



APARTMENT GUIDE

Find the perfect Downtown apartment to rent from Downtown Indy, Inc. residential members





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HELLO, NEIGHBOR!

Downtown Indy, Inc. (DII) is the urban place management organization focused solely on Downtown's economic success, vitality and livability.

As a nonprofit, membership-based organization, we're intentionally hyper-local and engage members through advocacy, collaboration and action. Pooled together, membership dollars provide the resources to deliver the following efforts in delivering a strong and successful

TOGETHER WE:

MANAGE. Keeping our Downtown clean, green, safe and vibrant.

MARKET. Shaping the narrative of Downtown to broaden the brand and drive/sustain demand.

ACTIVATE. Contributing to the visibility and vibrancy of Downtown. We lead the activation of Indianapolis' premiere public space, Monument Circle.

DEVELOP. Ensuring Downtown has the best retail, commercial and residential pieces.

THE BOTTOM LINE: Our collective energy results in growth, vibrancy, density and demand.

ABOUT THIS GUIDE: Downtown is the fastest growing neighborhood in the city. This Downtown Indy Apartment Guide features more than 60 rental options offered by Downtown Indy, Inc. member businesses. For a complete list of apartments, visit www.downtownindy.org.



WHY LIVE DOWNTOWN?

OPTIONS. OPTIONS. MORE OPTIONS.

You know what you're looking for in the perfect Downtown residence. Luckily, Downtown offers it all. There's a mix of options from historic neighborhoods to high-rises with great views to newly built luxury apartments. With amenities including pools, technology packages, pet parks, new appliances, fitness centers, maker's rooms, courtyards and more, you're sure to find your perfect new home.

WALK/BIKE TO EVERYTHING

Downtown is walkable and convenient: Walkscore.com gives the 46204 zip code a 96 "Walker's Paradise." Many Downtown residents leave the cars behind and can easily walk/bike/scooter to theaters, restaurants, sporting events, festivals... you name it. The city's best attractions are within blocks of each other, so it's no problem to walk to multiple destinations during the same outing.

THE INDIANAPOLIS CULTURAL TRAIL

The award-winning Indianapolis Cultural Trail, an 8-mile urban bike and pedestrian path, runs throughout Downtown. This unique asset connects our six Cultural Districts and showcases public art while winding through some of Downtown's most popular hot spots. Additionally, the beautiful Glick Peace Walk along the Trail celebrates 12 luminary individuals who made peaceful progress.

THE BEST EVENTS

Indy's hottest events take place Downtown: Talbot Street Art Fair, Strawberry Festival, Indy Pride Parade and Festival, Indiana Black Expo Summer Celebration, Gen Con, Circle of Lights presented by IBEW 481 and so many more. Add in our outstanding sports events and Downtown Indy is in the national spotlight more often than not. Stay tuned for Big Ten Women's & Men's Basketball Tournaments, NCAA Men's Basketball Regional, NBA All-Star Game, College Football Playoff National Championship and many more.

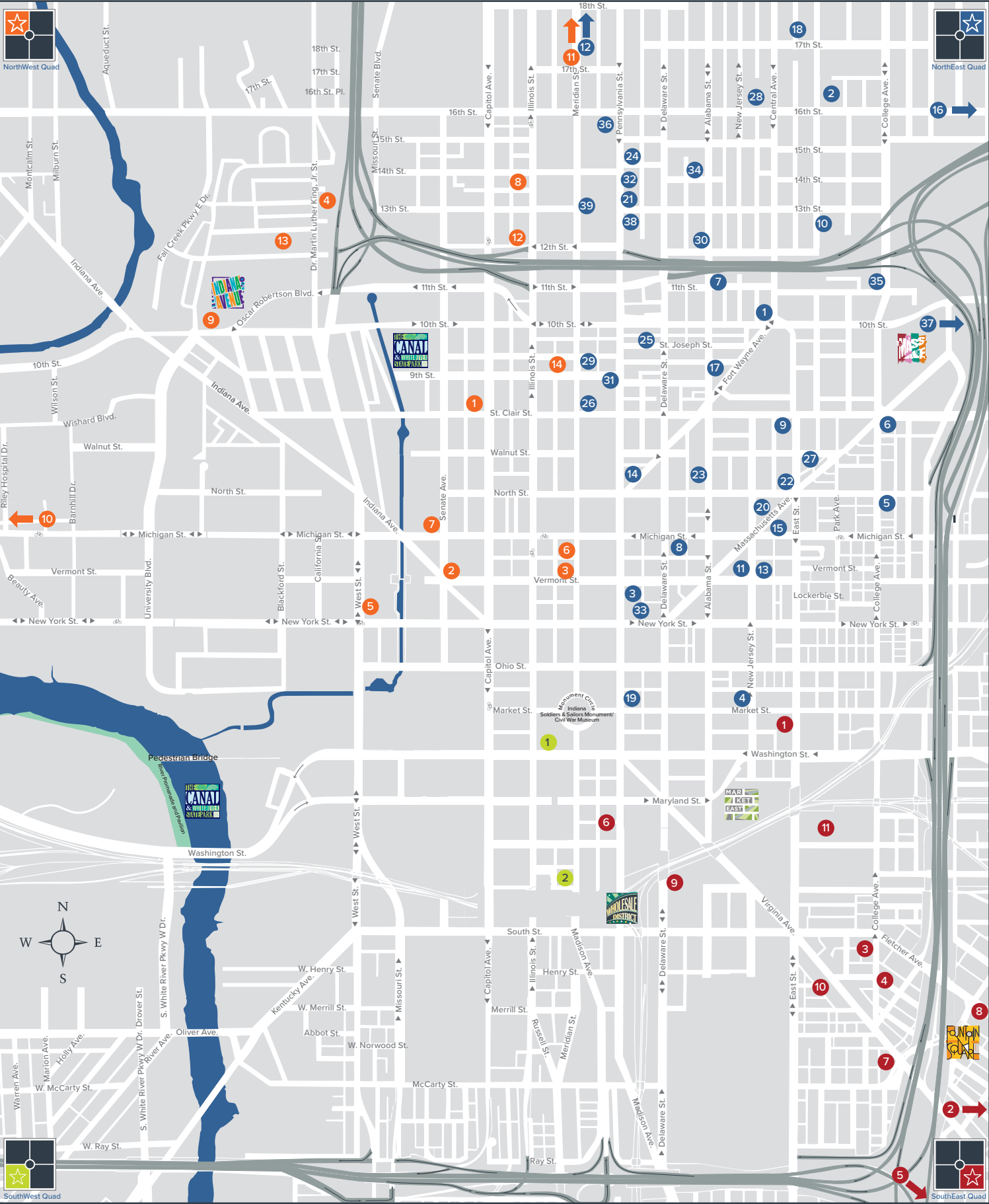
SPORTS CAPITAL

Downtown Indy was made for sports fans. The heart of Downtown has all the action: the NBA Pacers, WNBA Fever, NFL Colts, AAA Indians and USL Indy Eleven. What's better, all of our sporting venues are within a mile of each other. You'll be immersed in pep rallies, tailgates and numerous community events celebrating our teams – right in your own "backyard."

MONUMENT CIRCLE & GEORGIA STREET

Monument Circle is the epicenter of Downtown and the state. This Indiana Soldiers and Sailors Monument stands as a beautiful tribute to Indiana war veterans. Its steps make way for numerous festivals, lunch dates and photo ops. And every day the amazing Signature Salute takes place honoring our veterans by sharing the story through lights, pictures and music. A few blocks away, Georgia Street's Boardwalk offers something for everyone. Whether on your lunch break or planning your weekend, you'll find sporting events, festivals and outdoor cafes all along this unique street to entertain your friends and family.

DOWNTOWN APARTMENT MAP



MAP KEY

NORTHWEST QUAD

- 1 800 CAP
- 2 Axis
- 3 Blacherne
- 4 Canal Gardens*
- 5 Canal Square Apartments
- 6 Continental Towers
- 7 Cosmopolitan on the Canal
- 8 Illinois Street Senior Apartments*
- 9 Indiana Flats & Townhomes
- 10 Riverview Apartments*
- 11 St. James
- 12 Stonegate Apartments*
- 13 Temple Lofts
- 14 The Turnverein

NORTHEAST QUAD

- 1 1010 Central Apartments*
- 2 16 Park*
- 3 333 Penn Apartments
- 4 360 Market Square
- 5 707 North Apartments*
- 6 747 Apartments
- 7 Apollo and Aurora
- 8 Dartmouth
- 9 Garden Arch
- 10 Genesee
- 11 Lockerbie Court Apartments
- 12 Marott
- 13 Mayleeno Apartments
- 14 McKay
- 15 Millikan on Mass
- 16 Monon Lofts*
- 17 Nine+Eighteen*
- 18 Pavilion Place
- 19 Penn Street Tower*
- 20 Penrose on Mass

- 21 Raleigh
- 22 Richieleu on the Avenue
- 23 Riley Towers
- 24 Spink
- 25 St. Joseph Flats
- 26 The Ambassador at Library Square
- 27 The Argyle
- 28 The Colmar
- 29 The Congress at Library Square
- 30 The Madison
- 31 The Plaza at Library Square
- 32 The Washington Apartments
- 33 The Whit
- 34 Traymore
- 35 Utomin
- 36 Whitaker
- 37 Whittier Place Apartments
- 38 Van Dyke
- 39 Winterhouse

SOUTHWEST QUAD

- 1 26 West
- 2 Janus Lofts

SOUTHEAST QUAD

- 1 Artistry
- 2 Edge 35
- 3 Fletcher Place Lofts
- 4 Fletcher Place Terrace
- 5 Forte
- 6 Harness Factory Lofts
- 7 Hinge
- 8 Pinnex
- 9 Residences at CityWay
- 10 Slate
- 11 The Waverley

*Affordable Housing

RESIDENT PROFILE



28,130
RESIDENTS TOTAL



57%
RESIDENTS ARE MILLENNIAL (AGES 20-39)



32 YEARS OLD
MEDIAN AGE



55%
MALE



45%
FEMALE

DOWNTOWN NUMBERS



\$1,402
AVERAGE RENT/UNIT



9,334
APARTMENT UNITS (2019)



