



NEWMARK

claypool
court

110 W Washington Street
Indianapolis, Indiana 46204

PROPERTY

DESCRIPTION

Located in the heart of downtown Indianapolis, Claypool Court's proximity to diverse entertainment options, trendy restaurants and nightlife hotspots, adds convenience and ease to visitors. The unique skyway and tunnel connections to office, hotel and other shopping options sets Claypool apart.

PROPERTY

HIGHLIGHTS

- 945 SF – 16,659 SF Available for Lease
- More than 30 million visitors annually with an \$800 million economic impact
- Newly renovated motor court with more building improvements currently underway
- Multiple access points from street, tunnel connections, skyway, and Embassy Suites
- 5 minute walk to Lucas Oil Stadium, Pacers Gainbridge Fieldhouse and the Indiana Convention Center



EMBASSY
SUITES
by Hilton™

Panera
BREAD®

TJ·maxx®



Tony's
STEAKS · SEAFOOD



AVIS®

LEVEL 1

FLOOR PLAN



- 4,628 SF available
- Direct access tunnel to Indiana Statehouse
- Escalators up to 2nd level and street

LEVEL 2

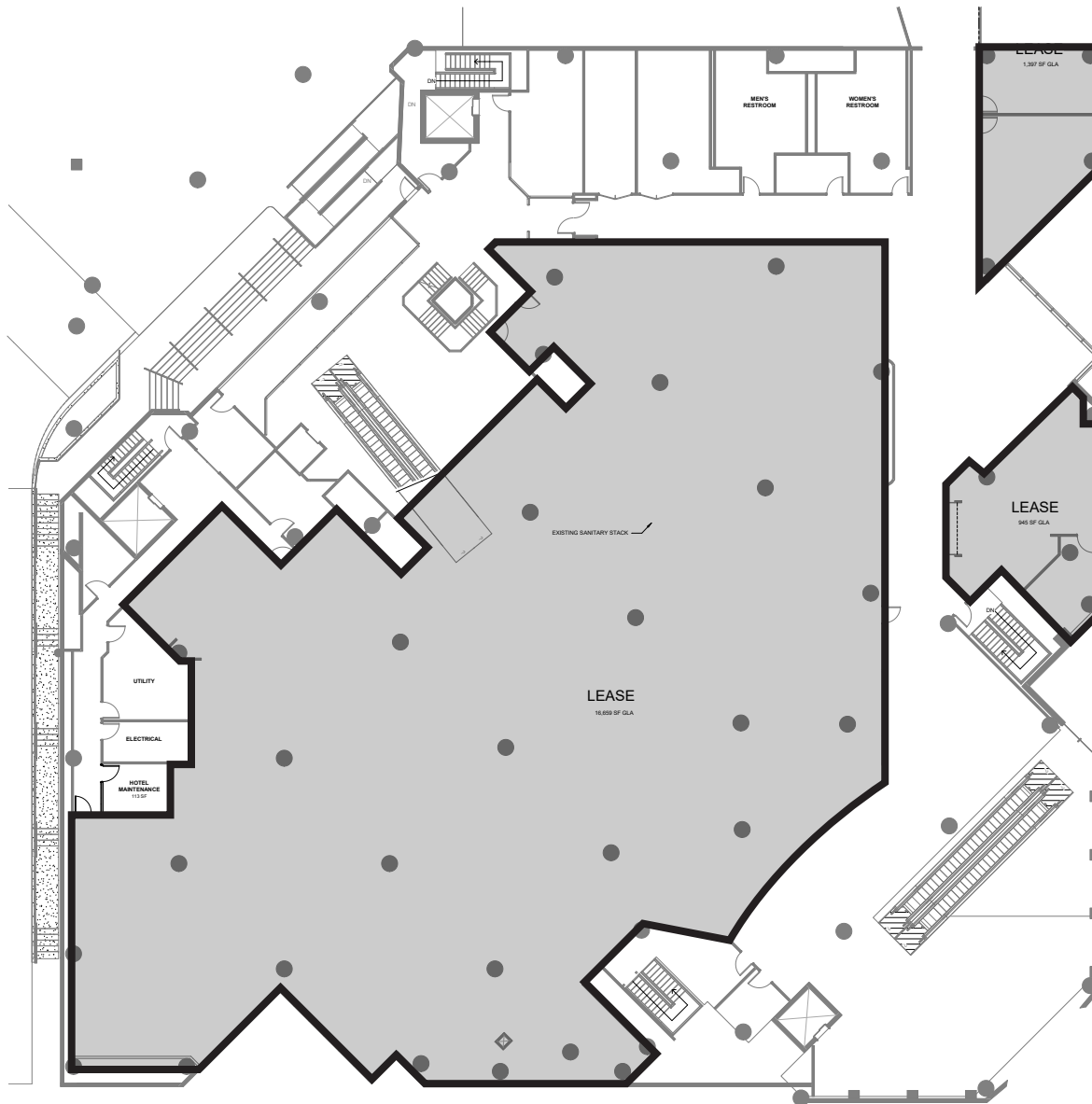
FLOOR PLAN



- Tenants include Tony's Steak & Seafood, Panera Bread, and Weber Grill Restaurant
- Main Street level entrance at corner of Washington Street and Illinois Street

