



**110 W WASHINGTON STREET  
INDIANAPOLIS, IN**

**16,659 SF**

Restaurant | Retail  
Entertainment



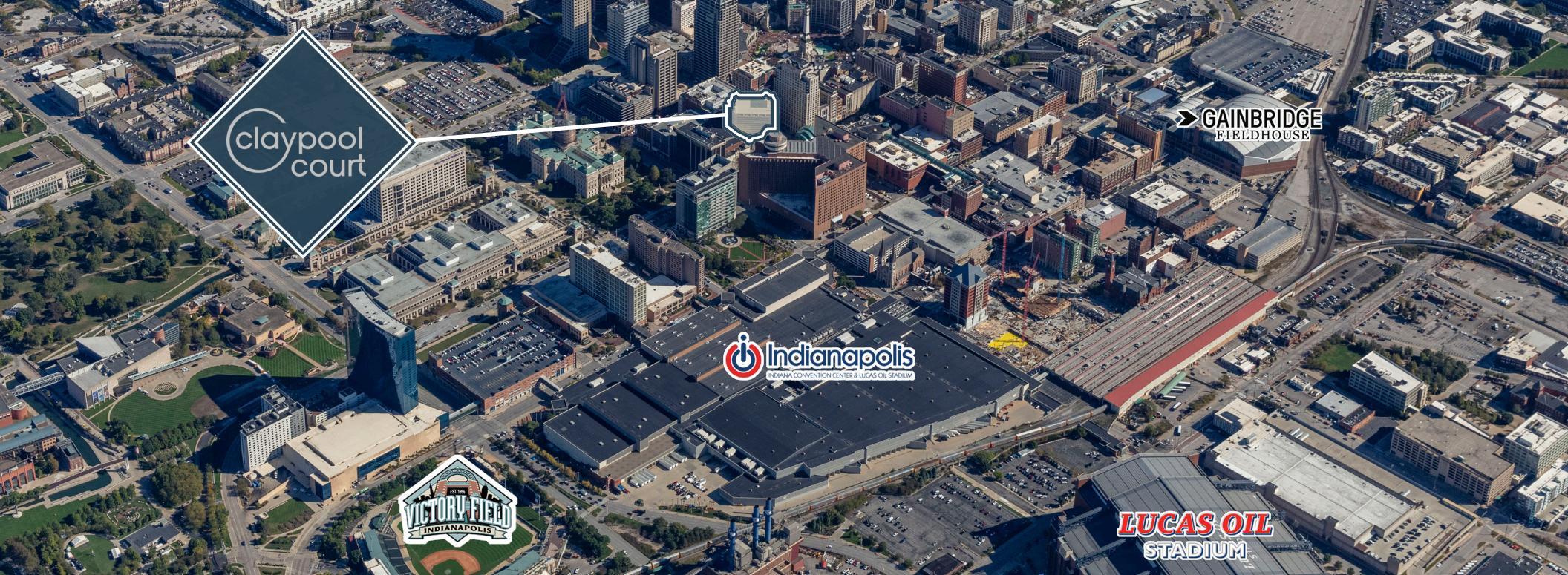
**CBRE**

# 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>



**LUCAS OIL  
STADIUM**



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/>

 **GAINBRIDGE  
FIELDHOUSE**