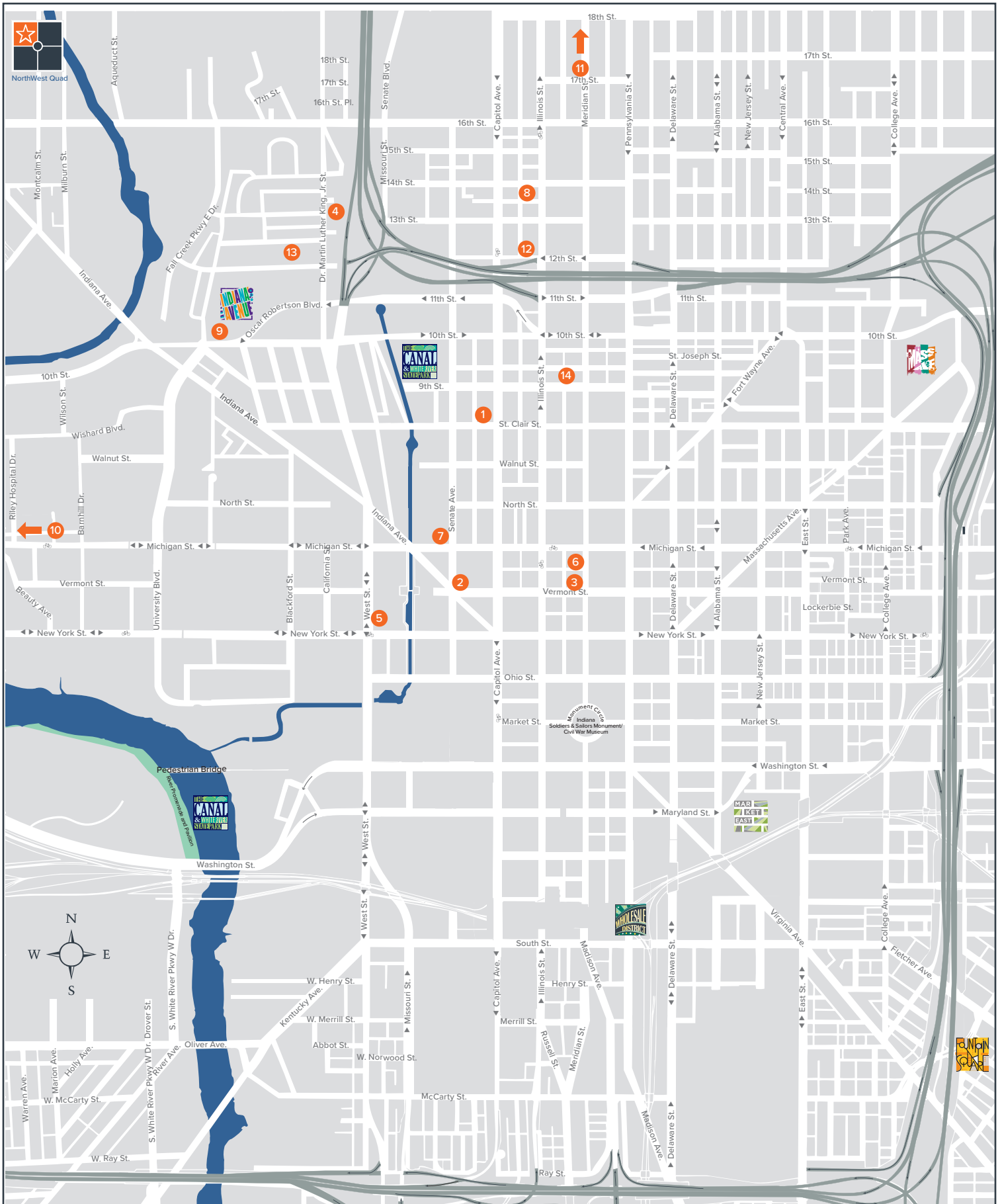
\$44,709
MEDIAN HOUSEHOLD INCOME (2018)



6
DOWNTOWN CULTURAL DISTRICTS



4
CHAIN GROCERY STORES





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- 12 Stonegate Apartments*
- 13 Temple Lofts
- 14 The Turnverein

*Affordable Housing

KEY AMENITIES:

- Canal
- Indianapolis Zoo
- White River
- IUPUI campus
- The National Institute for Fitness and Sport (NIFS)
- Madam Walker Legacy Center
- Military Park
- Indiana State Museum
- Eiteljorg Museum
- NCAA Hall of Champions

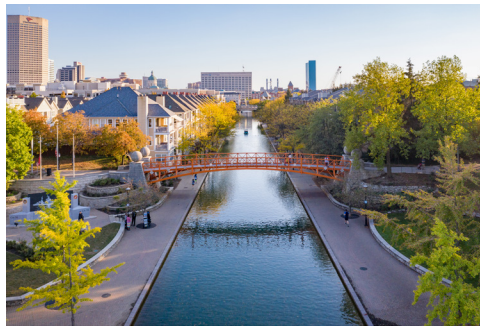
CULTURAL DISTRICTS:



NORTHWEST VIEWS:



Eiteljorg Cafe



West St. Clair Street



IUPUI Campus



“

My husband and I chose to live Downtown along the canal, in order to be close to our jobs, which are both within walking distance. One of the main reasons we love living Downtown are the many events offered throughout the year! A few of our favorite events include: Circle of Lights, outdoor concerts at White River State Park, cheering on the Pacers, Colts or Indians, trying out different restaurants during Devour Downtown and biking along the Cultural Trail.

For more of a relaxing weekend, we enjoy walking along the Canal or exploring one of the many museums Downtown.

Aside from the events, we have enjoyed meeting new friends and neighbors along the way, creating our new home in Downtown Indianapolis.

”

– Sarah & Aaron

**1 800 CAP****DESCRIPTION:**

A cornerstone of Indianapolis' Downtown history, 800 CAP is a revitalized 111-unit loft-style apartment building. To balance the building's strong, industrial design, an interior courtyard and roof deck are available for resident enjoyment.

A short distance from IUPUI, IU Health campuses and the best Downtown attractions, 800 CAP is a must-have address. Hours run from 9 a.m. to 5 p.m. Monday, Tuesday, Thursday and Friday and 12 - 5 p.m. Wednesday.

RENT:

One- and two-bedroom units are available ranging from \$1,100 - \$1,650 monthly.

LOCATION:

800 N. Capitol Ave.

WEBSITE:

www.800capapts.com

TOP 3 AMENITIES:

- Rooftop deck featuring 360 degree views of Downtown
- 24/7 fitness room
- Just steps away from the Downtown Indy Canal Walk

2 AXIS**DESCRIPTION:**

At Axis, you're getting more than just a high-end luxury apartment home in one of the most convenient locations in Downtown Indianapolis – it's a luxury living lifestyle with incredible city views. Located at the corner of Senate and Vermont, Axis is a short walk away from Victory Field, the Indianapolis Cultural Trail, IUPUI, Monument Circle and more! Axis' amenities are among the best in Downtown and include updated appliances and contemporary finishes, as well as a heated saltwater pool and aqua lounge, 24/7 two-tier fitness center, various workspaces, and a \$125 gated-access parking garage.

RENT:

Studios, one- and two-bedroom units are available starting at \$1,300 monthly.

LOCATION:

401 N. Senate Ave.

WEBSITE:

www.axisaptsindy.com

TOP 3 AMENITIES:

- Pet-friendly Great Lawn with grilling spaces
- Direct access to Kroger grocery store
- Rooftop SkyBar





3 BLACHERNE

DESCRIPTION:

The Blacherne Apartments at Vermont Place is located on Meridian Street, just a few blocks north of Monument Circle. This historical landmark has been completely renovated with a focus to maintain the historical context of the building, while incorporating modern luxuries. Originally constructed by General Lew Wallace, author of Ben Hur, The Blacherne was completed in 1896 as a lavish apartment building on a scale Indianapolis had not yet seen. The Blacherne now houses 68 completely renovated apartments and 3 commercial suites. Elegant foyers, controlled access, wood flooring, and garage parking are just a few of the unique features of The Blacherne.

RENT:

One- and two-bedroom units are available ranging from \$940 - \$1,470 monthly.

LOCATION:

402 N. Meridian St.

WEBSITE:

www.blacherneapts.com

TOP 3 AMENITIES:

- 24/7 Fitness center and yoga studio
- Re-designed courtyard
- Bicycle storage room

4 CANAL GARDENS

DESCRIPTION:

North of Downtown Indy, the Downtown Canal has a bustling community built around it. Canal Gardens is an apartment complex within this area with different floor plan offerings to meet the needs of different lifestyles.

For affordable living in this desirable neighborhood, Canal Gardens is the best choice. Residents have more community amenities to enjoy including a spacious community room, community business center with internet and printer access and a free parking spot for every resident.

RENT:

One- and two-bedroom units are available starting at \$625 monthly.

LOCATION:

1249 Martin Luther King Jr. St.

WEBSITE:

www.canalgardensapts.com

TOP 3 AMENITIES:

- Free parking spot
- Washer and dryer hook-ups in every unit
- Water/sewer/trash utilities paid





5 CANAL SQUARE APARTMENTS

DESCRIPTION:

Canal Square offers a myriad of location advantages including being Canal-front directly across from IUPUI Law School, adjacent to Military Park and just four blocks north of Lucas Oil Stadium. Canal Square Apartments are also located on The IUPUI Red Line and feature easy access to I-465, I-70 & I-65.

RENT:

One- and two-bedroom units are available starting at \$1,034 monthly.

LOCATION:

359 N. West St.

WEBSITE:

www.canalsquareapartments.com

TOP 3 AMENITIES:

- Canal and pool views
- Pet friendly
- Full amenities package

6 CONTINENTAL TOWERS

DESCRIPTION:

The Continental Apartments at Vermont Place are located on Meridian Street, just a few blocks north of Monument Circle. This historical landmark has been completely renovated with a focus to maintain the historical context of the building, while incorporating modern luxuries. Originally constructed as the Spink Arms Hotel in 1922 and later remodeled in the 1950s as the Continental Hotel, Continental Towers offers 124 luxury apartments in the heart of vibrant downtown Indianapolis. Elegant foyers, controlled access, and garage parking are just a few of the unique features of The Continental.

RENT:

One- and two-bedroom units are available from \$945 - \$1,555 monthly.

LOCATION:

410 N. Meridian St.

WEBSITE:

www.continentaltowersapts.com

TOP 3 AMENITIES:

- 24/7 Fitness center and yoga studio
- Re-designed courtyard
- Bicycle storage room





7 COSMOPOLITAN ON THE CANAL

DESCRIPTION:

Located along the Central Canal at the corner of Michigan Street and Senate Avenue is a mixed-use development offering luxury apartment homes, amazing amenities and 17,000 square feet of retail space.

Cosmopolitan on the Canal offers a wide variety of luxurious studio, one- and two-bedroom apartments, studios, and townhomes with roof terraces and unprecedented views of the city.

RENT:

Studios, one- and two-bedroom units are available starting at \$1,310 monthly.

LOCATION:

310 W. Michigan St.

WEBSITE:

www.cosmopolitanonthecanal.com

TOP 3 AMENITIES:

- Infinity Edge saltwater pool
- Access to the Canal
- Fitness center with tanning

8 ILLINOIS STREET SENIOR APARTMENTS

DESCRIPTION:

The convenience of living near the heart of Downtown Indianapolis is amplified by ease of transportation, every apartment has access to a parking space and the community bicycle hub and Illinois Street Senior is located on an active bus route as well. Nothing can slow you down. Enjoy a community room, business center, exercise room and community garden.

RENT:

Studio, one-bedroom and two-bedroom units are available ranging from \$341 - \$735 monthly.

