

Downtown Residential Projects



For Sale

Project/Location	Sales/Leasing Contact	Size/Price	Opening Quarter	Description
4 3Mass 333 Massachusetts Ave.	Ms. Meghan DeMars Halakar Properties, Inc. 317-964-0000	48 Condominiums \$360,000-\$2.5 million+	3Q/2012	New construction condominiums located on Mass Ave close to shopping, dining and entertainment. The high-end condos have hardwood floors, granite countertops and stainless steel appliances. Residents have access to rooftop deck, secured underground parking and fitness center. There
5 Allen Plaza renovation 1 Virginia Ave.	Mr. John Cunningham J. Greg Allen & Associates 317-883-5524	Condos/office/restaur ant \$220,000-\$1 million	2Q/2012	31 condos, 10,000 sq. ft. Scotty's Brewhouse, 52,000 sq. ft. office. Located in the Wholesale District close to Bankers Life Fieldhouse.
9 Chatham Kynett Court 716 N. East St.	Mr. Kurt Flock FLOCK Real Estate Group 317-634-6676	11 Condominiums \$249,000-\$349,000	3Q/2012	These new construction condos are located in the historic Chatham Arch neighborhood. Rooftop balconies and garage parking are included. The condos are within walking distance to Downtown's great amenities.
15 Martindale on the Monon* 16th Street and the Monon Trail	Ms. Cindy Higbee Martindale on the Monon 317-923-1650	150 Homes \$130,000-\$340,000	2Q/2013	Located at 16th Street and the Monon Trail. More than 15 floor plans offered ranging from 1,140 sq. ft. to more than 2,000 sq. ft. Down payment assistance for qualified buyers, special financing available & five year tax abatement.
17 Myron Place 620 E. 11th St.	Mr. Kurt Flock FLOCK Real Estate Group 317-634-6676	16 Townhomes, 4 homes \$199,900-\$219,900	4Q/2012	New construction in historic Chatham Arch. Sixteen attached townhomes and four detached homes from 1,710 to 1,744 sq. ft. with two-car garages.
19 Renaissance Flats 233 E. St. Joseph St.	Mr. Patrick Heitz Britton Buildings Design, Inc. 317-523-6810	16 Flats \$159,000-\$194,000	4Q/2011	Renaissance Flats is a 16-unit building located in the historic St. Joseph neighborhood. The facility has underground parking for each unit with access to a secured building along with balconies and unobstructed views of Downtown.
20 Residences at 429 on the Park 429 N. Pennsylvania St.	Mr. Matt Urbanski Stenz Corporation 317-262-4999	19 Condominiums \$199,000-\$1,500,000	2Q/2012	Luxury condominiums atop the four-story historic 429 Pennsylvania Center overlooking the War Memorial Plaza with expansive views of Downtown. Each unique 1,100 sq. ft. to 4,000 sq. ft. floor plan will have private terraces, 9 ft. ceilings and reserved parking in attached garage.
21 Shively Carter Townhomes conversion 904-916 N. Alabama St.	Mr. Kevin Krulewitch The Downtown Alternative 317-955-0987	7 Townhomes \$195,000+	4Q/2011	Built almost 100 years ago, but with today's conveniences. Townhomes have been renovated but still have historic charm. A unique opportunity for Downtown living, with two-car attached garages.

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27 The Old Northside Lofts 1529 N. Alabama St.	Mr. Dan McMichael Rathskeller at the Athenaeum 317-636-0396	11 Condominiums \$139,900-\$499,900	2Q/2012	The former Ashantii Building renovated to include 11 residential condominiums. Natural slate blends perfectly with original hardwood. Granite counters and custom cherry and maple cabinets. Each unit features two bedrooms and two full bathrooms.
29 The Shelton 825 N. Delaware St.	Mr. Klaus Wittern Shelton Development Group, LLC 317-523-6988	16 Condominiums \$139,000-\$385,000	3Q/2011	With one of the most impressive and expansive panoramic views of downtown, all the grandeur and presence of this one-of-a-kind, Frank Lloyd Wright inspired structure has been completely reborn with all the modern amenities of today. We also added a full rooftop deck that is simply exquisite.
31 Villaggio at Page Pointe 435 Virginia Ave.	Mr. Rob Odendahl Page Development 317-916-2098	61 Condos/retail space \$335,000-\$1 million+	3Q/2012	Luxury condominiums in Fletcher Place with two bedroom with den and three bedroom floor plans. On-site retail shops, fitness center, swimming pool and cabana house, attached parking garage, concierge service, storage units and large terraces with gas grill connections and panoramic views.

