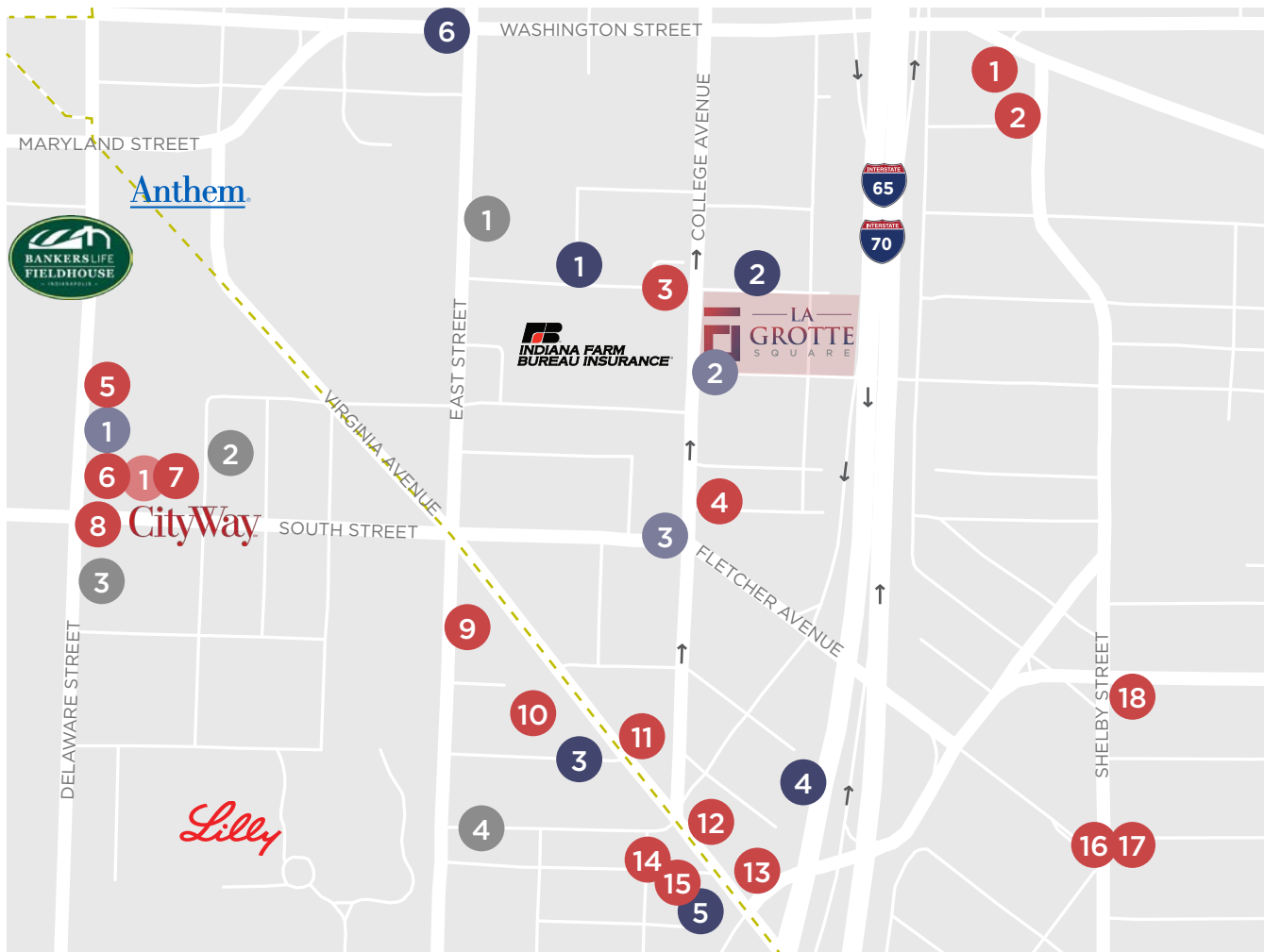
4TH FLOOR





# THE NEIGHBORHOOD

ACCESS, CONNECTIVITY & AMENITIES





## ● RESTAURANTS

- 1 Hardees
- 2 Indiana City Brewery
- 3 Metazoa Brewery
- 4 Iaria's Italian Restaurant
- 5 Qdoba
- 6 Plat 99
- 7 Yolk
- 8 Nesso Italia
- 9 Ember Urban Eatery
- 10 Rook
- 11 Milktooth
- 12 Repeal Restaurant
- 13 Hotel Tango Distillery
- 14 Calvin Fletcher's Coffee
- 15 Bluebeard
- 16 Dairy Queen
- 17 Sam's Silver Circle
- 18 Geraldine's Supper Club

## ● LIVING

- 1 The Waverly
- 2 The Vue Luxury Apartments
- 3 Mozzo Apartments
- 4 Union Laundry Lofts
- 5 The Hinge
- 6 Artistry

## ● HOTEL

- 1 The Alexander Hotel

## ● SERVICES

- 1 Marvis Arts & Events Center
- 2 Franciscan ExpressCare at CityWay
- 3 Irsay Family YMCA at CityWay
- 4 Holy Rosary Church

## ● RETAIL

- 1 Acuity Eyecare
- 2 Barre Code Fitness
- 3 Biz on Fletcher



## WALKABLE & WHEELABLE

At the center of the action on the dynamic east side of downtown Indianapolis, LaGrotte Square sits between downtown and Fountain Square. Whether you prefer to walk, drive, bike or scooter your way around, this location is both walkable and wheelable.



## LAGROTTE SQUARE

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LaGrotte Square began its life as a vibrant residential and commercial hub all the way back in the 1850s, when Irish, Italian and Greek immigrants arrived to work on the newly-commissioned railroad lines through Indianapolis — giving rise to the neighborhood’s old nickname, “Irish Hill.”

In the early 1900s, two Italian families, the Modaffaris and the LaGrottes, settled on what is now College Avenue, between Bates and Georgia Street. Over the ensuing decades, the two families were involved in the opening of the Milano Inn, an Italian fine-dining institution, Angelo’s food and wholesale market, and the preservation of IPS School 7 from demolition. In homage to those that paved the way to the present day, we present the newest development of the evolving east end: LaGrotte Square.

## DEVELOPMENT HIGHLIGHTS

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- ✓ New mixed-use development with office, retail & residential living
- ✓ Creative mix of progressive, modern & historical design
- ✓ Structured & surface parking (3 per 1,000 SF ratio)
- ✓ Quick & efficient access to I-65/70
- ✓ Adjacent to Indiana Farm Bureau, Eli Lilly & Anthem
- ✓ Close proximity to Virginia Ave, Fountain Square & Cultural Trail



In homage to the site's unique history, we present the newest development of the evolving east end: LaGrotte Square.

## MASTER PLAN





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