



# claypool court

**110 W WASHINGTON STREET  
INDIANAPOLIS, IN**

16,659 SF

Restaurant | Retail  
Entertainment



**CBRE**



# PROPERTY DESCRIPTION

Claypool Court is 75,255 SF of Retail, Restaurant and Entertainment space potential at the intersection of Washington and Illinois Street. Claypool Court is made up of a garden style space as well as two terrace levels above.

- On the second terrace, **15,659 SF of space is available**
- On the first terrace is Panera, Tony's Steakhouse and Weber Grill
- Burlington Coat Factory is the retail anchor located on the garden style level







# PROPERTY LOCATION HIGHLIGHTS

Located in the heart of Indianapolis, **Claypool Courts** is situated on the northwest corner of Washington Street and Illinois, just blocks from every major events center. This prime location offers easy access to a variety of events and attractions, making it an ideal choice for any restaurant, entertainment concept, or retailer looking to make Indianapolis their next home.



**Visit Indy** estimates more than 1.8 million visitors for unique event to Indianapolis.

<https://www.visitindy.com/events/>



**Victory Field** has been home to the Triple-A Indianapolis Indians since July 11, 1996. The Indians play 75 home games each year. Victory Field spreads its wings and evolves into the multi-purpose community venue its known to be. It has served as a conference center, concert stage, movie theatre, church, football field, 9-hole golf course, restaurant, beer garden and more.

<https://www.victoryfield.com/events>



The **Indiana Convention Center & Lucas Oil Stadium (ICCLOS)** a powerhouse destination for the largest events in the country – including the 2012 Super Bowl. With its striking contemporary look and sense of openness, the Indiana Convention Center redefines the character of a trade show and meeting venue. One of the largest convention centers in America, the center is connected by skywalks to more hotel rooms than any other city in the nation. Also linked to the center is a four-story urban shopping mall, surrounded by more than 200 restaurants and clubs, well-known sports venues, and a 10-block state park that features top museums, green space and a convenient canal walk.

<https://www.icclos.com/upcoming-events/>



Whether it's a Pacers or Fever game, Big Ten Basketball Tournament, Eagles concert, Disney on Ice, Cirque du Soleil or another exciting event in **Gainbridge Fieldhouse**, you'll experience an environment that is unparalleled in all other entertainment venues.

<https://www.gainbridgefieldhouse.com/events>



# RESTAURANT ROW

## ESTIMATING TOTAL RESTAURANT VOLUME

### OVER \$103,000,000



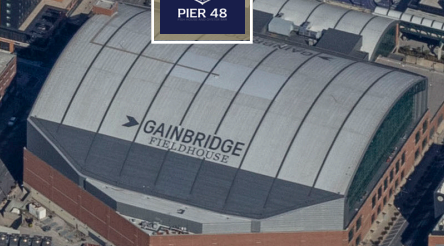
#### CIRCLE CENTRE MALL

DOWNTOWN INDIANAPOLIS

\$600 million redevelopment coming to Circle Center Mall, including outdoor walkways, plazas and a bridge over Maryland Street.



