

ANGELO'S

201 S. COLLEGE AVE.
INDIANAPOLIS, INDIANA



— LA —
GROTTE
S Q U A R E

JOIN THE JOURNEY:

BE A PART OF THE NEXT CHAPTER
IN OUR GROWING COMMUNITY.



HOLLADAY
PROPERTIES



LASTING LEGACY

Discover the rich history of LaGrotte Square, tracing back to the 1850s when Irish, Italian, and Greek immigrants contributed to the neighborhood's vibrant atmosphere, earning it the nickname "Irish Hill." In the early 1900s, the Modaffaris and LaGrottes, prominent Italian families, left a lasting legacy with establishments like the Milano Inn and Angelo's food market. Today, LaGrotte Square pays homage to this heritage while presenting a modern development on the evolving east end, embodying the spirit of its dynamic past.



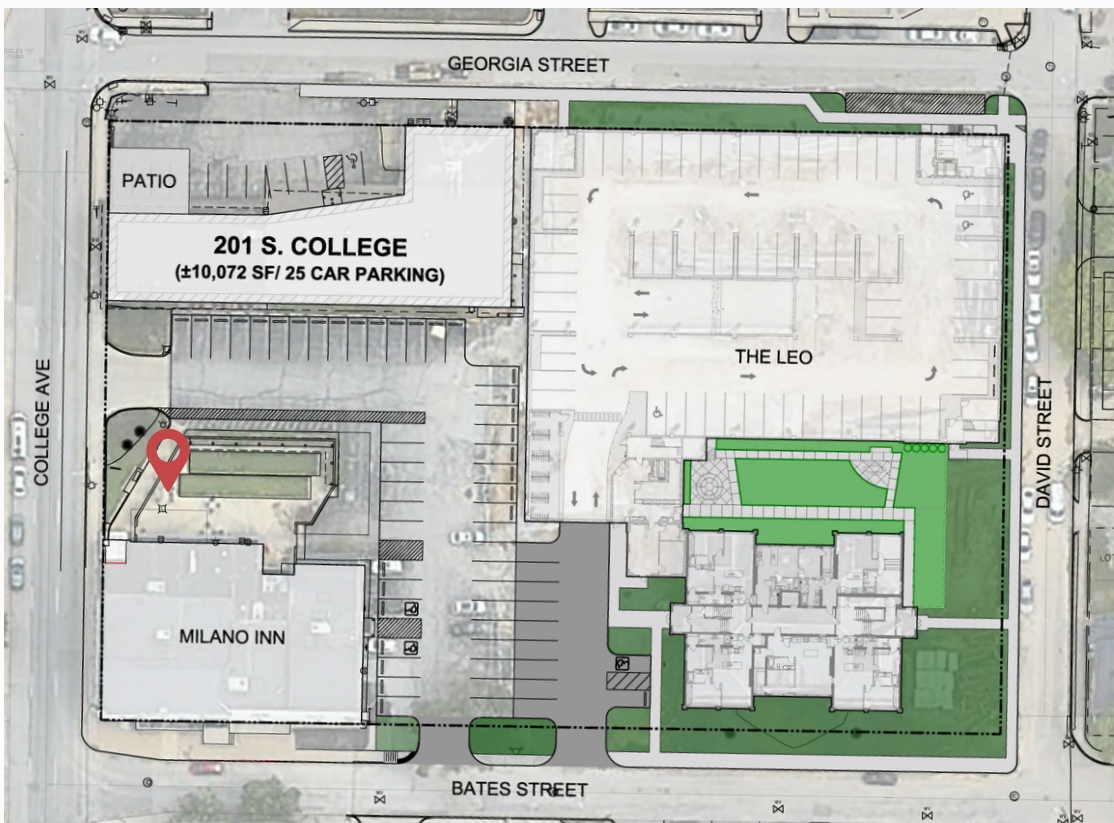
Newly redeveloped flexible retail and/or creative office spaces along South College Avenue with on-site parking and high ceilings ready to be finished out with exciting new finishes!

Be part of an exciting mixed-use development that includes the new Class A multifamily apartments (The Leo Indy), existing retail users (Mori Sushi, Photography Studio, and Barre Code), creative office space, and residential townhomes. The building suites will have patio spaces available with incredible views of downtown Indianapolis and walking distance to other retail users such as Metezoa & Sun King Brewery, Iaria's, Amberson Coffee, and Flower Boys flower shop.

In addition to The Leo apartments, there is also hundreds of other multifamily units across the street from 201 S. College, high quality apartments The Vue and Waverly.