LEVEL 3

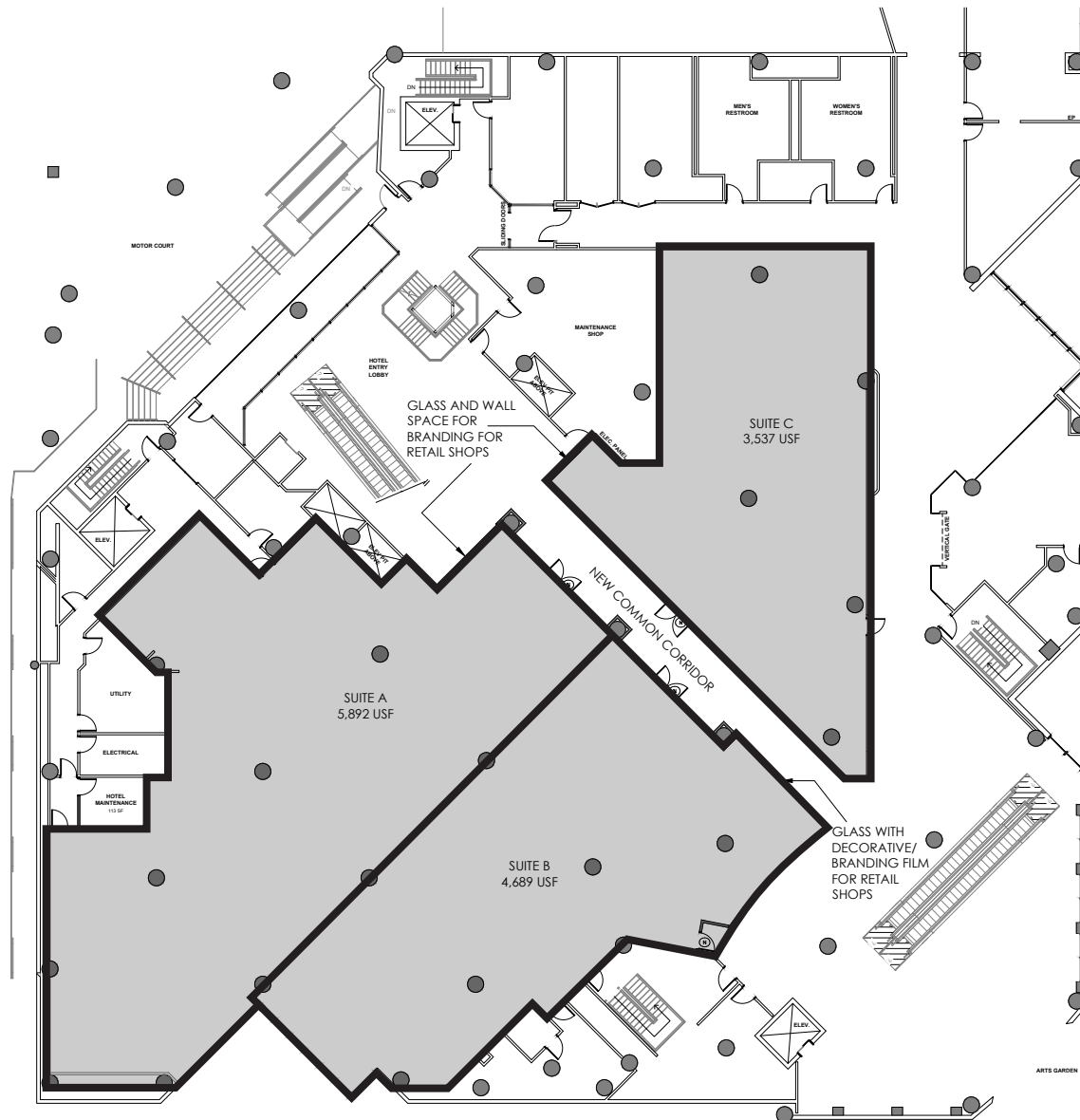
FLOOR PLAN



- 945 SF - 16,659 SF available
- Direct access from Embassy Suites Hotel Lobby and motor court from attached garage
- Same level access as Indianapolis Artsgarden, Circle Centre Mall, and easy access to Indiana Convention Center

LEVEL 3

ALTERNATE LAYOUT



- The large Level 3 space can alternatively be demised down into three smaller suites
- 3,537 SF - 5,892 SF available

Surrounding Amenities

EATERIES

1. A&W Restaurant
2. Dick's Last Resort
3. Yard House
4. White Castle
5. Five Guys
6. Potbelly
7. QDOBA Mexican Eats
8. First Watch
9. The Eagle Mass Ave
10. Slippery Noodle Inn
11. Petra Café
12. Taco Bell
13. Pizza Hut
14. Papa John's
15. Panda Express
16. Jimmy John's
17. Domino's Pizza
18. Buffalo Wild Wings
19. Chick-fil-A
20. Arby's
21. Chipotle Mexican Grill
22. Subway

SHOPPING

1. Circle Centre Mall
2. West Side Shoppes
3. Sun Garage
4. Lobby Shop
5. Gift Shop One
6. Silver In the City
7. Artisans
8. Circle City Souvenirs
9. T.J. Maxx
10. Indianapolis City Market
11. CVS
12. Bath & Body Works
13. The UPS Store
14. T-Mobile
15. Indy Jewelers
16. Sage Boutique
17. Global Gifts
18. Boomerang Boutique
19. Kroger
20. Whole Foods Market