LOCATION:

1352 N. Illinois St

WEBSITE:

www.illinoisseniorapt.com

TOP 3 AMENITIES:

- Elevator
- Walk-in closets
- Built-in dishwasher





9

INDIANA FLATS & TOWNHOMES

DESCRIPTION:

Expect to be impressed with Indiana Flats and Townhomes, two intimate communities, all completely renovated. Featuring two-bedrooms apartments and two-bedroom townhomes perfect for roommates or the individual looking for extra space! All floorplans are on point with tastefully trendy updates such as stainless steel appliances, new carpet and wood plank flooring, eat in bar area, kitchen and bath cabinets, and private patios and balconies. Schedule your tour today to see our completely renovated floor plans and state of the art amenity center!

RENT:

Two-bedroom townhomes and apartments are available ranging from \$1,080 - \$1,170 monthly.

LOCATION:

735 W. 11th St.

WEBSITE:

www.indycampusapartments.com

TOP 3 AMENITIES:

- 24/7 Fitness center
- Business center and coffee bar
- Pet friendly

10

RIVERVIEW APARTMENTS

DESCRIPTION:

Riverview Apartments overlook the White River and Downtown skyline, keeping you close to work and all the exciting attractions. Riverview is just minutes away from IUPUI, IU Health, Riley/Eskenazi/VA hospitals and many other near west-side and Downtown businesses providing a short walk, bike or car ride to work, as well as easy access to a Pacers Bikeshare station and IndyGo bus stop. Apartments boast contemporary wood plank flooring, solid surface counters, new kitchen appliances and large closets.

RENT:

Studios, one- and two-bedroom units are available starting at \$1,100 monthly.

LOCATION:

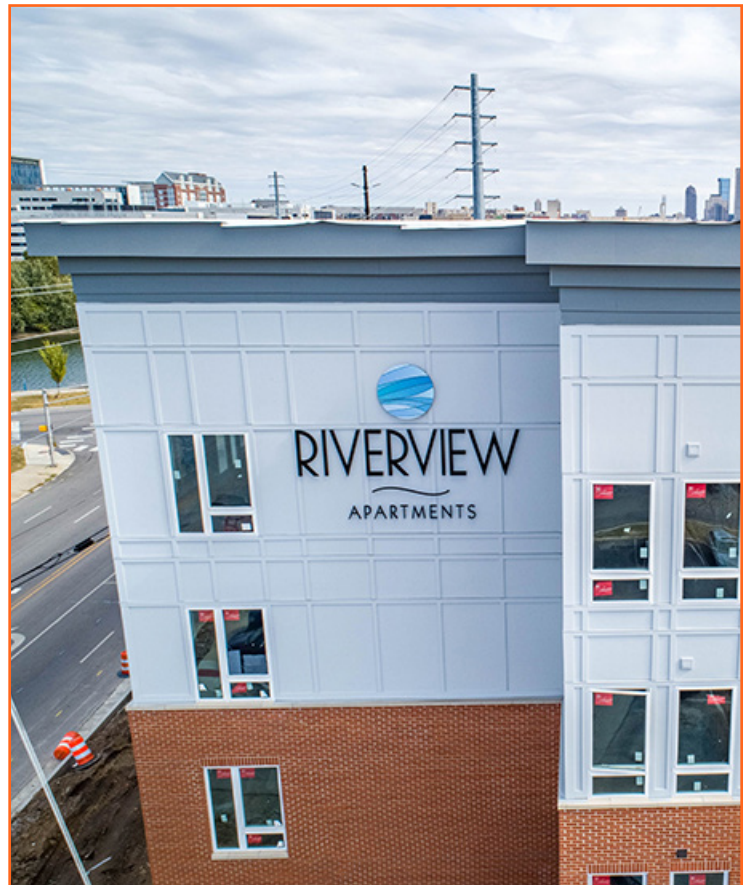
420 N. White River Parkway

WEBSITE:

www.homeisriverview.com

TOP 3 AMENITIES:

- Amazing views of the White River and Downtown skyline
- A Work Force Housing community
- Onsite fitness center, coffee lounge, dog park and free surface parking





11 ST. JAMES

DESCRIPTION:

This building offers charming and spacious floor plans with modern conveniences. St. James is centrally located, just minutes away from dining, shopping, and highway access and right on the Red Line bus system.

RENT:

One- and two-bedroom units are available ranging from \$670 - \$1000.

LOCATION:

2102 N. Meridian St.

WEBSITE:

www.vanrooy.com/properties/st-james/

TOP 3 AMENITIES:

- Courtyard
- Free gated parking
- Onsite laundry

12 STONEGATE APARTMENTS

DESCRIPTION:

Enjoy the benefits of community living with the added perks of living minutes away from Downtown, located a short distance from Lucas Oil Stadium, shopping and the Indianapolis Speedway. In addition to great floor plans and maintenance-free living, this community has the amenities you would expect and much more. Features include washer/dryer hookups, walk-in closets, appliances, plush carpets and 24-hour emergency maintenance.

RENT:

Studio, one-, two- and three-bedroom units are available ranging from \$531 - \$1125 monthly.

LOCATION:

1226 N. Illinois St.

WEBSITE:

www.indystonegate.com

TOP 3 AMENITIES:

- On-site laundry
- Fitness center
- Concierge services





13 TEMPLE LOFTS

DESCRIPTION:

Temple Lofts is a stunning church conversion into loft-style and traditional apartments. With 14 unique floor plans, our brand new apartments boast distinctive design elements from this re-imagined church, ranging from vaulted ceilings to French balconies in loft apartments. Old world craftsmanship blends with contemporary design, sophisticated cabinetry, stainless steel appliances, granite counter tops, washers & dryers, and more.

RENT:

One-, two- and three-bedroom units are available ranging from \$1,015 - \$1,975 monthly.

LOCATION:

1226 Dr. Martin Luther King Jr. St.

WEBSITE:

www.templeloftsindy.com

TOP 3 AMENITIES:

- Fantastic proximity to the canal and IUPUI
- Controlled building access and free parking
- Washer/dryer in unit

14 THE TURNVEREIN

DESCRIPTION:

Located in the heart of Downtown Indianapolis, history and elegance come together at The Turnverein Apartments. Originally constructed in 1914 as The Independent Turnverein, this historic building was originally a German Athletic Club. During a 1980 renovation, a center atrium was added and the original ball room, natatorium, and gymnasium were turned into a full sized penthouse and 50 apartments. Many of these apartments still boast original stained glass windows and walnut woodwork. The Turnverein was added to the National Register of Historic places in 1983 and stands out as one of Indianapolis' finest addresses.

RENT:

Studio, one- and two-bedroom units are available ranging from \$845 - \$2,550 monthly.

LOCATION:

902 N. Meridian St.

WEBSITE:

www.turnvereinapts.com

TOP 3 AMENITIES:

- 24/7 Fitness center
- Atrium lounge
- Outdoor swimming pool

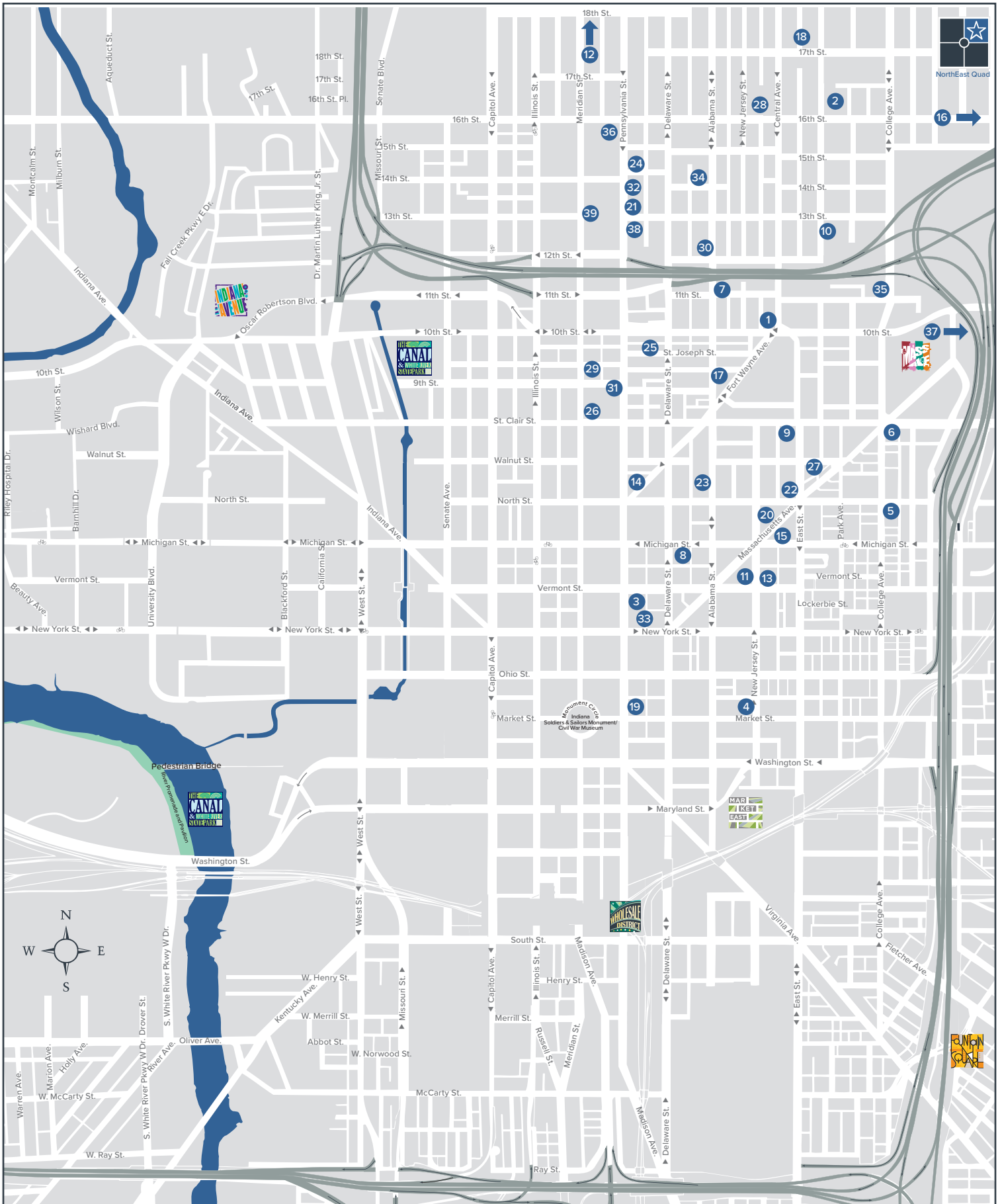




NOTES ABOUT NORTHWEST QUAD

PROS:

CONS:





MAP KEY

- | | | | |
|--------------------------------------|-----------------------------------|--|-----------------------|
| 1 1010 Central Apartments* | 14 McKay | 26 The Ambassador at Library Square | 38 Van Dyke |
| 2 16 Park* | 15 Millikan on Mass | 27 The Argyle | 39 Winterhouse |
| 3 333 Penn Apartments | 16 Monon Lofts* | 28 The Colmar | |
| 4 360 Market Square | 17 Nine+Eighteen* | 29 The Congress at Library Square | |
| 5 707 North Apartments* | 18 Pavilion Place | 30 The Madison | |
| 6 747 Apartments | 19 Penn Street Tower* | 31 The Plaza at Library Square | |
| 7 Apollo and Aurora | 20 Penrose on Mass | 32 The Washington Apartments | |
| 8 Dartmouth | 21 Raleigh | 33 The Whit | |
| 9 Garden Arch | 22 Richieleu on the Avenue | 34 Traymore | |
| 10 Genesee | 23 Riley Towers | 35 Utomin | |
| 11 Lockerbie Court Apartments | 24 Spink | 36 Whitaker | |
| 12 Marott | 25 St. Joseph Flats | 37 Whittier Place Apartments | |
| 13 Mayleeno Apartments | | | |

