



**MAKE GREAT IN A DAY**



**AUTHENTICITY** in its highest and most intentional form



# RACING TOWARD THE FUTURE

## MAY 1911

The Stutz Bearcat, built by Harry Stutz in just 10 days, places 11th in first-ever Indianapolis 500.

## JUNE 1911

Capitalizing on Indy 500 fame, the Ideal Motor Parts Company is founded to mass produce the Bearcat.

## 1912

Stutz breaks ground on modern factory to produce 500 Stutz vehicles per year. Stutz becomes recognized as one of the finest sports cars of its day.

## 1916

The company raises investor capital and rebrands to **The Stutz Motorcar Company of America.**

## 1919

Harry Stutz sells the company to Charles Schwab and retires a millionaire.

## 1935

Stutz is severely hurt by the Great Depression and forced to close its doors.

## 1940

Eli Lilly acquires the Stutz Factory and operates it as a paper packaging facility until 1982.

## 1993

Local developer/artist Turner Woodard acquires the vacant building to save it from being demolished transforming it into the haven for artists and creatives it is today.

## 2020

Somera Road acquires the iconic Stutz Factory to redevelop it into a world-class creative office destination.



## THE NEXT CHAPTER

a **VIBRANT** collection of makers, creatives, thinkers, visionaries and flat out rockstars

GROUND FLOOR



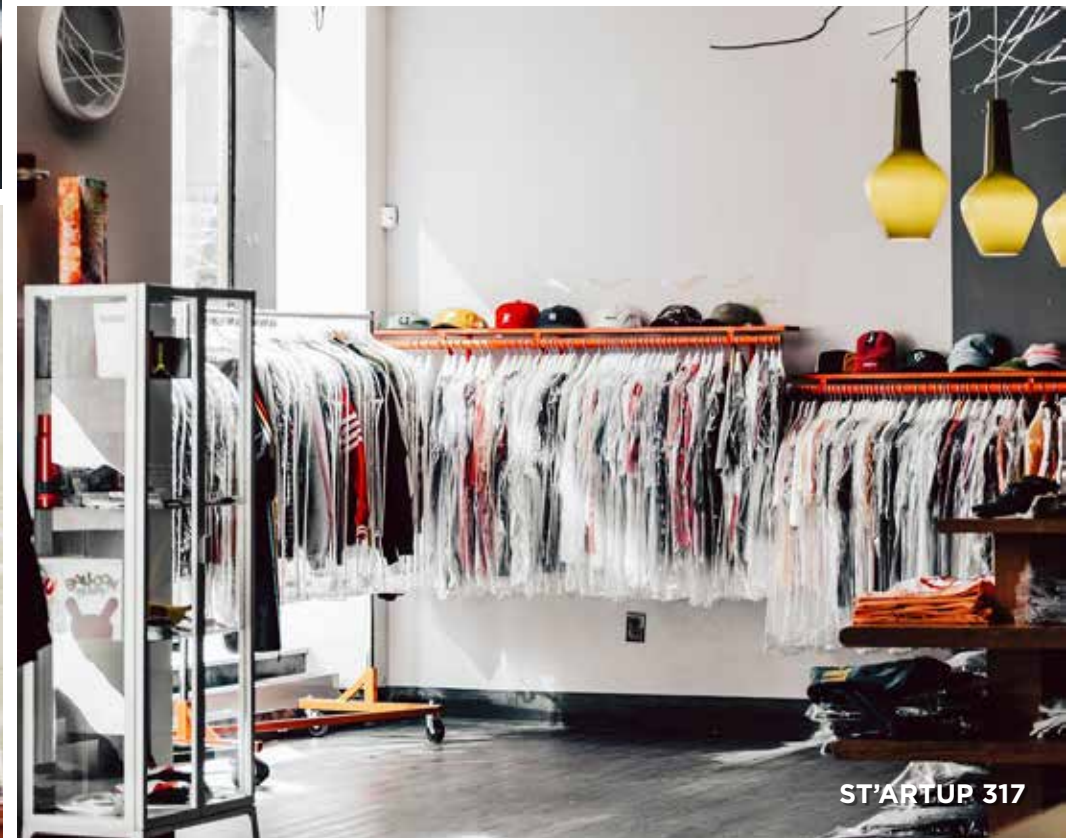
**INTENTIONAL**

**RESPECT** to the past and to the creative



**DINING + RETAIL + FITNESS**  
A curated collection including - Barista Parlor coffee shop, Taqueria de Julieta taco shop, Café Patachou, Amelia's Bread, bar + tap room, Grounded Plant + Floral Co., + Myriad Health/Fitness/Yoga.







