Gershman Partners and Deylen Realty present Ardmore, a 5-story, urban, multi-use development adjacent to Regions Tower in downtown Indianapolis. The site is currently being used as a surface parking lot to service office tenants, daily & event parking. Ardmore will include unique urban retail space at ground level with floor plans ranging from 1,213 square feet to 4,201 square feet along with upscale studio, one & two bedroom apartments on upper floors ranging from 857 square feet to 1,744 square feet. A sub-surface structured parking garage will provide 407 spaces to serve public parking, & reserved spaces for Retail and Ardmore tenants. Retail doors are situated perfectly at the southwest corner of Delaware Street, New York Street, & Mass Ave: the most prevalent intersection accessible by foot and motorized transportation in the entire city:
October 6, 1934
Apartment for Rent!
Adults only.
Maid upon request.

1934

The Ardmore Apartments are built, originally located at 234 Delaware Street.

March 24, 1935
Unfurnished Apartments for Rent targeting Business Women, rent starting at $10 per month stating “some cooking permitted” as cooking is done on a provided hot plate.

1935

1905

HISTORY in the making

1934

1956

March 24, 1935
Unfurnished Apartments for Rent targeting Business Women, rent starting at $10 per month stating “some cooking permitted” as cooking is done on a provided hot plate.

1935

1956

The Ardmore Apartments become tech-savvy and gets its 72-unit building rewired by Robbins Electric Company to become a “standard modern” multi-family dwelling.

1956

May 13, 1970
The all-wood interior building at The Ardmore Apartments. This was the first of many buildings deemed as a serious fire hazard.

1970

July 19, 1970
37-story construction completed Indiana Bank Tower opens (*today known as Regions Tower).

1970

2018

Gershman Partners & Deylen Realty present Ardmore, located at the peak of prevalent Mass Ave, New York Street, and Delaware Street in the mix of work:::play:::and life.

March 13, 1970
The all-wood interior building at The Ardmore Apartments. This was the first of many buildings deemed as a serious fire hazard.

1970

July 19, 1970
37-story construction completed Indiana Bank Tower opens (*today known as Regions Tower)

2018

Gershman
Partners & Deylen
Realty present
Ardmore, located
at the peak of
prevalent Mass
Ave, New York
Street, and
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Realty present
Ardmore, located
at the peak of
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Ave, New York
Street, and
Delaware Street
in the mix of work:::play:::and life.
RETAIL VISION OVERVIEW + HIGHLIGHTS
20,000 SF :::::
PRIME RETAIL
conveniently located in the most admirable & sought after location; situated perfectly in the heart of the Mass Ave Cultural District surrounded by prevalent Downtown intersections with prominent visibility & constant energy

>>> Retail Leasing Inquiries:
350 Massachusetts Avenue, Suite 400 | Indianapolis, IN 46204 | www.gershmanpartners.com
Ryan Gershman | rgershman@gershmanpartners.com | Meghan DeMars Kiger | mkiger@gershmanpartners.com
LOCATION HIGHLIGHTS

**Downtown Indianapolis / Mass Ave Cultural District / CBD**

- 131 upscale apartments
- 7 miles SW from downtown Indianapolis
- within minutes to Meridian Street :: I-65 :: I-70 :: I-465 :: Monument Circle :: IUPUI :: Indiana University Health & Riley Children’s Health

**INDIANAPOLIS INTL AIRPORT**

*ranked as North America’s Best airport, 2019*

**WALK SCORE**

91

**DAYTIME POPULATION**

240,000 +

**MEDIAN AGE**

31

**TRAFFIC COUNT**

*SWC of Massachusetts Avenue, New York Street & Delaware Street*

16,500 +

“Downtown Indianapolis Retail Spending Power” - conducted by Chicago-based real estate research and advisory firm Hunden Strategic Partners shows the total retail spending power of downtown (Indianapolis) residents, employees, students and visitors hit nearly $500 million in 2018 ::::: That number is projected to reach $650 million by 2024. One of the key findings from the report shows a significant demand for more diversity in retail options, such as grocery, general merchandise retailers, home and garden suppliers, and furniture stores, among others to “conveniently meet the daily needs of the downtown community.”

- Indy Chamber, May 2019
### Apartments

<table>
<thead>
<tr>
<th>Name</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>333 Penn Apartments</td>
<td>78</td>
</tr>
<tr>
<td>The Block</td>
<td>163</td>
</tr>
<tr>
<td>Artistry</td>
<td>500</td>
</tr>
<tr>
<td>The Waverly</td>
<td>164</td>
</tr>
<tr>
<td>Mozzo</td>
<td>65</td>
</tr>
<tr>
<td>The Hinge</td>
<td>56</td>
</tr>
<tr>
<td>The Maxwell</td>
<td>105</td>
</tr>
<tr>
<td>Lofts at Pulliam Square</td>
<td>145</td>
</tr>
<tr>
<td>Penn Street Tower</td>
<td>98</td>
</tr>
<tr>
<td>Mentor &amp; Muse</td>
<td>242</td>
</tr>
<tr>
<td>360 Market Square</td>
<td>300</td>
</tr>
<tr>
<td>The Vue</td>
<td>240</td>
</tr>
<tr>
<td>Slate</td>
<td>68</td>
</tr>
<tr>
<td>Alexia</td>
<td>175</td>
</tr>
<tr>
<td>City Way I &amp; II</td>
<td>650</td>
</tr>
<tr>
<td>ARDMORE</td>
<td>131</td>
</tr>
</tbody>
</table>