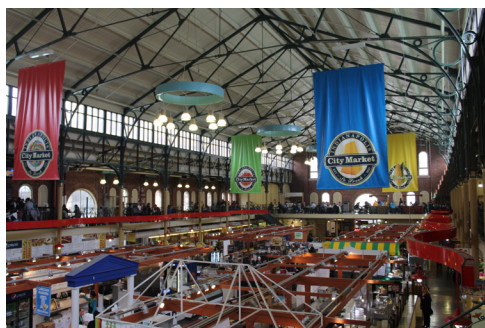
KEY AMENITIES:

- Old National Centre
- American Legion Mall
- Indiana War Memorial
- University Park
- Athenaeum
- Indianapolis City Market
- YMCA at City Market
- Needler's Fresh Market
- Whole Foods Market
- Kroger

CULTURAL DISTRICTS:



NORTHEAST VIEWS:



City Market



Indiana War Memorial



Whole Food Market



“

I live in the Millikan on Mass Avenue and wouldn't want to live anywhere else. There is so much to do and I'm walking distance to work and my daily activities. Living in Downtown Indianapolis has so many advantages and reduces the amount I spend on car and insurance expenses. I have more money to do more things. Bike and scooter rentals, frequent bus lines and taxi cabs for transportation are available. Grocery, convenience and hardware stores are nearby and there are plenty of fitness facilities for all interests. Great entertainment options including bowling, music venues, taverns, clubs, arcades, the Canal walk and Gardens, professional sports, performing arts, Circle Centre Mall, Escape Room, free summer concert series and a variety of restaurants keep me here. I absolutely love living Downtown!

”

— Holly O



1 1010 CENTRAL APARTMENTS

DESCRIPTION:

1010 Central is a new apartment community located on the north side of Indianapolis' Downtown. The old, warehouse-style building was recently renovated into modern apartments for residents looking to live and work in Indianapolis. 1010 Central's list of amenities makes it hard to pass up when looking to live in Downtown.

PROPERTY HOURS:

Monday - Friday 9 a.m. to 5 p.m.

RENT:

Two-bedroom units are available starting at \$1,350 monthly.

LOCATION:

1010 Central Ave.

WEBSITE:

www.1010centralapartments.com

TOP 3 AMENITIES:

- Free surface parking
- Theater room
- Fitness center

2 16 PARK

DESCRIPTION:

16 Park Apartments is Downtown Indy's newest eco-friendly community featuring one- to four-bedroom apartments and townhomes. 16 Park features green roof technology, a computer lab, outdoor barbecue and is adjacent to a grocery store, elementary school and park with pool and playground. Apartments features energy efficient tankless water heaters and furnaces, ceiling fans, maple cabinets, ceramic tile and wood laminate floors and spacious closets.

RENT:

One-bedroom units are available starting at \$544 monthly.

LOCATION:

1621 N. Park Ave.

WEBSITE:

www.16parkapartments.com

TOP 3 AMENITIES:

- Spacious closets
- Washer and dryer hook-up
- Green roof technology





3 333 PENN APARTMENTS

DESCRIPTION:

Experience Indianapolis' rich history in the newly renovated 333 Penn Apartments. Built in 1913, 333 Penn has been retrofitted into luxury apartments. With original terrazzo floors and stainless-steel appliances, 333 Penn brings timeless sophistication to Downtown living. Located just steps away from Mass Ave and across the street from University Park, the best of Downtown Indianapolis dining, nightlife and shopping is easily accessible.

PROPERTY HOURS:

Monday - Friday 9 a.m. to 6 p.m

RENT:

One- and two-bedroom units are available ranging from \$950 - \$2,000 monthly.

LOCATION:

333 N. Pennsylvania St.

WEBSITE:

www.333pennapts.com

TOP 3 AMENITIES:

- 24/7 fitness center
- Steps from Mass Ave
- Amazing city and University Park views available

4 360 MARKET SQUARE

DESCRIPTION:

Site of the former iconic Market Square Arena, 360 Market Square is a 28-story mixed-use development luxury apartment tower. Featuring 292 luxury studio, one- and two-bedroom apartments, 360 Market Square includes a 40,000 square-foot Whole Foods Market™, an additional 2,500 square-foot Starbucks and a 525-space parking garage. Winner of several development awards, the most stunning luxury apartments in Downtown Indianapolis feature floor-to-ceiling glass, balconies with an amazing array of city views, wood-style flooring, stainless steel appliances and quartz countertops. Residential amenities include, state-of-the-art fitness center, Bark Park and Pet Spa.

RENT:

Studios, one-, two- and three-bedroom units are available starting at \$1,395 monthly.

LOCATION:

360 E. Market St.

WEBSITE:

www.360marketsquare.com

TOP 3 AMENITIES:

- Fifth-floor amenity deck with a resort-style pool
- Breathtaking views from floor to ceiling
- Whole Foods and Starbucks on-site





5 707 NORTH APARTMENTS

DESCRIPTION:

707 North Apartments offers Downtown living at prices for every lifestyle. Featuring many choices in floor plans and amenities, 707 North also offers great location just steps away from Mass Ave.

PROPERTY HOURS:

Monday, Thursday and Friday from 9 a.m. – 5 p.m.

RENT:

Two-bedroom units are available starting at \$1,200 monthly.

LOCATION:

707 E. North St.

WEBSITE:

www.707northapartments.com

TOP 3 AMENITIES:

- Free water, sewage & trash
- Fitness room
- Garage parking with remote access

6 747

DESCRIPTION:

Located on the corner of Mass Ave, the Cultural Trail and Bottleworks district, 747's location is an amenity in of itself. This boutique, luxury and pet-friendly apartment community is all about convenience to live the Downtown life with ease. Direct access to the Cultural Trail and technology package of Wi-Fi, DISH TV/DVR and home automation are just some of the perks. 747 features one to three-bedroom floorplans each with open concept living, large windows, stainless steel appliances, high end bathroom finishes, large outdoor patios in select units and easy access to below retail with tenants like Peace Water Winery, Penn & Beech Candle Making.

RENT:

One-, two- and three-bedroom units are available ranging from \$1,500- \$3,175 monthly.

LOCATION:

747 N. College Ave.

WEBSITE:

www.747living.com

TOP 3 AMENITIES:

- Located on Mass Ave and the Cultural Trail
- Garage parking spot included
- Technology package (Wi-Fi, cable, DVR, etc.) included





7 APOLLO AND AURORA

DESCRIPTION:

Apollo and Aurora is situated within minutes of the Mass Ave arts district as well as all the shopping, dining and entertaining one could need. Apollo and Aurora contains historically designed apartments with sunlight drenched living rooms, classic hardwood floors and spacious bedrooms.

RENT:

One-bedroom units are available ranging from \$850 - \$975 monthly.

LOCATION:

1101 N. Alabama St.

WEBSITE:

www.vanrooy.com/properties/apollo-and-aurora

TOP 3 AMENITIES:

- In-unit washer/dryer
- Free gated parking
- Cat and dog friendly

8 DARTMOUTH

DESCRIPTION:

As part of the Circle City Apartments, Dartmouth is one of seven distinctive apartment communities full of historic charm and modern ambition! These apartments have undergone a complete renovation that combines modern convenience and style without losing historic charm. Dartmouth is located Downtown within and bordering the Old North Side Historic District. It offers one- and two-bedroom apartments and townhomes within walking distance of Mass Ave shopping, dining and entertainment. These charming communities are located minutes from Circle Centre Mall, the Downtown Indianapolis Business District, IU Health Hospital and IUPUI.

RENT:

Studio, one- and two-bedroom units are available starting at \$775 monthly.

LOCATION:

221 E. Michigan St.

WEBSITE:

www.circlecityapartments.com

TOP 3 AMENITIES:

- In-unit washer/dryer
- Balconies in select units
- Free fenced in off-street parking.





9 GARDEN ARCH

DESCRIPTION:

The popular Garden Arch Apartments are quintessential in Downtown living. This property is located within walking distance to the Mass Ave. Arts District. These newly renovated apartments offer hardwood floors, updated kitchens, and custom lighting. For everyone's enjoyment there is a pet-friendly courtyard.

RENT:

One-bedroom units are available ranging from \$1,100 – \$1,200 monthly.

LOCATION:

726 N. East St.

WEBSITE:

www.vanrooy.com/properties/garden-arch-apartments

TOP 3 AMENITIES:

- In-unit washer/dryer
- Balconies in select units
- Free fenced in off-street parking

10 GENESEE

DESCRIPTION:

The Genesee is nestled in the attractive historic Old North Side just down the street from the Morris Butler museum. This beautiful and quaint community is in close proximity to the best that Downtown has to offer, yet is tucked away in a serene tree-lined neighborhood. This apartment community is a true gem, and a wonderful place to call home.

RENT:

Two-bedroom units are available starting at \$1,400 monthly.

LOCATION:

1227 N. Park Ave.

WEBSITE:

www.vanrooy.com/properties/genesee

TOP 3 AMENITIES:

- Balcony
- In-unit washer/dryer
- Free off-street parking





11 LOCKERBIE COURT APARTMENTS

DESCRIPTION:

Lockerbie Court offers a great location near dining, entertainment and the arts off the buzzing Massachusetts Avenue. With incredible 13-foot ceilings, beautiful original hardwood floors and open floor plans, you'll feel right at home. Our one- and two-bedroom apartments are just a few steps away from Downtown's historic Rathskeller and nestles in a quiet neighborhood within the arts district. Enjoy the convenience of Needler's Fresh Market next door and the excitement of Mass Ave with entertainment options every night of the week.

RENT:

One- and two-bedroom units are available starting at \$1,125 monthly.

LOCATION:

459 Massachusetts Ave.

WEBSITE:

www.massaveliving.com/lockerbielcourt.aspx

TOP 3 AMENITIES:

- Exposed brick walls
- Gated community courtyard with gazebo and grill
- Internet and cable included

12 MAROTT

DESCRIPTION:

The Marott has hosted an impressive guest list since opening its doors in 1926. The elegance of the facade and lavish interior remind residents and visitors alike of days-gone-by, and the exceptional array of contemporary amenities continue to make The Marott one of the most exclusive residences in Indianapolis. Located at the intersection of Fall Creek Parkway and Meridian Street, history and splendor come together at The Marott Apartments.

RENT:

One- and two-bedroom units are available ranging from \$885 - \$1,345 monthly.