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For Rent

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1 1010 Central Apartments 1010 Central Ave.	Mr. Joe Whitsett The Whitsett Group LLC 317-264-1833	86 Apartments \$625-\$1,125 per month	3Q/2012	The community contains a community room, wide hallways, large and spacious rooms with internet access, the security of having very few points of entrance, a large amount of green space and each unit has washer and dryer hook-ups. In addition, the community will also have an office and
2 16 Park Phase I* 16th St. and Park Ave.	Ms. Dani Bauman Indianapolis Housing Agency 317-261-7445	155 Apartments TBD	4Q/2011	Stacked townhomes and flats apartments with income restrictions. Includes one to four bedroom units.
3 335 W. 9th St. Student Housing 335 W. 9th St.	Mr. Chase Sorrick Investment Property Advisors 219-508-8033	485 Units/616 student beds \$700-\$1,100 per month	3Q/2014	A 26-story student housing project with a 434 space garage located on the Downtown Canal. The project contains 485 units with 616 beds.
6 Barton Tower new apartments 555 Massachusetts Ave.	Mr. Bruce Baird Indianapolis Housing Agency 317-261-7181	N/A	TBD	New construction of affordable housing community.
7 Barton Tower renovation 555 Massachusetts Ave.	Mr. Bruce Baird Indianapolis Housing Agency 317-261-7181	245 Apartments	4Q/2012	Renovation of affordable housing community.
8 Campus Apartments 735 W. 11th St.	Mr. Russ Seiler Van Rooy Properties Co. 317-684-7305	104 Apartments	3Q/2012	104 renovated apartments close to IUPUI, Riley Hospital and 16 Tech.
10 CityWay Lofts South and Delaware sts.	Ms. Natasha Evans Buckingham Companies, AMO 317-554-6632	249 Apartments TBD	3Q/2013	Mixed use development featuring 320 upscale apartments. 230,000 sq. ft. including retail and amenity space.
11 Cosmopolitan Phase II Senate/Indiana/Michigan sts.	Ms. Kathy Desautels Flaherty & Collins Properties 317-819-1563	162 Apartments TBD	3Q/2012	162 apartments and 5,000 sq. ft. of retail with a 180 space parking garage.

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12 Harding Street Lofts 101 S. Harding St. www.coreredevlopment.com/	Ms. Andrea Heldman Core Redevelopment, LCC 371-636-7669	125 Apartments \$600-\$1,250 per month	3Q/2012	Redevelopment of former industrial building on westside of Downtown close to Indianapolis Zoo and IUPUI.
13 HVAF of Indiana Manchester renovation 958 N. Pennsylvania St.	Mr. Ronald Shelley HVAF of Indiana 317-951-0688	51 Apartments N/A	4Q/2011	HVAF veterans supportive housing program
14 Lugar Tower renovation 901 Fort Wayne Ave.	Mr. Bruce Baird Indianapolis Housing Agency 317-261-7181	224 Apartments \$75-\$168 per month	4Q/2012	Renovation of 220 affordable apartments.
16 McQuat Place 10-14 E. Washington St.	Mr. Bill Ehret Summit Realty Group 317-713-2106	21 Apts./retail space TBD	2Q/2012	Upscale apartments and 15,480 sq. ft. of retail.
18 North Lockerbie College and Michigan sts.	Mr. Joe Whitsett The Whitsett Group LLC 317-264-1833	190 Apartments/retail \$400-\$1,300 per month	2Q/2014	First two buildings out of three included 190 apartments and 44,000 sq. ft. A third building will be developed at the corner when anchor tenant is secured.
22 Stadium Lofts and Apartments 16th and Harding sts.	Ms. Linda Wheeler Core Redevelopment, LCC 317-636-7669	263 Apartments \$599-\$1,200 per month	3Q/2013	Conversion of former Bush Stadium into apartments and construction of new apartments. The project is located in the new certified technology park, 16 Tech. The area will see a number of streetscape projects and commercial development over the next 24 months.
23 The Avenue 920-940 W. 10th St.	Ms. Linda Ferrill Buckingham Companies, AMO 317-554-6723	130 Units / 368 student beds TBD	1Q/2012	Mixed use student housing project located on the north side of the IUPUI campus. It will feature 130 units with 368 beds, retail space and fitness center.
24 The Braxton at Lugar Tower 901 Fort Wayne Ave.	Mr. Austin Carmony Flaherty & Collins Properties 317-816-9300	74 Apartments \$590-\$720 per month	2Q/2012	74 new construction apartments.

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25 The Hinge Flats 719 Virginia Ave.	Mr. Craig Von Deylen Fletcher Place Lofts, LLC 317-638-2000	56 Apts./retail space \$900-\$1,500 per month	3Q/2013	56 apartments and 12,000 sq. ft. of storefront commercial space located in Fletcher Place on the new Indianapolis Cultural Trail.
26 The Mozzo 600 Virginia Ave. www.thinkmixeduse.com	Mr. David Leazenby Milhaus Development, LLC 317-236-7111	64 Apartments/retail \$850-\$1,350 per month	4Q/2012	Studios, one and two bedroom lofts in a four-story mixed-use building that will include a 1,700 sq. ft. cafe and corner plaza. It includes indoor bike storage and direct access to the Cultural Trail and is located within walking distance of major employers, nightlife, sporting and cultural attractions.
28 The Residences at 451 E. Market St. 451 E. Market St.	Mr. Tadd Miller Milhaus Development, LLC 317-236-7161	258 Apts./retail space TBD	4Q/2013	The Marmon will include 258 apartments and attached parking. Great location close to City Market and Mass Ave Cultural District.
30 Trailside 875 Massachusetts Ave.	Mr. Brian Murphy Monument Companies Real Estate 317-464-2438	69 Apts./retail/office \$325-\$700 per month	4Q/2012	Affordable housing development on Indianapolis Cultural Trail in the Mass Ave Cultural District. 10,300 sq. ft. of retail/office. Affordable rate apartments limited to 30%-60% median income tenants.