FITNESS

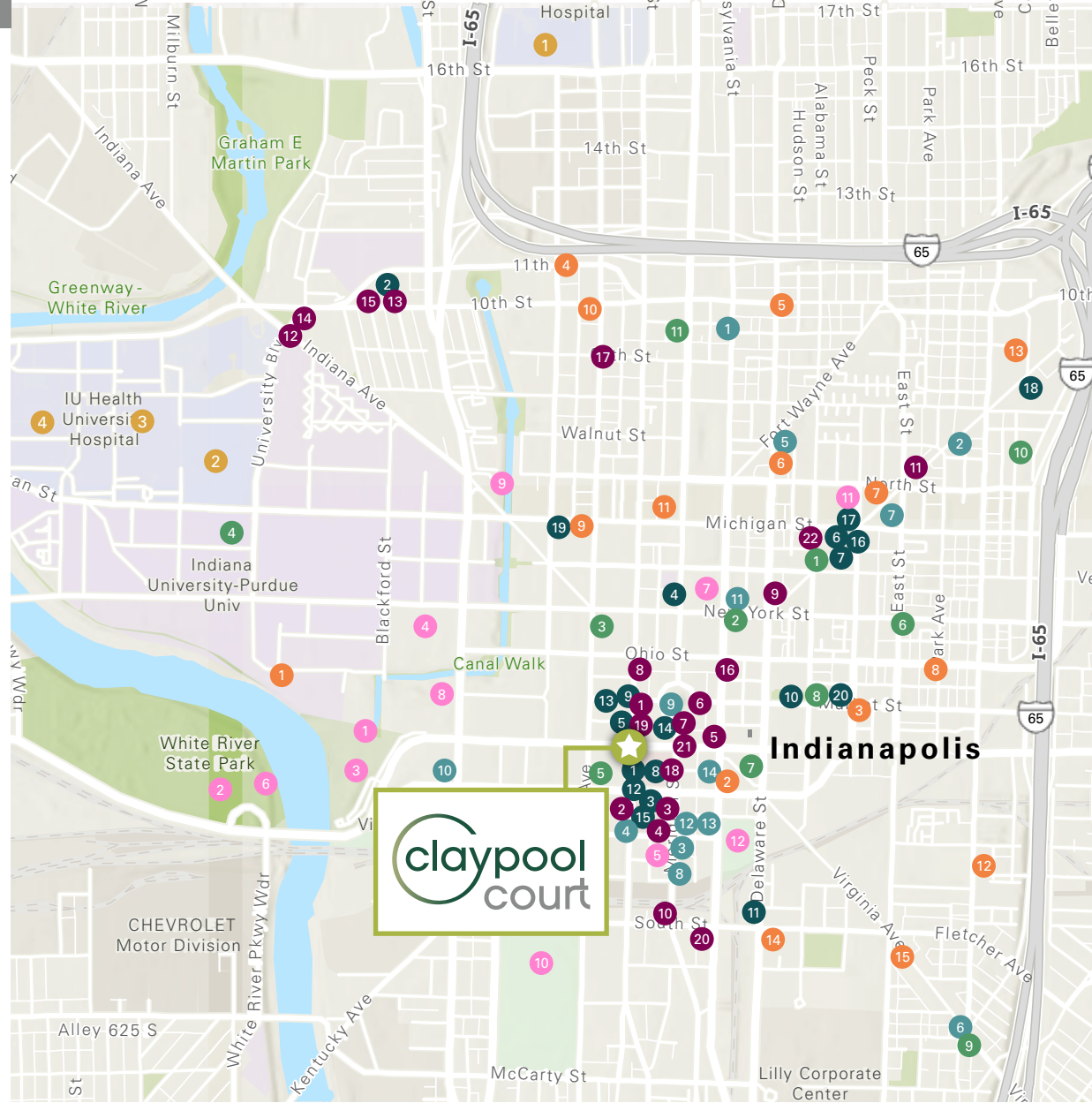
1. The Barre Code Indianapolis
2. Anytime Fitness
3. Orangetheory Fitness
4. Myriad Health + Fitness
5. Awaken
6. Indy City Barbell
7. Eat The Frog Fitness
8. Indy Performance Authority
9. Pure Barre
10. Myriad Yoga
11. Lift Lab Co.
12. The Barre Code Indianapolis
13. StretchLab
14. Irsay Family YMCA
15. F45 Training Indianapolis Downtown

CAFES

1. Starbucks
2. Java House
3. Atrium Market
4. Caribou Coffee
5. Starbucks
6. Red Door Café
7. Chronic coffee
8. Commissary Barber & Barista
9. Calvin Fletcher's Coffee Company
10. Kaffeine Coffee Co.
11. Quills Coffee

NIGHTLIFE

1. Living Room Lounge
2. Tini
3. Kilroy's Bar & Grill
4. 1933 Lounge
5. The Antelope Club
6. Dugout Bar
7. Wiseguy Lounge - Mass Ave
8. Brothers Bar & Grill
9. Nicky Blaine's Cocktail Lounge
10. High Velocity
11. 16-Bit Bar+Arcade
12. The District Tap
13. SOS Pub Indianapolis
14. Coaches Tavern