Hendricks Commercial Properties finalizes deal to purchase Circle Centre Mall





# HOTEL ROW



WESTIN<sup>®</sup>  
HOTELS & RESORTS  
575 Rooms



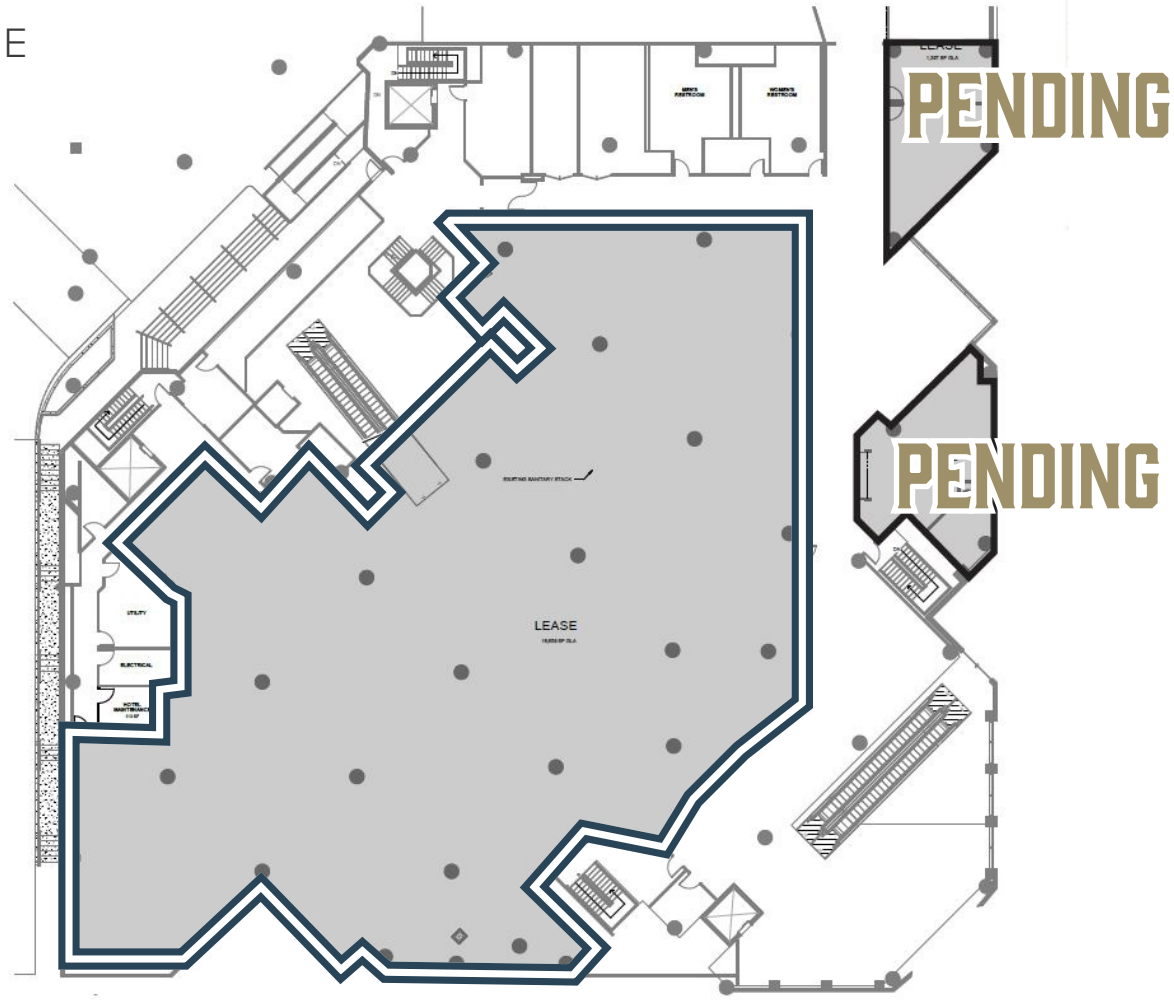
CONRAD  
HOTELS & RESORTS<sup>™</sup>  
273 Rooms