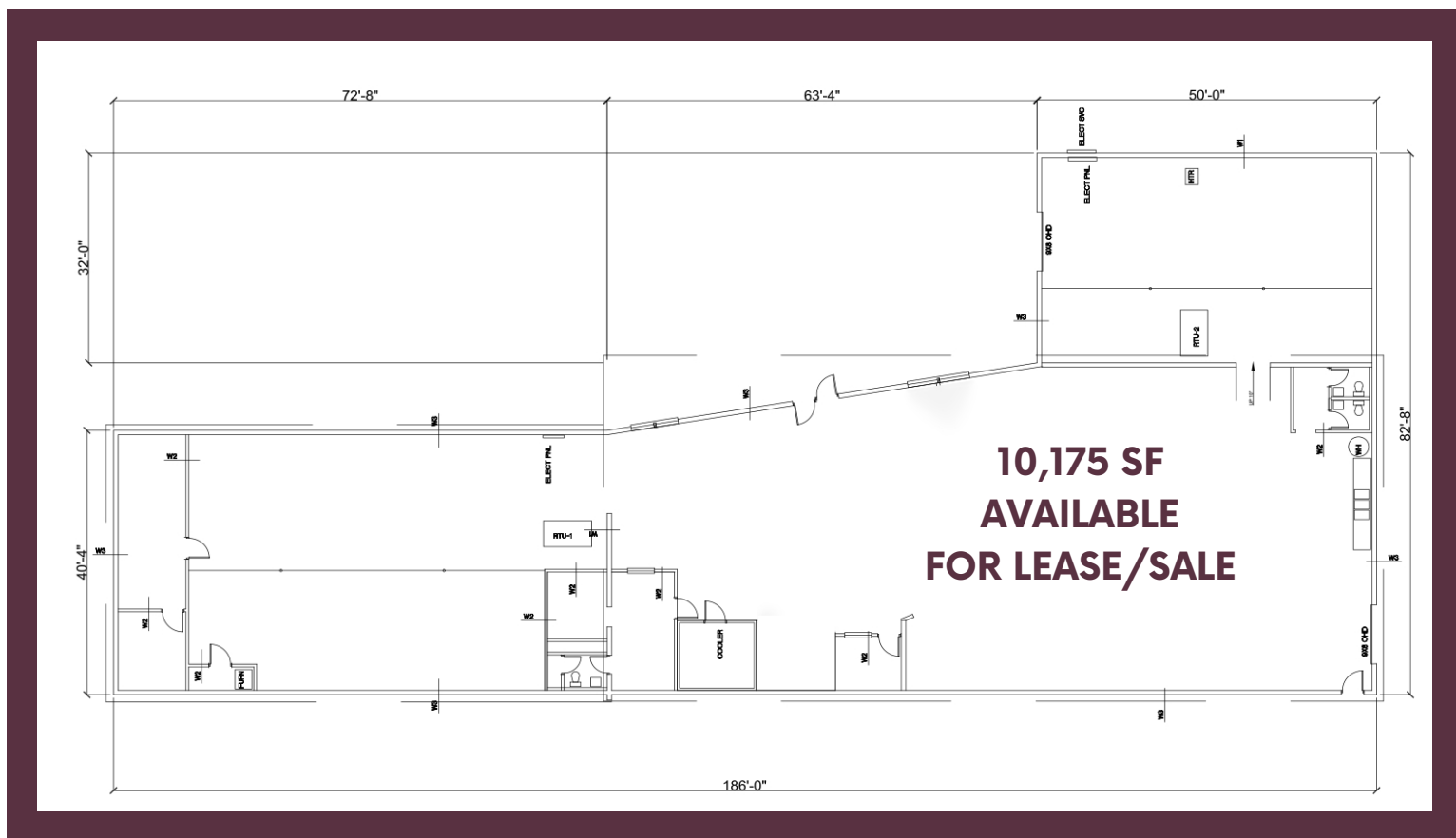


PROPERTY HIGHLIGHTS

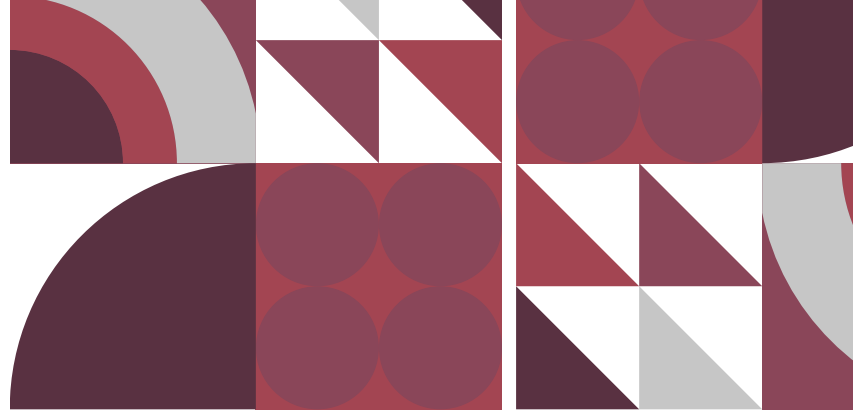


- Suites: Flexible sizing down to 1,636 SF
- TI Allowances available for customizable Tenant build-out
- Outdoor patio spaces available with roll-up garage doors
- Quick access to I-65/70
- Parking - 30 shared spaces
- Creative mix of modern & historical design
- Uses: Restaurant, Retail, Creative Office
- Ceiling Heights: 10' - 14'
- Located among many restaurants, hotels, multifamily, and other local businesses

GREAT LOCATION



CONTACT US



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