Broad Ripple Mixed-Use Development

Northeast Elevation

841 EAST 64TH STREET - INDIANAPOLIS, IN 46220
With immediate access to housing, retail, restaurant, and entertainment amenities, **G•BLOC** will be a recruiting tool for tenants who want to attract and retain the smartest, most-talented employees.

**G•BLOC** sits immediately adjacent to the Monon Trail, allowing for bike/walk commuter to arrive safely from Downtown or Carmel.

Abundant Uber and Lyft cars always in the area along with BlueIndy and Metro stops close by, make this a true car free option for tenants and residents.

In addition to its strategic location in the heart of Broad Ripple, this combination of contemporary architectural design and functionality will set **G•BLOC** tenants apart from their peers in an environment that will be at the cutting-edge forefront of true modern-day office space.

Creative/Loft style buildout with many demise options along with vertical space combination options make **G•BLOC** a true one of a kind.
The first all-electric bus rapid transit (BRT) service in the national and the first rapid transit service in Indiana.

The Red Line BRT will eventually connect the cities of Greenwood, Indianapolis, Carmel, and Westfield. The Red Line route will connect the state’s two largest employment centers (downtown Indianapolis and jobs along U.S. Hwy 31 in Carmel) as well as the state’s largest hospital and four major higher education institutions. The Red Line will offer a fast, frequent, and comfortable transportation option to over 100,000 people who will be within walking distance of the 35-mile corridor.

The Red Line is proposed to be completed in three phases:
- **Phase I:** Within Indianapolis, from Broad Ripple through the new Downtown Transit Center and on to University of Indianapolis
- **Phase II:** Broad Ripple north to the cities of Carmel and Westfield
- **Phase III:** University of Indianapolis south to the City of Greenwood

The BRT Service is proposed to run:
- 20 hours/day
- 7 days/week
- 365 days/year
- 14 hours/day - buses arrive every 10 minutes
- Remaining 6 hours - buses arrive every 20 minutes (very early morning and late evening)
Site Plan - Ground Level

GUILFORD AVENUE

64th STREET

CORNELL AVENUE

MAIN STREET

FLOOR PLANS:

11,930 gsf

STORAGE NW - 850 gsf

STORAGE SE - 1,100 gsf

AMENITIES:

• Covered Parking
• Reserved Parking
• Gated Access
• Bicycle Storage: Interior Bike Room & Exterior Bike Racks
• Elevator
SECOND LEVEL AREA TOTALS:

- TOTAL FLOOR GROSS - 12,350 gsf
- COMMERCIAL LEASE - 12,350 gsf
- LEASE A - 8,000 gsf
- LEASE B - 4,350 gsf

NOTE: LEASES NOTED ABOVE INCLUDE ACTUAL NSF OF EACH SPACE PLUS PRO-RATED CORE AREAS (STAIRS, ELEVATOR, BATHROOMS, AND BALCONIES)

OFFICE SPACE:

- Phone Booths
- Lounge/Cafe Area
- Multiple Meeting and Conference Rooms
- Outdoor Balcony
Third Level Area Totals:

- Total Floor Gross: 12,350 gsf
- Commercial Lease: 2,230 gsf
- Loft Open to Below: 670 gsf
- Residential Lofts: 9,450 gsf

Office/Residential:

- 8 Loft Units
- 2,230 SF Office Space
- Outdoor Balconies
Site Plan - Future Fourth Level

GUILFORD AVENUE
CORNELL AVENUE
MAIN STREET
64th STREET
SPK/MECH STORAGE
GARAGE
LOBBY
CHASE STAIR
TRASH ROOM
BIKE STORAGE
STORAGE
STAIRS
ELEC
TOTAL FLOOR GROSS - 11,930 gsf
STORAGE NW - 850 gsf
STORAGE SE - 1,100 gsf
FIRST LEVEL AREA TOTALS:

ROOF LEVEL AREA TOTALS:
ROOF DECK - 1,250 gfs
STAIRS/ELEVATOR - 660 gfs

ROOF TOP:
• Rooftop Deck
• Future Fourth Floor Penthouse
• Village Views
• Solar Panels
G•BLOC - Signage Options

East Elevation

North Elevation

West Elevation

South Elevation