LOCATION:

2625 N. Meridian St.

WEBSITE:

www.marottapts.com

TOP 3 AMENITIES:

- 24-Hour concierge and guest parking
- Indoor and outdoor pools
- Fitness center



**13 MAYLEENO APARTMENTS****DESCRIPTION:**

Located on East Vermont Street just steps away from Downtown's famed Mass Ave, Mayleeno is situated among the best shopping, dining and entertainment offered in Indianapolis. This historic building is only seconds away from your complete Work. Live. Eat. Play. mindset with The Rathskeller and Old National Centre in your "backyard." With direct accessibility to the Indianapolis Cultural Trail, residents enjoy biking and walking throughout the city. All units are 670 square-feet, one-bedroom/one-bathroom apartments. Apartments in this historic building include high ceilings, updated finishes, \$65 parking in a nearby designated lot and both a front and back porch to enjoy the outdoors in your own space.

RENT:

One-bedroom units are available starting at \$990 monthly.

LOCATION:

416 – 418 E. Vermont St.

WEBSITE:

www.gershmanpartners.com

TOP 3 AMENITIES:

- Pet-friendly
- Free washer & dryer
- Free private storage unit

14 MCKAY**DESCRIPTION:**

As part of the Circle City Apartments, McKay is one of seven distinctive apartment communities full of historic charm and modern ambition! These apartments have undergone a complete renovation that combines modern convenience and style without losing historic charm. Dartmouth is located Downtown bordering the Veteran's Memorial Plaza. It offers fully renovated studio and one-bedroom apartments within walking distance of Mass Ave shopping, dining and entertainment. These charming communities are located minutes from Circle Centre Mall, the Downtown Indianapolis Business District, IU Health Hospital and IUPUI.

RENT:

Studio and one-bedroom units are available starting at \$775 monthly.

LOCATION:

611 N. Pennsylvania St.

WEBSITE:

www.circlecityapartments.com

TOP 3 AMENITIES:

- Skyline views
- Pet friendly
- Completely renovated





15 MILLIKAN ON MASS

DESCRIPTION:

Millikan on Mass is the heartbeat of the ever-popular Mass Ave neighborhood. One- and two-bedroom contemporary floor plans with stunning views of Downtown Indianapolis are offered. Dining, shopping, and entertainment are right at your doorstep. Mass Avenue offers two art galleries, eight live theaters, and 25 dining/night life options within walking distance of your new home here at Millikan on Mass. Contact us today!

Unit amenities include modern floor plans, Energy Star appliances, energy efficient water heaters and furnaces, dishwashers, washers and dryers and ceiling fans.

RENT:

One- and two-bedroom units are available ranging from \$1,215 - \$1,850 monthly.

LOCATION:

551 Massachusetts Ave.

WEBSITE:

www.millikanonmass.com

TOP 3 AMENITIES:

- Balconies and patios available
- Quartz countertops
- Spectacular views of Indianapolis

16 MONON LOFTS

DESCRIPTION:

Monon Lofts offers 142 high-end one- and two-bedroom apartments. Residents will have direct access to the Monon Trail and quick and easy access to Downtown Indy. With new businesses, art and activities making their way to 16th Street, Monon Lofts is right in the middle of it all for convenient fun.

RENT:

One- and two-bedroom units are available starting at \$1,000 monthly.

LOCATION:

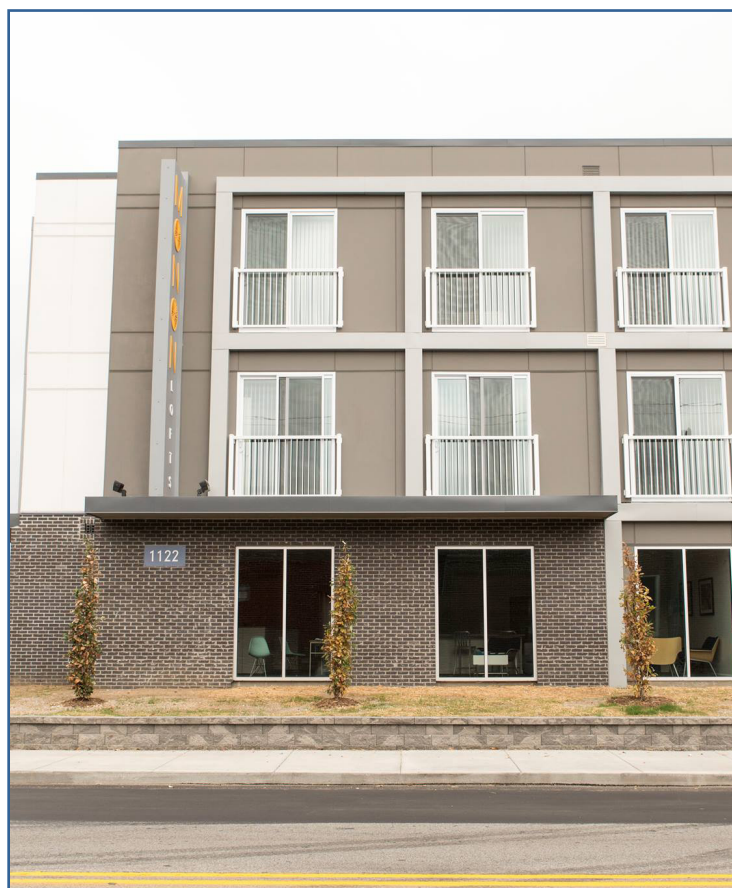
1122 East 16th St.

WEBSITE:

www.mononloftsindy.com

TOP 3 AMENITIES:

- Free surface parking
- 24/7 fitness center
- Community room featuring free Wi-Fi





17 NINE+EIGHTEEN

DESCRIPTION:

Nine+Eighteen is conveniently located to everything downtown. It is an easy walk to shopping, dining and nightlife at Mass Ave, Market East and the Wholesale District. Or when you prefer to stay close to home, frequent St. Joe neighborhood pubs, cafes, coffee shops and more. Nine+Eighteen offers 1-, 2- and 3-bedroom spacious, open-concept floorplans. All units feature modern finishes and appliances, including a washer and dryer, and most units have full balconies. Nine+Eighteen offers pet-friendly living in a neighborhood setting.

RENT:

One-, two- and three-bedroom units are available ranging from \$1,400 - \$2,500 monthly.

LOCATION:

918 Fort Wayne Ave.

WEBSITE:

www.918indy.com

TOP 3 AMENITIES:

- 24/7 fitness center
- Large interior courtyard
- Steps from Mass Ave

18 PAVILION PLACE

DESCRIPTION:

Pavilion Place is situated on the north side of Downtown in the Herron Morton district. With its great amenities and convenient location, Pavilion Place is a wonderful option for Downtown living.

RENT:

Two-bedroom units are available ranging from \$950 to \$1,020 monthly.

LOCATION:

502 E. 17th St.

WEBSITE:

www.vanrooy.com/properties/pavillion

TOP 3 AMENITIES:

- Shared patio and grill
- Free gated parking
- In-unit washer/dryer





19 PENN STREET TOWER

DESCRIPTION:

Penn Street Tower offers 14 floors of apartments which exemplify living in the heart of the city. Living at Penn Street Tower means you are never too far away from anything Downtown.

RENT:

One- and two-bedroom units are available starting at \$1,150

LOCATION:

115 North Pennsylvania St.

WEBSITE:

www.pennstreettower.com

TOP 3 AMENITIES:

- Amazing city views
- 24/7 fitness room
- Steps from Mass Ave and Monument Circle

20 PENROSE ON MASS

DESCRIPTION:

Penrose on Mass sits in the heart of this cultural, retail and entertainment district of Downtown Indianapolis. Several retail establishments on the first floor enhance the convenience and desirability of this location while being just minutes from Bankers Life Fieldhouse, Hilbert Circle Theatre and right across the street from Old National Centre. Washer/dryers are included in each apartment, along with 10 – 20' ceilings, modern finishes and appliances. Penthouse units are available.

RENT:

Studios, one- and two-bedroom units are available starting at \$1,069 monthly.

LOCATION:

530 Massachusetts Ave.

WEBSITE:

www.homeispenrose.com

TOP 3 AMENITIES:

- Recreational courtyard with putting green, pool, spa, & bocce ball court
- Underground parking facilities
- Incredible city skyline views





21 RALEIGH

DESCRIPTION:

As part of the Circle City Apartments, Raleigh is one of seven distinctive apartment communities full of historic charm and modern ambition! These apartments have undergone a complete renovation that combines modern convenience and style without losing historic charm. Raleigh is located Downtown within the Old North Side Historic District. It offers fully renovated studio, one- and two- bedroom apartments and townhomes within walking distance of Mass Ave shopping, dining and entertainment. These charming communities are located minutes from Circle Centre Mall, the Downtown Indianapolis Business District, IU Health Hospital and IUPUI.

RENT:

Apartment and townhome units are available starting at \$775 monthly.

LOCATION:

108 E. 13th St.

WEBSITE:

www.circlecityapartments.com

TOP 3 AMENITIES:

- Skyline views
- Pet friendly
- Completely renovated

22 RICHELIEU ON THE AVENUE

DESCRIPTION:

As part of the Circle City Apartments, Richelieu on the Avenue is one of seven distinctive apartment communities full of historic charm and modern ambition! These apartments have undergone a complete renovation that combines modern convenience and style without losing historic charm. Richelieu is located Downtown off Massachusetts Avenue. It offers fully renovated one- and two-bedroom apartments and townhomes within walking distance of Mass Ave shopping, dining and entertainment. These charming communities are located minutes from Circle Centre Mall, the Downtown Indianapolis Business District, IU Health Hospital and IUPUI.

RENT:

One- and two-bedroom units are available starting at \$775 monthly.

LOCATION:

610 N. East St.

WEBSITE:

www.circlecityapartments.com

TOP 3 AMENITIES:

- Skyline views
- Pet friendly
- Completely renovated





23 RILEY TOWERS APARTMENTS

DESCRIPTION:

Above the competition. The excitement of Downtown living awaits you at Riley Towers Apartments. Unique and upscale best describes this beautiful community set in the heart of Downtown Indianapolis. The majestic towers are an integral part of the Indianapolis skyline and present breathtaking views of the city. It's just a short commute to IUPUI and steps away from Indianapolis' first-class shopping, dining & entertainment!

RENT:

Studio, one- and two-bedroom units are available starting at \$891 monthly

LOCATION:

108 E. 13th St.

WEBSITE:

www.rileytowers.com

TOP 3 AMENITIES:

- Panoramic city views
- Pet friendly
- Resort style pool with sundeck

24 SPINK

DESCRIPTION:

As part of the Circle City Apartments, Spink is one of seven distinctive apartment communities full of historic charm and modern ambition! These apartments have undergone a complete renovation that combines modern convenience and style without losing historic charm. Spink is located Downtown within the Old North Side Historic District. It offers fully renovated studio and one-bedroom apartments within walking distance of Mass Ave shopping, dining and entertainment. These charming communities are located minutes from Circle Centre Mall, the Downtown Indianapolis Business District, IU Health Hospital and IUPUI.

RENT:

One- and two-bedroom units are available starting at \$775 monthly.