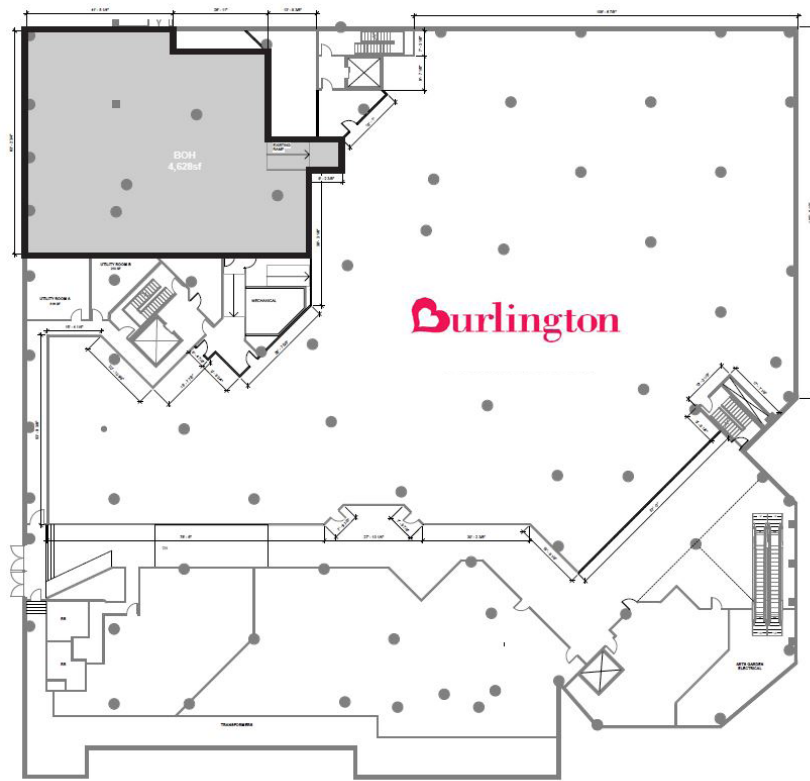
## SECOND TERRACE

16,659 RSF

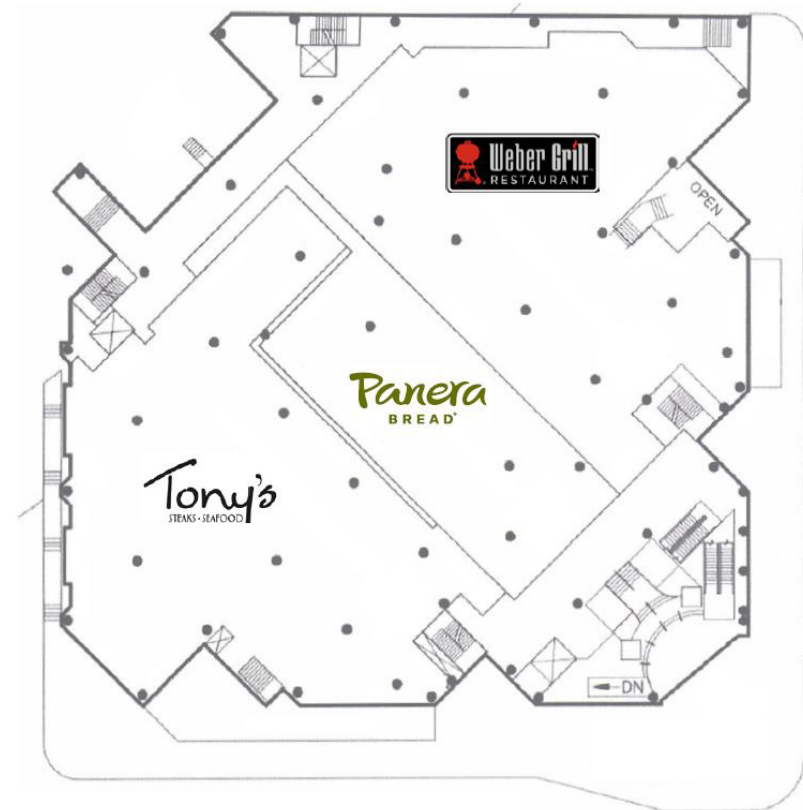


- Direct access from Embassy Suites Hotel Lobby and motor court from attached garage
- Same level access as Indianapolis Arts garden, Circle Centre Mall, and easy access to Indiana Convention Center
- Main Street level entrance at corner of Washington Street and Illinois Street
- Indiana Statehouse has 32,075 employees and the Indiana Government Center has nearly 10,000 employees and visitors each day.
- Direct access tunnel to Indiana Statehouse
- Escalators up to 2nd level and street