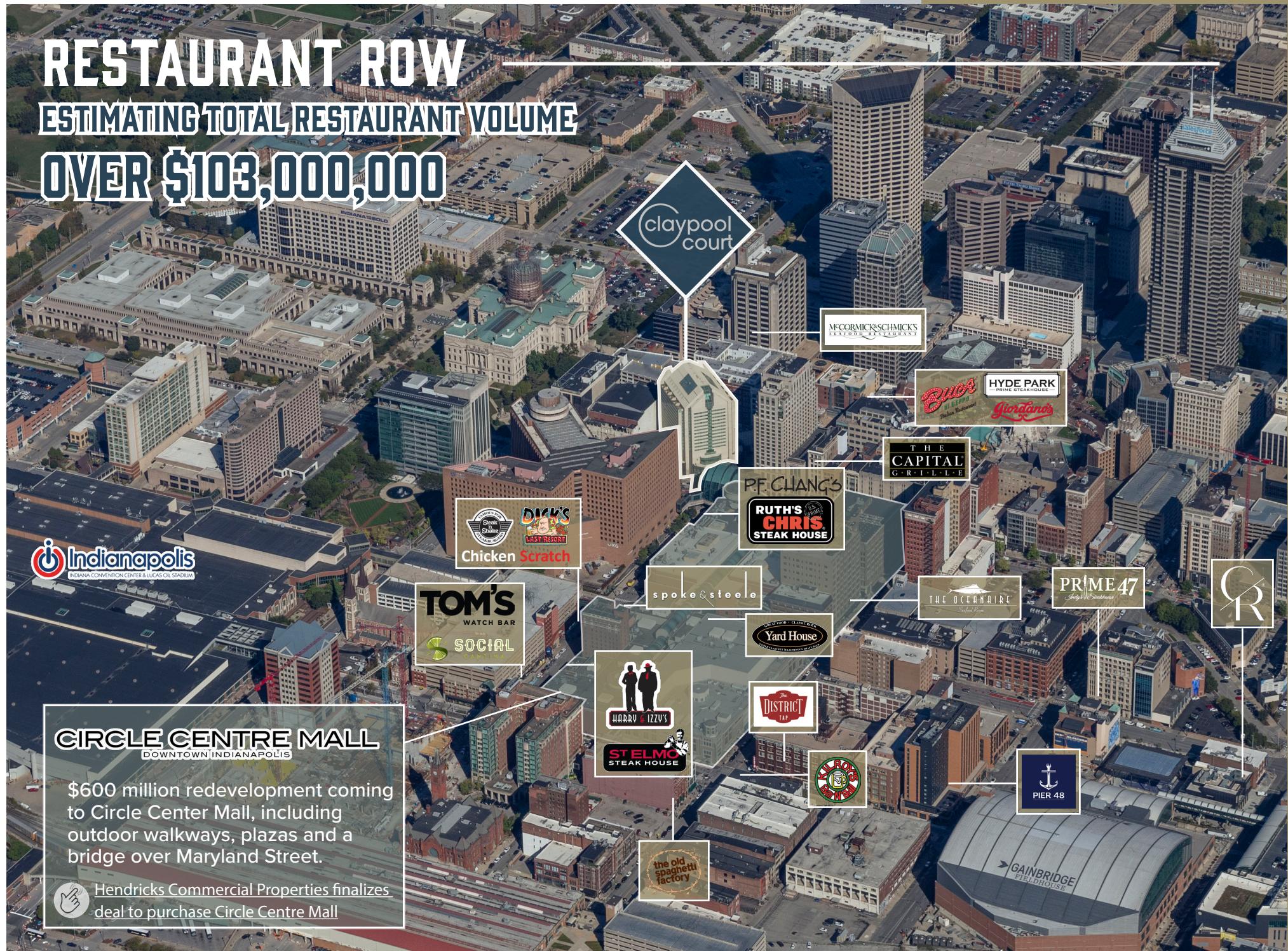
Whether it's a Pacers or Fever game, Big Ten Basketball Tournament, Eagles concert, Disney on Ice, Cirque du Soleil or another exciting event in **Gainbridge Fieldhouse**, you'll experience an environment that is unparalleled in all other entertainment venues.