LOCATION:

1433 N. Pennsylvania St.

WEBSITE:

www.circlecityapartments.com

TOP 3 AMENITIES:

- Skyline views
- Pet friendly
- Completely renovated





25 ST. JOSEPH FLATS

DESCRIPTION:

St. Joseph Flats is close to all your Downtown wants/needs - public transportation, walkable restaurants, Central Library and more. This building offers updated kitchens and a decorative fireplace adding charm to your space.

RENT:

Two-bedroom units are available starting at \$1,130 monthly.

LOCATION:

126 E. Saint Joseph St.

WEBSITE:

www.vanrooy.com/properties/st-joseph-flats

TOP 3 AMENITIES:

- In-unit washer/dryer
- Shared patio/balcony
- Free gated parking

26 THE AMBASSADOR AT LIBRARY SQUARE

DESCRIPTION:

The Ambassador offers Downtown living at its finest with one-bedroom apartment homes. Just steps away from the Central Library, The Ambassador provides the perfect Downtown appeal with location, accessibility and historic living all in one community. With contemporary renovations, you'll have all the conveniences of an updated apartment with the charm of a historic community. Located just minutes from Monument Circle, The Ambassador is next to all the action, yet features the perks of a quiet and quaint community.

RENT:

Studio, one- and two-bedroom units are available starting at \$1,011 monthly.

LOCATION:

39 E. 9th St.

WEBSITE:

www.librarysquareindy.com

TOP 3 AMENITIES:

- Exposed brick walls
- Washer and dryer included
- Internet and cable included





27 THE ARGYLE

DESCRIPTION:

Everything you need is right here - from the features and amenities on the inside, to the shopping, dining and eclectic urban community steps away from your front door. The Argyle one- and two-bedroom apartment homes feature central air conditioning, plush carpet and exposed brick walls in select apartments. Located on Mass Ave and including surface level parking, living in the middle of it all is made simple.

RENT:

LOCATION:

613 N. East St.

WEBSITE:

www.massaveliving.com/theargyle.aspx

TOP 3 AMENITIES:

- Exposed brick
- Surface level parking
- Interior courtyard

28 THE COLMAR

DESCRIPTION:

Located in historic Herron Morton neighborhood, this 9-unit apartment community is a great option for Downtown living. The Colmar offers spacious one-bedroom floor plans with in-unit laundry. These unique apartments have original hardwood floors and newly updated kitchens.

RENT:

One-bedroom units are available ranging from \$985 - \$1,175 monthly.

LOCATION:

1620 N. Central Ave.

WEBSITE:

www.vanrooy.com/properties/colmar

TOP 3 AMENITIES:

- Washer/dryer in unit
- Free gated parking
- Sunroom extended off bedroom in select units





29 THE CONGRESS AT LIBRARY SQUARE

DESCRIPTION:

The Congress at Library Square offers upscale features and modern finishes with each one- or two-bedroom apartment home. Featuring granite countertops, energy efficient appliances and washer/dryer units in every home, enjoy sophisticated living easily. The Congress is only a 15-minute walk to Mass Ave and Monument Circle so you can live conveniently Downtown near all the action. You'll enjoy exclusive amenities including garage parking, a rooftop terrace, resident courtyard and more.

RENT:

Studio, one- and two-bedroom units are available starting at \$1,278 monthly.

LOCATION:

923 N. Meridian St.

WEBSITE:

www.librarysquareindy.com

TOP 3 AMENITIES:

- 24-hour fitness center
- Grilling stations
- Community living alley featuring art

30 THE MADISON

DESCRIPTION:

The Madison is ideally situated between tree-lined streets and some of the best shopping and dining in Indianapolis. This historic building offers pleasant and inviting Downtown living that is hard to resist.

RENT:

One- and two-bedroom units are available ranging from \$690 - \$1,020 monthly.

LOCATION:

226 E. 12th St.

WEBSITE:

www.vanrooy.com/properties/the-madison

TOP 3 AMENITIES:

- Cat- and dog-friendly building
- Onsite laundry
- Bike storage





31 THE PLAZA AT LIBRARY SQUARE

DESCRIPTION:

At the Plaza, you'll feel right at home in the middle of Downtown Indianapolis. Our unique one- and two-bedroom apartments with large bay windows offer great views of the city. Relax in the communal courtyard or take a quick walk to Downtown shopping, restaurants and entertainment. Historic charm with touches of modern flair can be all yours when you live at the Plaza.

RENT:

one- and two-bedroom units are available starting at \$1,058 monthly.

LOCATION:

902 N. Pennsylvania St.

WEBSITE:

www.librarysquareindy.com/theplaza.aspx

TOP 3 AMENITIES:

- Access to 24-hour fitness center
- Internet and cable included
- Vintage courtyard

32 THE WASHINGTON

DESCRIPTION:

The Washington is in close proximity to interstate access, as well as a short distance to the shopping and attractions Downtown has to offer. Each unit comes with beautifully restored hardwood flooring and large newer windows allowing for plenty of sunlight and efficiency.

RENT:

Studios and two-bedroom units are available ranging from \$565 - \$875 monthly.

LOCATION:

1401 N. Pennsylvania St.

WEBSITE:

www.vanrooy.com/properties/washington/

TOP 3 AMENITIES:

- Water/dryer in select units
- Hardwood floors
- Bike storage





33 THE WHIT

DESCRIPTION:

Experience an unpretentious luxury characterized by comfortable welcoming spaces and walkable access to everything in downtown Indianapolis, including Mass Ave, University Park and Monument Circle.

RENT:

Studio, One-, two- and three-bedroom units are available starting at \$1,100 monthly.

LOCATION:

307 N. Pennsylvania St.

WEBSITE:

www.thewhitindy.com

TOP 3 AMENITIES:

- Sixth floor pool deck featuring amazing view of Downtown Indianapolis and University Park
- 24/7 fitness center featuring Fitness-on-Demand
- Dog park and dog washing stations

34 TRAYMORE

DESCRIPTION:

This art-deco building is a charming gem in the historic Old Northside. The character of this building is seen in its arched doorways, plaster walls, and hardwood flooring. This building is unique due to the preservation of numerous original components.

RENT:

Studios, one- and two-bedroom units are available ranging from \$590 - \$905 monthly.

LOCATION:

1402 N. Alabama St.

WEBSITE:

www.vanrooy.com/properties/traymore

TOP 3 AMENITIES:

- Onsite laundry
- Free water/sewer and gas
- Bike storage





35 UTOMIN

DESCRIPTION:

Utomin is situated in the Chatham Arch district of Downtown, and is just a short distance from the Mass Ave arts district. Tenants benefit from the convenience of gated parking and on-site laundry facility. The grassy courtyard is an added perk, making this apartment home especially pet friendly.

RENT:

One- and two-bedroom units are available ranging from \$675 – \$845 monthly.

LOCATION:

1112 N. College Ave. / 658 E. 11th St.

WEBSITE:

www.vanrooy.com/properties/utomin

TOP 3 AMENITIES:

- Onsite laundry
- Free gated parking
- Bike room

36 WHITAKER

DESCRIPTION:

These apartments will meet all the needs of Downtown living. Located just minutes from IUPUI and Downtown attractions, these pet-friendly apartment homes offer convenient Downtown living.

RENT:

One- and two-bedroom units are available ranging from \$655 - \$895 monthly.

LOCATION:

1504 N. Pennsylvania St.

WEBSITE:

www.vanrooy.com/properties/whitaker

TOP 3 AMENITIES:

- Free gated parking
- Onsite laundry
- Bike room





37 WHITTIER PLACE APARTMENTS

DESCRIPTION:

With its unique “old school” charm, this apartment community is truly one of a kind. Established in historic Windsor Park, the building entails schoolhouse architecture with original chalkboards and hardwood flooring. Each unit in the Whittier is unique in its own way with 27 different floor plans. Expansive 12-foot-tall windows with 16-foot-high ceilings line this building. In addition, this apartment community is in convenient proximity to all the Downtown shopping, entertainment and attractions.

RENT:

One- and two-bedroom units are available ranging from \$925 - \$1,300 monthly.

LOCATION:

1119 Sterling St.

WEBSITE:

www.vanrooy.com/properties/whittier-place

TOP 3 AMENITIES:

- Free gated parking
- Free onsite laundry
- Shared patio and grill area

38 VAN DYKE

DESCRIPTION:

As part of the Circle City Apartments, Van Dyke is one of seven distinctive apartment communities full of historic charm and modern ambition! These apartments have undergone a complete renovation that combines modern convenience and style without losing historic charm. Van Dyke is located Downtown within the Old North Side Historic District. It offers fully renovated studio, one- and two- bedroom apartments and townhomes within walking distance of Mass Ave shopping, dining and entertainment. These charming communities are located minutes from Circle Centre Mall, the Downtown Indianapolis Business District, IU Health Hospital and IUPUI.

RENT:

Studio, one- and two-bedroom units are available starting at \$775 monthly.

LOCATION:

1229 N. Pennsylvania St.

WEBSITE:

www.circlecityapartments.com

TOP 3 AMENITIES:

- Skyline views
- Pet friendly
- Completely renovated





39 WINTERHOUSE

DESCRIPTION:

As part of the Circle City Apartments, Winterhouse is one of seven distinctive apartment communities full of historic charm and modern ambition! These apartments have undergone a complete renovation that combines modern convenience and style without losing historic charm. Dartmouth is located Downtown within and bordering the Old North Side Historic District. It offers fully renovated studio and 1-bedroom apartments within walking distance of Mass Ave shopping, dining and entertainment. These charming communities are located minutes from Circle Centre Mall, the Downtown Indianapolis Business District, IU Health Hospital and IUPUI.

RENT:

One- and two-bedroom units are available ranging from \$675 – \$820 monthly.