GARDEN STYLE



FIRST TERRACE



# AREA DEMOGRAPHICS

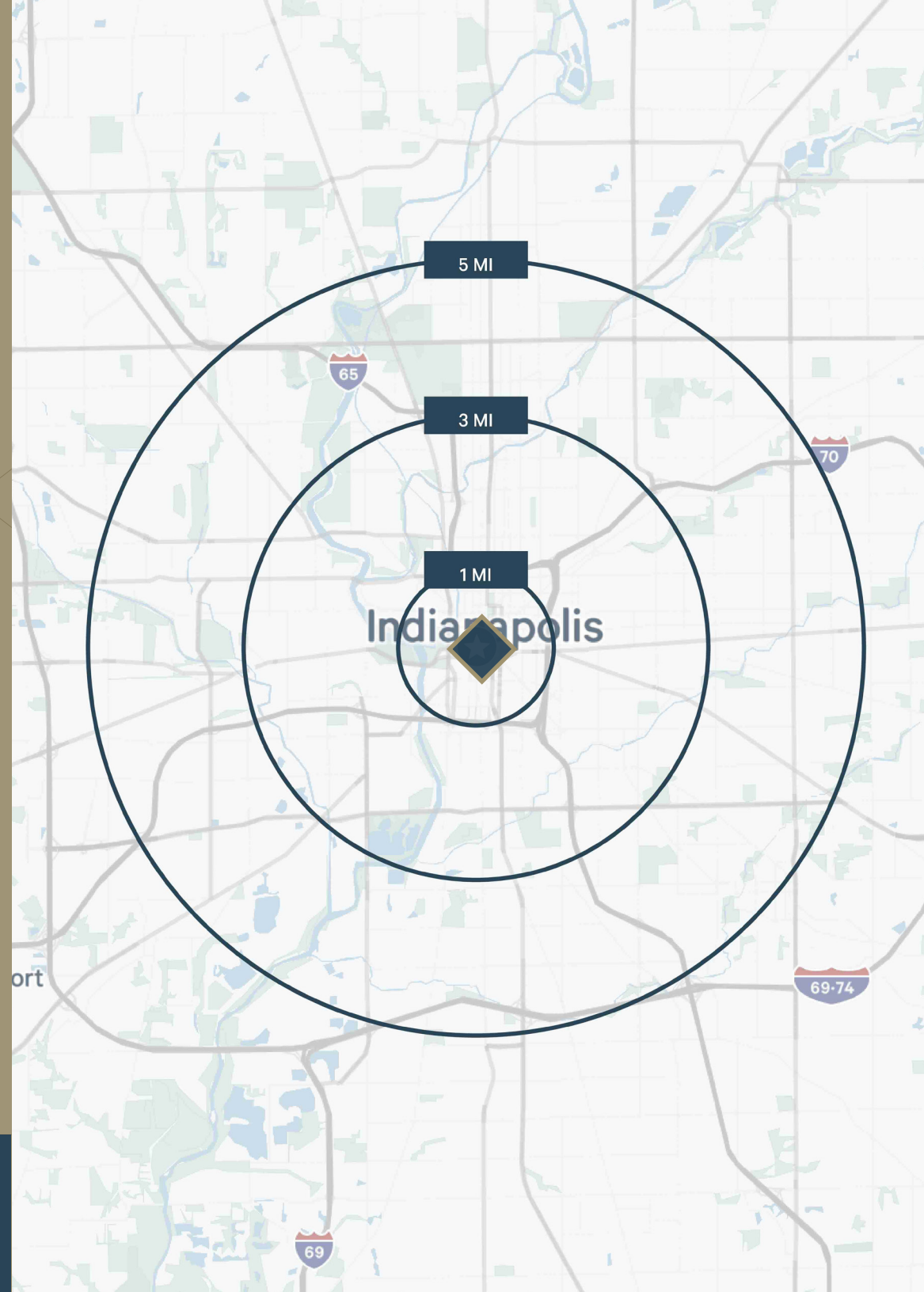
| DESTINATIONS                            | 1 MILE    | 3 MILES  | 5 MILES  |
|---|-----------|----------|----------|
| 2024 Population - Current Year Estimate | 18,001    | 108,406  | 257,475  |
| 2024 Daytime Population                 | 98,849    | 235,193  | 375,489  |
| 2024 Households - Current Year Estimate | 10,193    | 48,390   | 108,101  |
| 2024 Average Household Income           | \$121,298 | \$85,558 | \$76,713 |



Over 500 conventions  
and events hosted by the  
Indiana Convention Center



More than 20 sporting  
events on a national level











**110 W WASHINGTON STREET  
INDIANAPOLIS, IN**

## **CONTACTS**

Dean Almas  
Vice President  
+1 317 590 5488  
Dean.Almas@cbre.com

Jaxon Stutz  
Associate  
+1 317 832 8939  
Jaxon.Stutz@cbre.com

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.