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

# RESTAURANT ROW

## ESTIMATING TOTAL RESTAURANT VOLUME

### OVER \$103,000,000



# HOTEL ROW



MARRIOTT  
650 Rooms



575 Rooms



HYATT  
REGENCY  
499 Rooms



EMBASSY  
SUITES  
by Hilton  
360 Rooms



INTERCONTINENTAL  
HOTELS & RESORTS  
170 Rooms



JW MARRIOTT  
1,005 Rooms



800 Rooms

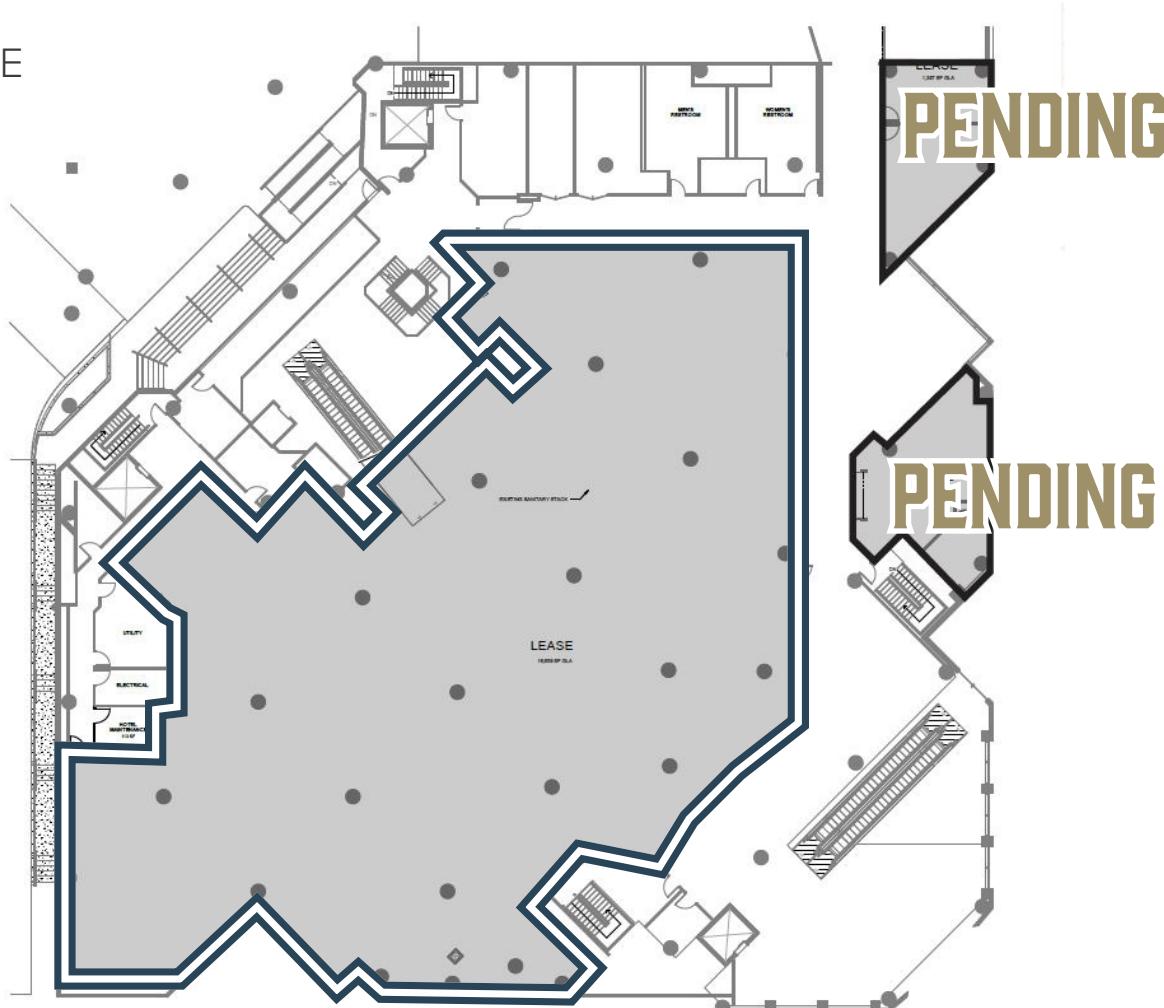


424 Rooms

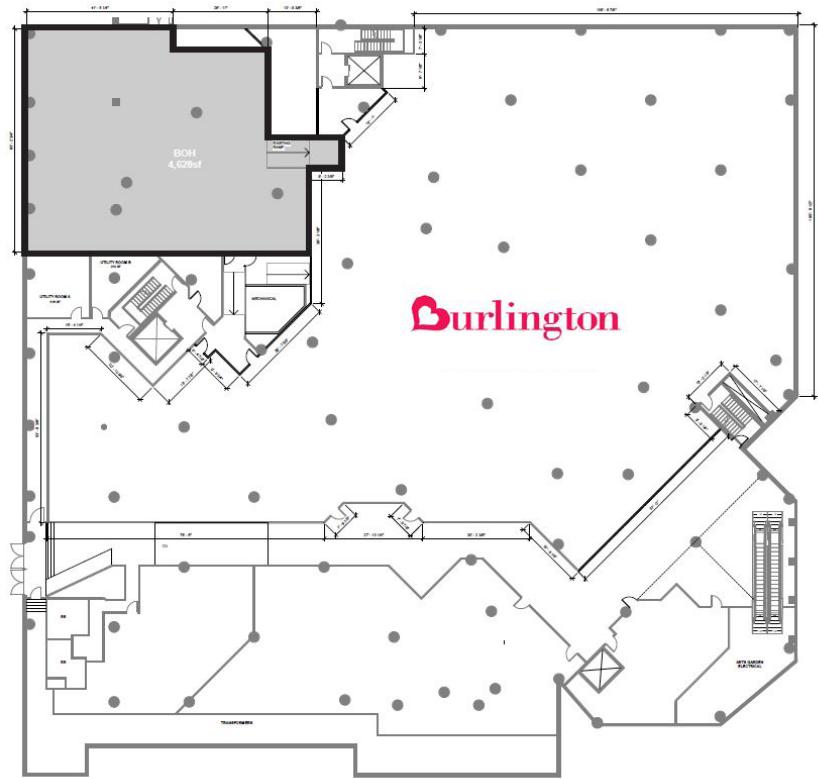


SECOND TERRACE

**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

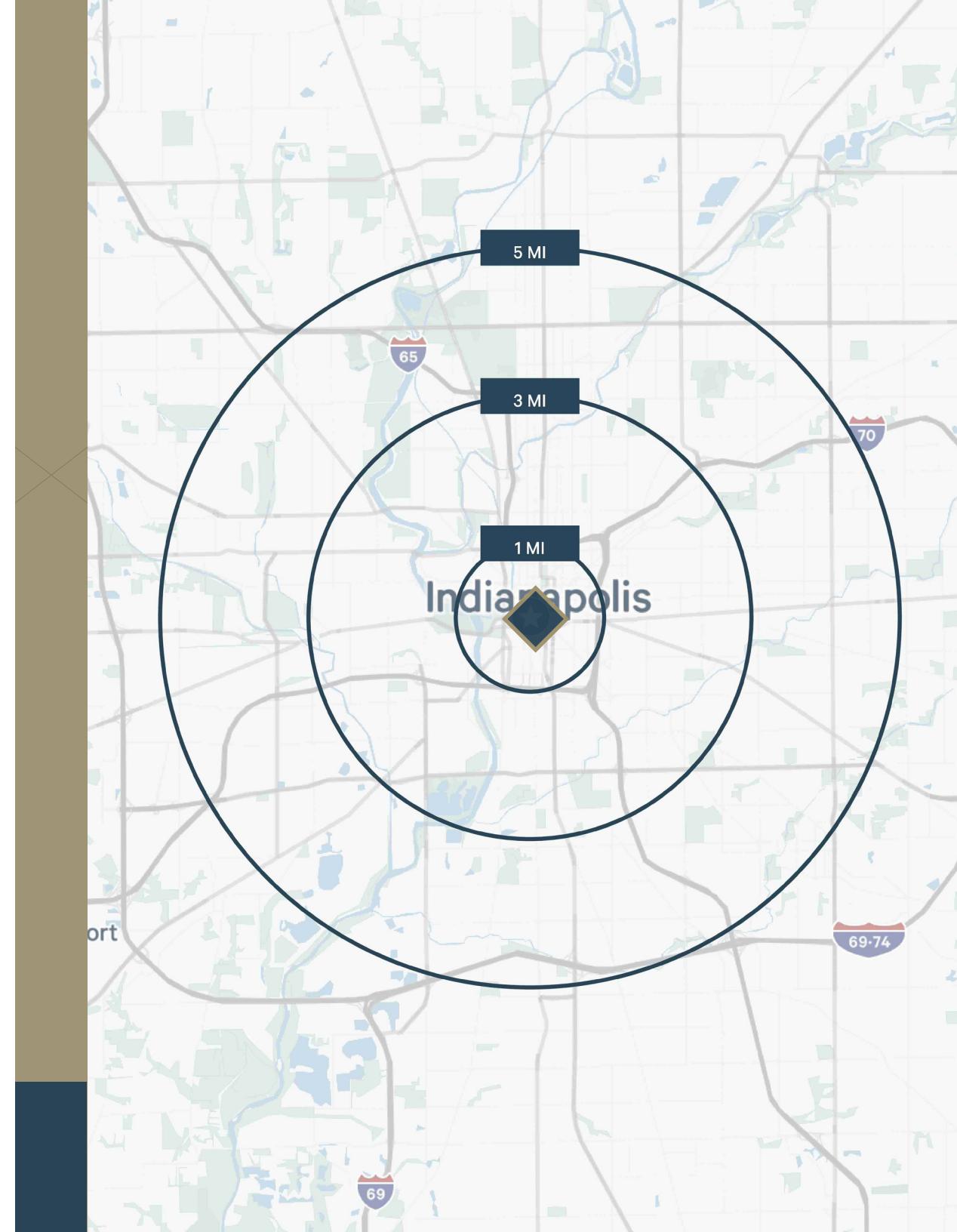
DESTINATIONS	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	18,001	108,406	257,475
2024 Daytime Population	98,849	235,193	375,489
2024 Households - Current Year Estimate	10,193	48,390	108,101
2024 Average Household Income	\$121,298	\$85,558	\$76,713