ATTRACTIONS

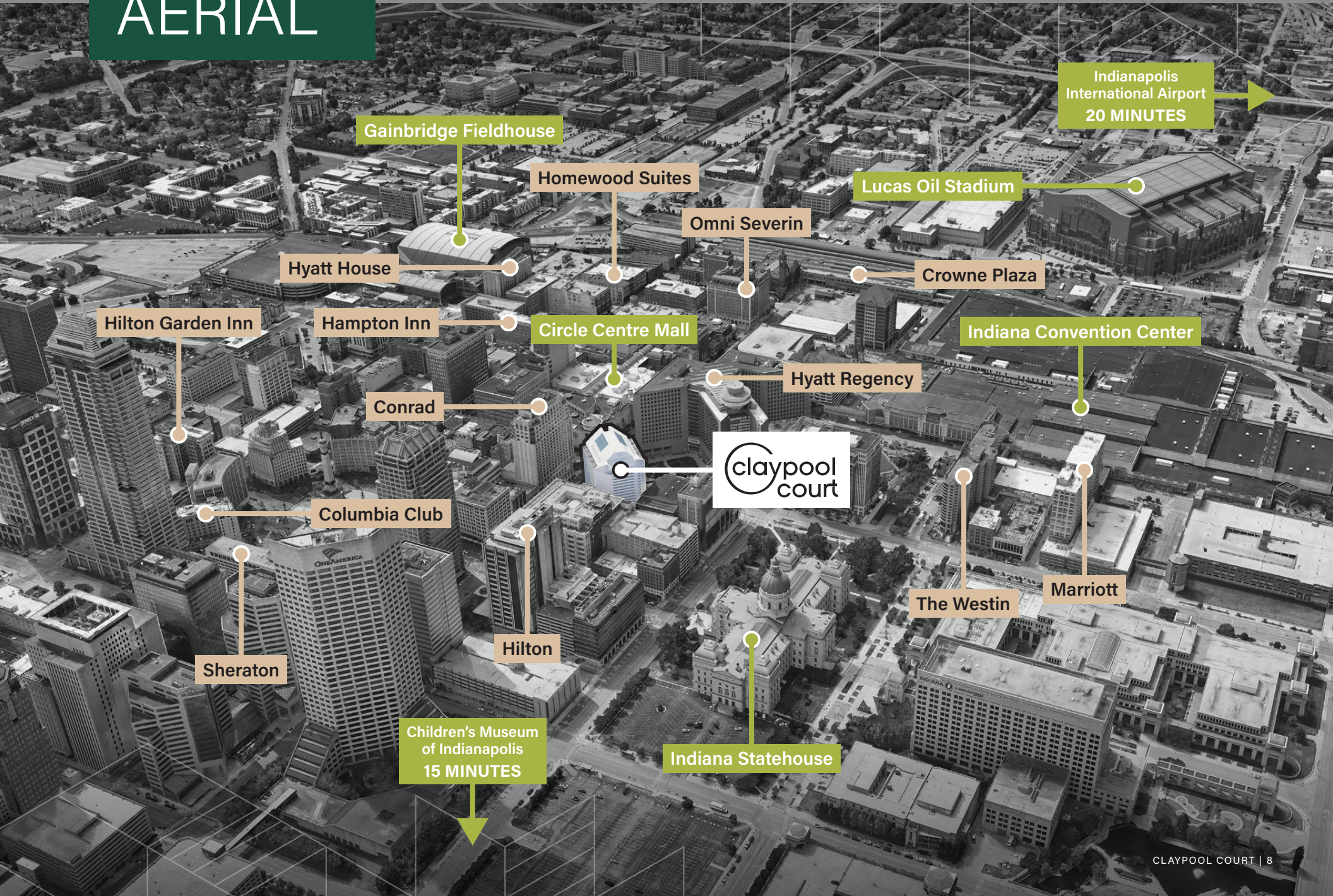
1. Central Canal
2. Indianapolis Zoo
3. White River State Park
4. Military Park
5. The Escape Room Indianapolis
6. Waterfront Pavilion
7. Depew Memorial Fountain
8. Eiteljorg Museum
9. Indianapolis Canal Walk
10. Lucas Oil Stadium
11. Old National Centre
12. Gainbridge Fieldhouse

HOSPITALS

1. IU Health Methodist Hospital
2. IU Health University Hospital
3. Riley Hospital for Children
4. Sidney & Lois Eskenazi Hospital

LOCATION

AERIAL



Gainbridge Fieldhouse

Homewood Suites

Omni Severin

Lucas Oil Stadium

Indianapolis International Airport
20 MINUTES

Hyatt House

Crowne Plaza

Hilton Garden Inn

Hampton Inn

Circle Centre Mall

Indiana Convention Center

Conrad

Hyatt Regency

claypool court

Columbia Club

The Westin

Marriott

Sheraton

Hilton

Children's Museum of Indianapolis
15 MINUTES

Indiana Statehouse

The logo for Claypool Court features the word "claypool" in a lowercase, sans-serif font, with a white circle partially encircling the letter "c". Below it, the word "court" is written in a larger, bold, lowercase, sans-serif font. The background of the entire image is a dark, grayscale photograph of a tall, modern office building with a grid of windows. A white geometric pattern of overlapping triangles is overlaid on the right side of the image.

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