### Colleges & Universities

<table>
<thead>
<tr>
<th>Name</th>
<th>Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indiana University</td>
<td>90,330</td>
</tr>
<tr>
<td>Purdue University</td>
<td>67,600</td>
</tr>
<tr>
<td>Ivy Tech College*</td>
<td>56,330</td>
</tr>
<tr>
<td>IUPUI*</td>
<td>30,105</td>
</tr>
<tr>
<td>Ball State University</td>
<td>22,000</td>
</tr>
<tr>
<td>Vincennes University</td>
<td>18,700</td>
</tr>
<tr>
<td>Indiana Wesleyan University</td>
<td>14,730</td>
</tr>
<tr>
<td>University of Notre Dame</td>
<td>12,290</td>
</tr>
<tr>
<td>Indiana State University</td>
<td>11,560</td>
</tr>
<tr>
<td>University of Southern Indiana</td>
<td>7,670</td>
</tr>
<tr>
<td>Indiana Tech</td>
<td>7,500</td>
</tr>
<tr>
<td>University of Indianapolis*</td>
<td>5,500</td>
</tr>
<tr>
<td>Butler University*</td>
<td>4,800</td>
</tr>
<tr>
<td>Valparaiso University</td>
<td>4,310</td>
</tr>
<tr>
<td>Trine University</td>
<td>3,650</td>
</tr>
<tr>
<td>Marian University*</td>
<td>2,900</td>
</tr>
<tr>
<td>University of Evansville</td>
<td>2,500</td>
</tr>
<tr>
<td>DePauw University</td>
<td>2,270</td>
</tr>
</tbody>
</table>

(*)Indicates located in Indianapolis

### Healthcare Networks

<table>
<thead>
<tr>
<th>Name</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Vincent Health</td>
<td>17,400</td>
</tr>
<tr>
<td>I.U. Health</td>
<td>11,810</td>
</tr>
<tr>
<td>Community Health Network</td>
<td>10,735</td>
</tr>
<tr>
<td>Roche Diagnostics</td>
<td>4,600</td>
</tr>
<tr>
<td>Franciscan Alliance</td>
<td>4,100</td>
</tr>
<tr>
<td>Eskenazi Health</td>
<td>3,670</td>
</tr>
<tr>
<td>Eli Lilly Pharmaceuticals</td>
<td>11,680</td>
</tr>
<tr>
<td>Anthem</td>
<td>4,500</td>
</tr>
</tbody>
</table>

### Dominating Regional Leaders

- Eli Lilly Pharmaceuticals
- IUPUI
- Anthem
- Simon Property Group
- I.U.
- Salesforce
- Rolls Royce
- Home Advisor
- FedEx
- Amazon Distribution

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NEW YORK STREET
MICHIGAN STREET
DELAWARE STREET
ALABAMA STREET
MERIDIAN STREET
BENGAL STREETS
PENNSYLVANIA STREET
ILLINOIS STREET
WEST STREET
MILITARY PARK
PARK AVENUE
CAPITOL AVENUE
SENATE AVENUE
NEW JERSEY STREET
EAST STREET
VERMONT STREET
Central Business District
10th STREET
COLLEGE AVENUE
ST. CLAIR STREET
WALNUT STREET
NORTH STREET
INDIANA AVENUE
INDIANA AVENUE
NEW YORK AVENUE
OHIO STREET
NEW JERSEY AVENUE
MILITARY PARK
DOWNEY AVENUE
MARKET STREET
11.5 million SF
Office Space
Ardmore
INDIANAPOLIS (CBD + MASS AVE)
EVENING VIEW

View in motion from E. New York Street, heading toward Mass Ave & N. Delaware Street

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>>> RETAIL ELEVATIONS + CURRENT CONSTRUCTION
VIEW ALONG NEW YORK STREET

CURRENT CONSTRUCTION VIEW FROM ARDMORE SITE

JULY 2019

The Whit

SUMMER 2018
334 Units
luxury apartments units,
with incredible views of
greater-downtown
Indianapolis

16-BIT
BAR+ARCADE

SUMMER 2019
A two-story, 8,000 square-
foot retro-infused video
game arcade and bar

PULLIAM SQUARE

COMPLETED 2017
145 Units
Modern apartments and
townhomes within seconds
to Mass Ave and
Monument Circle

THE TAP

FALL 2014
Award-winning beer list
along with daily rotating
taps and food menu,
original bar is located in
Bloomington, Indiana

1821

1821

Historically known for
showcasing public art, top-
notch galleries, and live
classical theatre, Mass Ave’s free-
spirited vibe thrives along
side the extraordinary
restaurants, eclectic shops,
and vibrant nightlife

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Ardmore