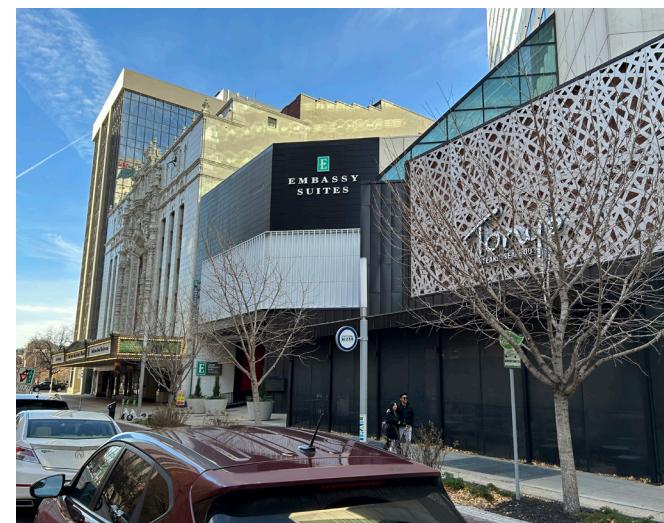
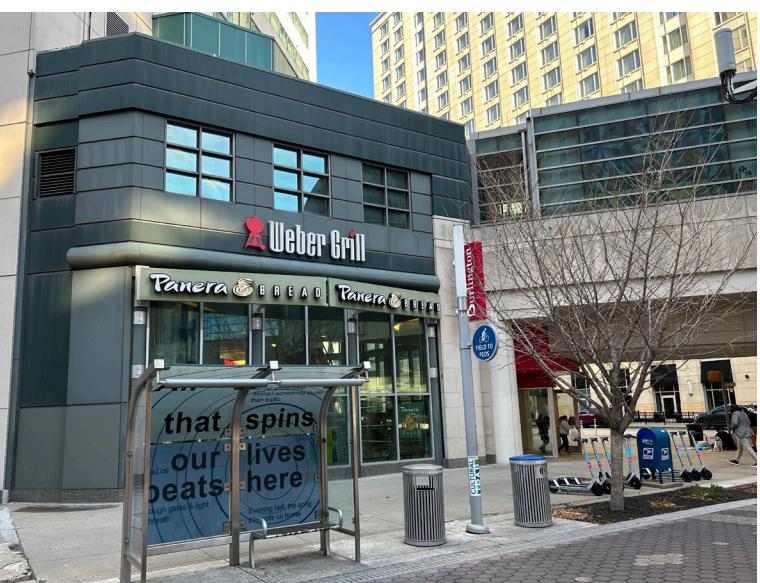
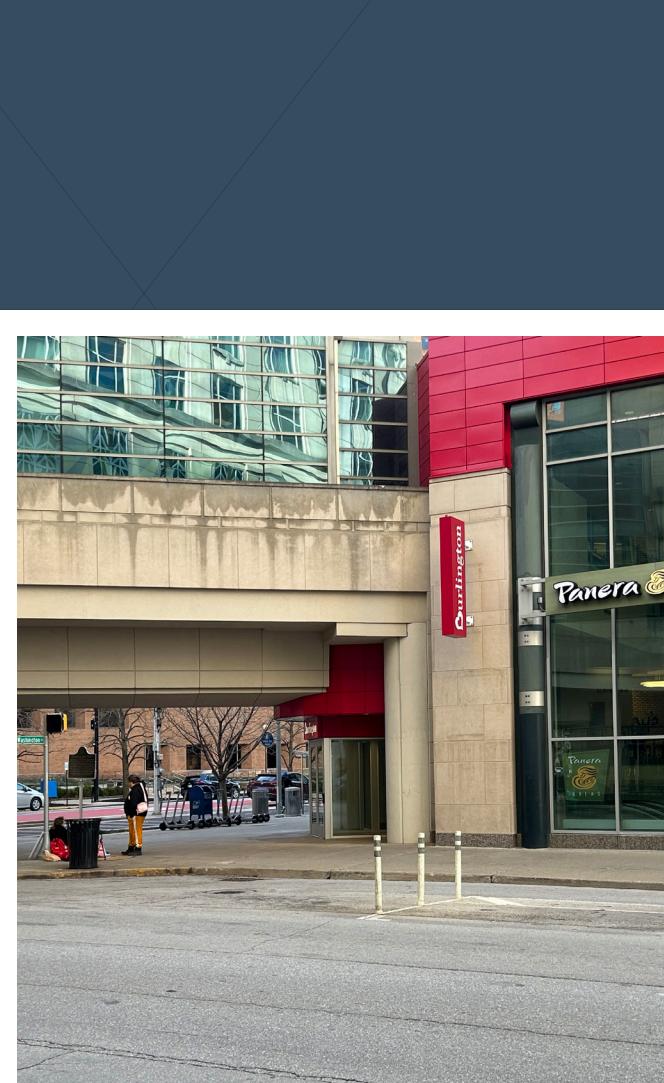


Over 500 conventions and events hosted by the Indiana Convention Center



More than 20 sporting events on a national level







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## CONTACTS

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**CBRE**

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