

# Several local holdings

*Beloit, Wisconsin-based Hendricks Commercial Properties, which plans to buy Circle Centre Mall and overhaul it in the coming decade, already owns seven properties in the Indianapolis area.*

## major redevelopment

### 1 Carmel Tech Center

(flexible office and industrial space)

**Built:** 1987

**Purchased:** 2015

**Investment:** did not disclose

**Size:** 208,900 square feet across three buildings

**Key tenants:** American Specialty Health, Ji-Eun Lee Music Academy, OptionCare Enterprises, Securitas Technology Corp., Stryker Orthopedics, Vantiva

### 2 Ironworks

(apartments and hotel)

**Built:** 2015 (apartments), 2017 (hotel)

**Investment:** \$50.1M

**Size:** 170,000 square feet of new construction in two, five-story buildings

**Elements:**

- ▶ 50,000 square feet of retail
- ▶ 120 luxury apartments
- ▶ 120 upscale hotel rooms

**Key tenants:** Daredevil Brewing Co., Provision, Rize, Ruth's Chris Steak House, Sangiovese Ristorante, StretchLab, Verde Flavors of Mexico, Yolx

### 3 Woodfield III

(Class A office building adjacent to Keystone at the Crossing)

**Built:** 1989

**Purchased:** 2020

**Investment:** did not disclose

**Size:** 265,000 square feet

**Key tenants:** Aspire CPA, Environmental Resource Management, MI Homes, Indiana Bankers Association, Prime Hospitality, Walters Kluwer Health

### 4 Bottleworks District

(reuse of historic Coca-Cola bottling plant)

**Built:** 1920

**Purchased:** 2016

**Investment:** \$400M through first two phases, with two remaining

**Size:** 1.5M square feet

**Elements:** (first two phases)

- ▶ 180,000 square feet of office
- ▶ 175,000 square feet of retail
- ▶ 17 buildings on 12 acres
- ▶ on-site food hall, luxury movie theater, boutique hotel

**Key tenants:** @Properties, Bottleworks Hotel, The Fountain Room, The Garage Food Hall, High Alpha, Living Room Theaters, Modita, Pins Mechanical Co.

### 5 Massala Building

(three-story office and retail building)

**Built:** 1897

**Purchased:** 2017

**Investment:** did not disclose

**Size:** 42,100 square feet

**Key tenants:** Degan Law, LEAP Amp, Optical Media Manufacturing. Hendricks also uses space here for its Indianapolis offices.

### 6 Century Building

(office building with first-floor retail)

**Built:** 1901

**Purchased:** 2015

**Investment:** did not disclose

**Size:** 152,400 square feet

**Key tenants:** Coach's Tavern, O'Reilly's Irish Pub, Pearl Street Pizzeria, Tin Roof



### 7 Woessner Building

(Fountain Square office building with first-floor retail)

**Built:** 1915

**Purchased:** 2017

**Investment:** did not disclose

**Size:** 12,800 square feet

**Key tenant:** The Inferno Room bar