LOCATION:

1321 N. Meridian St.

WEBSITE:

www.circlecityapartments.com

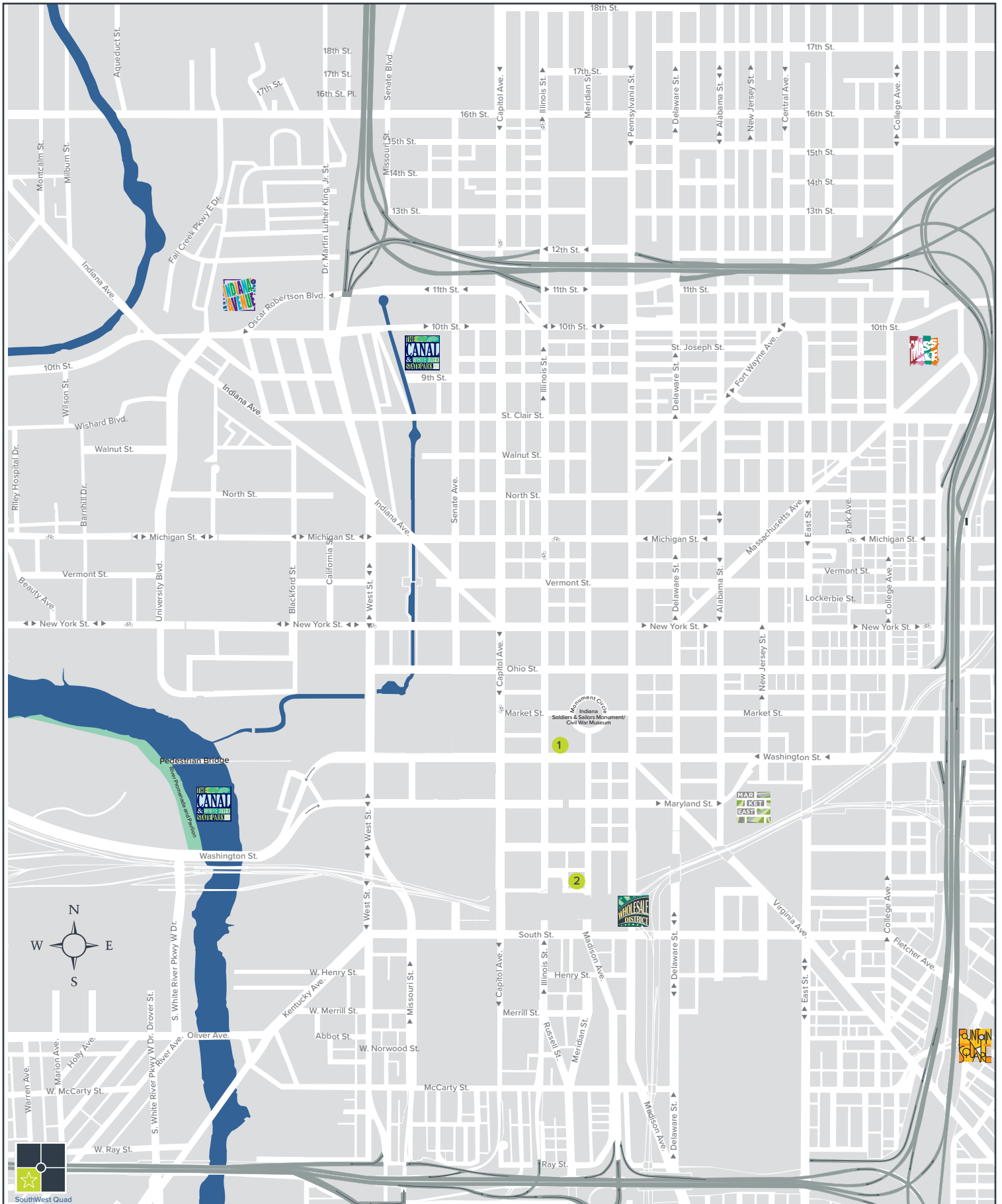
TOP 3 AMENITIES:

- Skyline views
- Pet friendly
- Completely renovated

NOTES ABOUT NORTHEAST QUAD

PROS:

CONS:





MAP KEY

- 1 26 West
- 2 Janus Lofts

KEY AMENITIES:

- White River
- Circle Centre Mall
- Lucas Oil Stadium
- Victory Field
- Indiana Convention Center
- The Amphitheater at White River State Park

CULTURAL DISTRICTS:



SOUTHWEST VIEWS:



Convention Center



Victory Field



Lucas Oil Stadium



“

I've lived in Indianapolis since 2011 and I can say my experience has been the best since staying at Janus Lofts. I'm near all the action on Georgia Street, numerous monuments, restaurants, shows, the Indiana Pacers and the Indianapolis Colts. I love the fact I can walk to Bankers Life Fieldhouse for work and if I need to leave the city, the highway is very close. The new IndyGO Red Line stations are everywhere if you need to visit other parts of the city. Overall, I would recommend Downtown living for the best the city has to offer.

”

– Drew E.



1 26 WEST

DESCRIPTION:

26 West is situated among the best shopping, dining and entertainment offered in Indianapolis and was named Best Apartment Location by Indianapolis Monthly. It's only seconds away from Monument Circle, Circle Centre Mall and neighborhood restaurants. With direct accessibility to the Indianapolis Cultural Trail, residents enjoy biking and walking throughout Downtown. Choose from one- and two-bedroom apartments homes in this historic building including floor-to-ceiling windows, modern finishes, parking garage space, ground-floor dining & retail establishments and controlled access for the front entry.

RENT:

Studio, one- and two-bedroom units are available starting at \$1,200 monthly.

LOCATION:

26 W. Washington St.

WEBSITE:

www.buckinghamdowntownliving.com/26west.aspx

TOP 3 AMENITIES:

- Floor-to-ceiling windows
- Breathtaking views of Downtown
- Washer/dryer included

2 JANUS LOFTS

DESCRIPTION:

Located on Meridian Street, just two blocks south of Monument Circle, you'll find Janus Lofts apartments. If you enjoy Downtown living, Janus Lofts is perfect for you. With Bankers Life Fieldhouse, Lucas Oil Stadium, Mass Ave and White River State Park all just steps away from your front door, you'll never run out of things to do. Janus Lofts offers one- and two-bedroom apartment homes with 11 - 16-foot ceilings, polished concrete floors and ample parking availability.

RENT:

One- and two-bedroom units are available starting at \$900 monthly.

LOCATION:

255 S. McCrea St.

WEBSITE:

www.buckinghamdowntownliving.com/januslofts.aspx

TOP 3 AMENITIES:

- Two blocks south of Monument Circle
- Garage parking options
- Restaurants and shops on street level

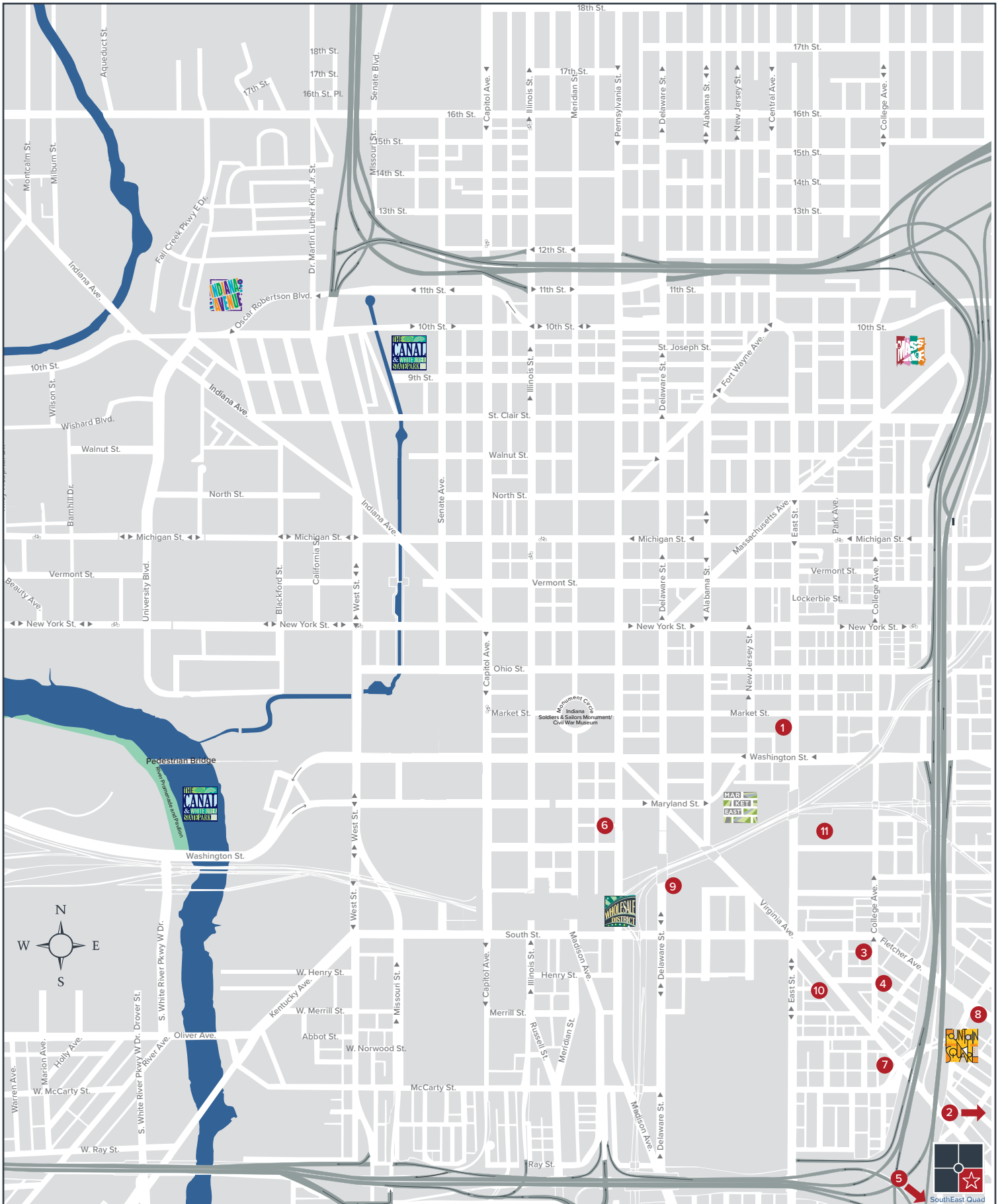




NOTES ABOUT SOUTHWEST QUAD

PROS:

CONS:





MAP KEY

- | | | | |
|----------|------------------------|-----------|-----------------------|
| 1 | Artistry | 7 | Hinge |
| 2 | Edge 35 | 8 | Pinnex |
| 3 | Fletcher Place Lofts | 9 | Residences at CityWay |
| 4 | Fletcher Place Terrace | 10 | Slate |
| 5 | Forte | 11 | The Waverley |
| 6 | Harness Factory Lofts | | |

KEY AMENITIES:

- Wildwood Market
- YMCA at CityWay
- Bankers Life Fieldhouse
- Transit Center

CULTURAL DISTRICTS:



SOUTHEAST VIEWS:



Bankers Life Fieldhouse



Transit Center



Wildwood Market



“

When we moved to Indy, the decision to live downtown was a no-brainer and we've enjoyed it since day one. We love living right in the middle of the action and having so many great restaurants, bars, breweries, and fun events/activities all within walking distance. As huge sports fans, having the NBA and NFL just steps away from our apartment is absolutely awesome.

Whether we're catching live music at The Rathskeller's biergarten, attending a Pacers game, checking out one of the many festivals that come to downtown like Indy Irish Fest, or just taking our dog for a walk along the Canal, there's always something fun to do, and having it all right outside of our front door makes it even better!

”

– Emily and Rusty



1 ARTISTRY

DESCRIPTION:

Located in the heart of Downtown, Artistry is urban apartment living with a fun, artistic twist. Residents experience the epitome of Downtown life at Artistry with unbeatable walkability and access to Indy's best local spots, restaurants or entertainment. Walk across the street to Whole Foods for groceries or grab a drink at our neighbor brewery Sun King- it's the ultimate downtown experience. Eco-suites, studios and one- to three-bedrooms in various finishes and easy access to retail below like Orange Theory, City Nail Bar or IU Health.

RENT:

Eco-suites, studios, one-, two- and three-bedroom units are available ranging from \$857 - \$2,926 monthly.

LOCATION:

451 East Market St.

WEBSITE:

www.artistryindy.com

TOP 3 AMENITIES:

- Rooftop pool with a skyline view
- Fitness center
- Steps away from the Cultural Trail and Monument Circle

2 EDGE 35

DESCRIPTION:

Urban apartment homes are the epitome of life in Fountain Square, one of Downtown's most desirable and funky neighborhoods. Residents are in the heart of all Fountain Square is known for and a quick drive to the Circle. Grab a drink across the street at Upland, a bite at one of Indy's highest-rated restaurants or walk to a concert at the Hi-Fi with something for everyone. Eco-suites, studios and one- or two-bedroom floorplans all with easy access to retail below. Edge 35 is pet/bike-friendly with emphasis on bike parking/storage and includes amenities including a maker's room for creative projects, fitness studio, private rentable office spaces and outdoor kitchen/grilling area.

RENT:

Eco-suites, studios, one- and two-bedroom units are available ranging from \$864- \$1,735 monthly.

LOCATION:

1224 Prospect St.

WEBSITE:

www.edge35.com

TOP 3 AMENITIES:

- Located in the heart of Fountain Square
- Rentable office suites
- Bike parking and storage





3 FLETCHER PLACE LOFTS

DESCRIPTION:

Find your space in one of the most distinctive Indianapolis buildings. This 1907 structure served as a church hall and was eventually Indiana's first Goodwill store before being converted to a community center, complete with a second-floor basketball court that was practice space for the ABA Indiana Pacers. This one-of-a-kind building was transformed into eight urban lofts and 3,700 square feet of office space. The two-bedroom upstairs lofts are on the basketball court, preserving the maple hardwood court and the high ceilings. You'll love showing off the dazzling skyline views and appreciate the indulgent amenities like premium appliances, closet systems and gated parking.

RENT:

One - and two-bedroom units ranging from \$1,190 to \$1,790 monthly

LOCATION:

Location: 410 S. College Ave.

WEBSITE:

www.deylen.com/fletcher-place-lofts

TOP 3 AMENITIES:

- Gated surface parking with one reserved spot included
- Free additional surface parking available
- Washer and dryer included

4 FLETCHER PLACE TERRACE

DESCRIPTION:

If you appreciate contemporary amenities but prefer the character of a timeless neighborhood, you'll find your new home in this unique pair of buildings that were crafted to complement their surroundings. Eleven distinctive apartments will surprise you in both their functionality and creativity. You'll appreciate a fenced-in courtyard that lets you preserve your privacy when you choose to step outside. Best of all, you're just a short walk from Downtown's sports and entertainment, excellent restaurants and the lively vibe of the Fountain Square Cultural District.

RENT:

Studio, one- and two-bedroom units ranging from \$1,050 to \$1,790 monthly

LOCATION:

427 S. College Ave.

WEBSITE:

www.deylen.com/fletcher-place-terrace

TOP 3 AMENITIES:

- Some units include a one-car garage
- Private outdoor common area
- Washer and dryer included





5 FORTE

DESCRIPTION:

Living life in Forte style puts you within minutes of everything the Fountain Square Cultural District has to offer, from groundbreaking restaurants, to contemporary galleries, popular nightlife spots and retailers you'll find nowhere else. You'll be on the Shelby Street bike trail and just steps away from the Cultural Trail and Downtown-area employers. Choosing Forte will be a sound decision that's music to your ears!

RENT:

Studios, one- and two-bedroom units range from \$840 to \$1,990 monthly

LOCATION:

Location: 1140 Shelby St.

WEBSITE:

www.indyforte.com

TOP 3 AMENITIES:

- 24/7 fitness room
- Private outdoor terrace with grill
- Parking fees included in rent

6 HARNESS FACTORY LOFTS

DESCRIPTION:

Harness Factory Lofts offers contemporary, one- and two-bedroom loft-style living with all the conveniences you would expect of the big city. You will find unique, spacious floor plans, great city views, a variety of shopping, fine dining and entertainment... all in the heart of Downtown. Harness Factory Lofts is located on Downtown Indy's famous Georgia Street; known for street festivals, concerts and diverse options for nightlife. Harness Factory Lofts is conveniently located next to Bankers Life Fieldhouse, home to the Indiana Pacers and Fever, so exploring the city is a breeze.

RENT:

Studio, one- and two-bedroom units are available starting at \$1,130 monthly.

LOCATION:

30 E. Georgia St.

WEBSITE:

www.buckinghamdowntownliving.com

TOP 3 AMENITIES:

- 14-foot ceilings and expansive windows
- Fitness center
- Washer/dryer included





7 HINGE

DESCRIPTION:

Right on the Cultural Trail, midway between Downtown Indianapolis and the Fountain Square Cultural District, we've created a landmark that celebrates Indy's most vibrant neighborhood. At Hinge, you'll find 56 distinctive apartment residences that offer more than you'd ever expect from urban living. From the classic trellis ceilings to premium stainless steel appliances and quartz countertops, to full-size balconies and the green terrace that gives you a secluded place for relaxing or socializing, you'll be proud to show off your new address. You'll also appreciate stunning views of Indy's skyline.

RENT:

One- and two-bedroom units range from \$1,340 to \$1,990 monthly

LOCATION:

719 Virginia Ave.

WEBSITE:

www.indyhinge.com

TOP 3 AMENITIES:

- 24/7 fitness room
- Private outdoor terrace with grill
- Parking fees included in rent

8 PINNEX

DESCRIPTION:

Pinnex offers the best of Downtown Indy living; a walkable neighborhood vibe and easy access to the heart of Downtown's urban life. Located in North Square, Pinnex residents are within walking distance to Fountain Square, one of Indy's most funky and desirable neighborhoods and home to all kinds of vintage and antique shops, some of the city's highest rated restaurants and a vibrant arts and music scene. Pinnex features studios and one to three-bedroom floorplans that include Wifi and city or courtyard views. Amenities include a backyard hangout space with grills, fire pits and hammocks, an urban maker's room to work on creative projects.

RENT:

Suites, one-, two- and three-bedroom units are available ranging from \$975 - \$2,376 monthly.

LOCATION:

931 Fletcher Ave.

WEBSITE:

www.pinnexindy.com

TOP 3 AMENITIES:

- Maker's room (urban workshop)
- Pet wash station
- Walking distance to Fountain Square and Fletcher Placedining and entertainment





9 RESIDENCES AT CITYWAY

DESCRIPTION:

CityWay has changed the definition of apartment living in Indy and made urban living accessible. With a concierge approach to services, extensive on-site amenities, carefully curated retail selections and sophisticated studio, one, two, and three-bedroom apartments, this upscale community is offering a one-of-a-kind urban living experience on the south side of Downtown Indianapolis. Features include unbeatable views of Downtown from the tower residences, a second pool, dog parks, pet spa, outdoor kitchens and firepits for socializing right at home. Now, you can choose from 650 unique CityWay apartment homes to live conveniently Downtown.

RENT:

Studio, one-, two- and three-bedroom units are available starting at \$1,135 monthly.

LOCATION:

229 S. Delaware St.

WEBSITE:

www.cityway.com

TOP 3 AMENITIES:

- Two pools & rooftop terrace
- Dog parks and pet spa
- Extensive retail discounts

10 SLATE

DESCRIPTION:

Slate boasts 68 distinctive apartments on four floors, with inspiring views of the Downtown Indianapolis skyline. You'll notice delightful amenities including kitchen islands with waterfall countertops, stainless steel appliances and large balconies. A glass-walled fitness center bridges the top floor and a private patio offers space for grilling and chilling. Slate puts you steps away from all of the area's major employers and offices and close to dining, galleries, nightlife and shops. Slate's ground floor is home to the creative Asian eatery Rook and the popular Tappers Arcade Bar.

RENT:

Studio, one-, two- and three-bedroom units are available starting at \$1,135 monthly.

LOCATION:

501 Virginia Ave.

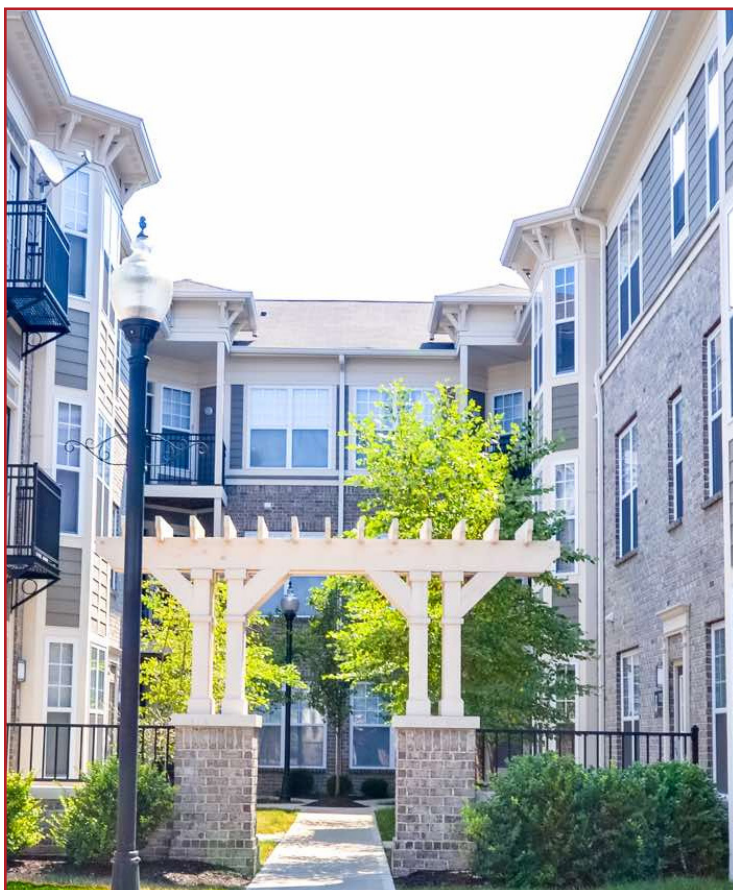
WEBSITE:

www.indyslate.com

TOP 3 AMENITIES:

- 24/7 fitness room
- Private outdoor terrace with grill
- Parking fees included in rent





11 THE WAVERLEY

DESCRIPTION:

Just blocks from Fountain Square, located at the corner of South East and Georgia streets, The Waverley is within steps of several of Indy's largest premier employers. Great views of the Indy skyline are clear, with Bankers Life Fieldhouse, Lucas Oil Stadium and many of Indy's best restaurants, breweries and taverns within blocks. Bay windows enhance several of our floorplans; washer/dryer are included in each apartment, along with modern finishes and appliances.

RENT:

Eco-suites, studios, one- and two-bedroom units are available ranging from \$864- \$1,735 monthly.

LOCATION:

140 Pope St.

WEBSITE:

www.homeisthewaverley.com

TOP 3 AMENITIES:

- Rooftop pool deck and grilling station with a fantastic view of the Indy skyline
- One parking space included
- Basic Spectrum Internet service included.

NOTES ABOUT SOUTHEAST QUAD

PROS:

CONS:



111 Monument Circle, Suite 250, Indianapolis, IN 46204
www.downtownindy.org | 317.237.2222



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