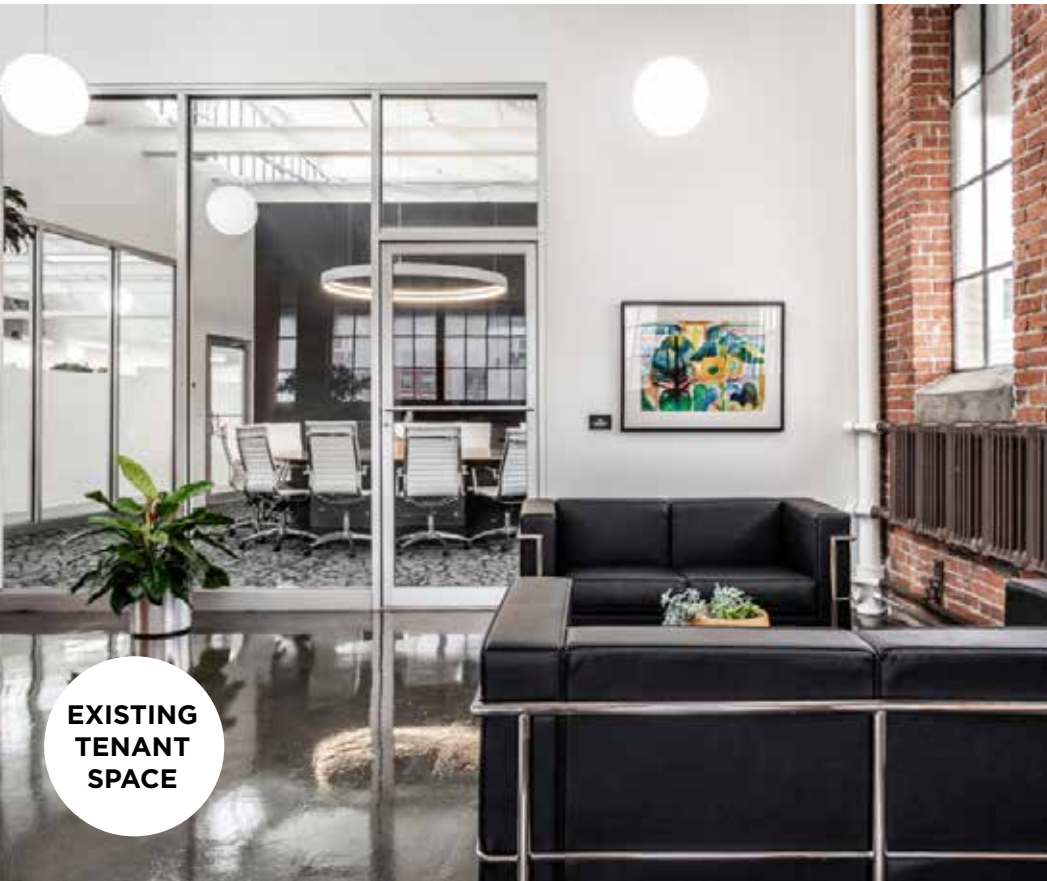
**EVENT SPACE + CAR MUSEUM**

VisionLoft Stutz, 9,000 SF of unique event space provides guests with a blend of historic + modern atmosphere boasting trendy décor + high-end technology. Available for corporate meetings, events, conferences + optional access to Stutz Courtyard + Car Museum.

Car Museum provides a 10,000 SF vintage showroom celebrating the history of racing and the Stutz factory complex. Featuring a 1914 Stutz Bearcat + 1984 Ferrari 512 BBI Boxer, to name a few.







**EXISTING  
TENANT  
SPACE**



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### **OFFICE**

± 300,000 SF of flexible office space, divided into 17,000 SF floor plates with ability to accommodate all tenant sizes. Tall open ceilings, huge industrial type windows, exposed brick, and character throughout. Coworking/flexible workspace via **INDUSTRIOUS**.



**INDUSTRIOUS**



# PARKING



±220 Stalls

I-65

West Entrance

North Entrance

±395 Stalls

Senate Ave

South Entrance

East Entrance

STUTZ II

South Entrance

±126 Stalls

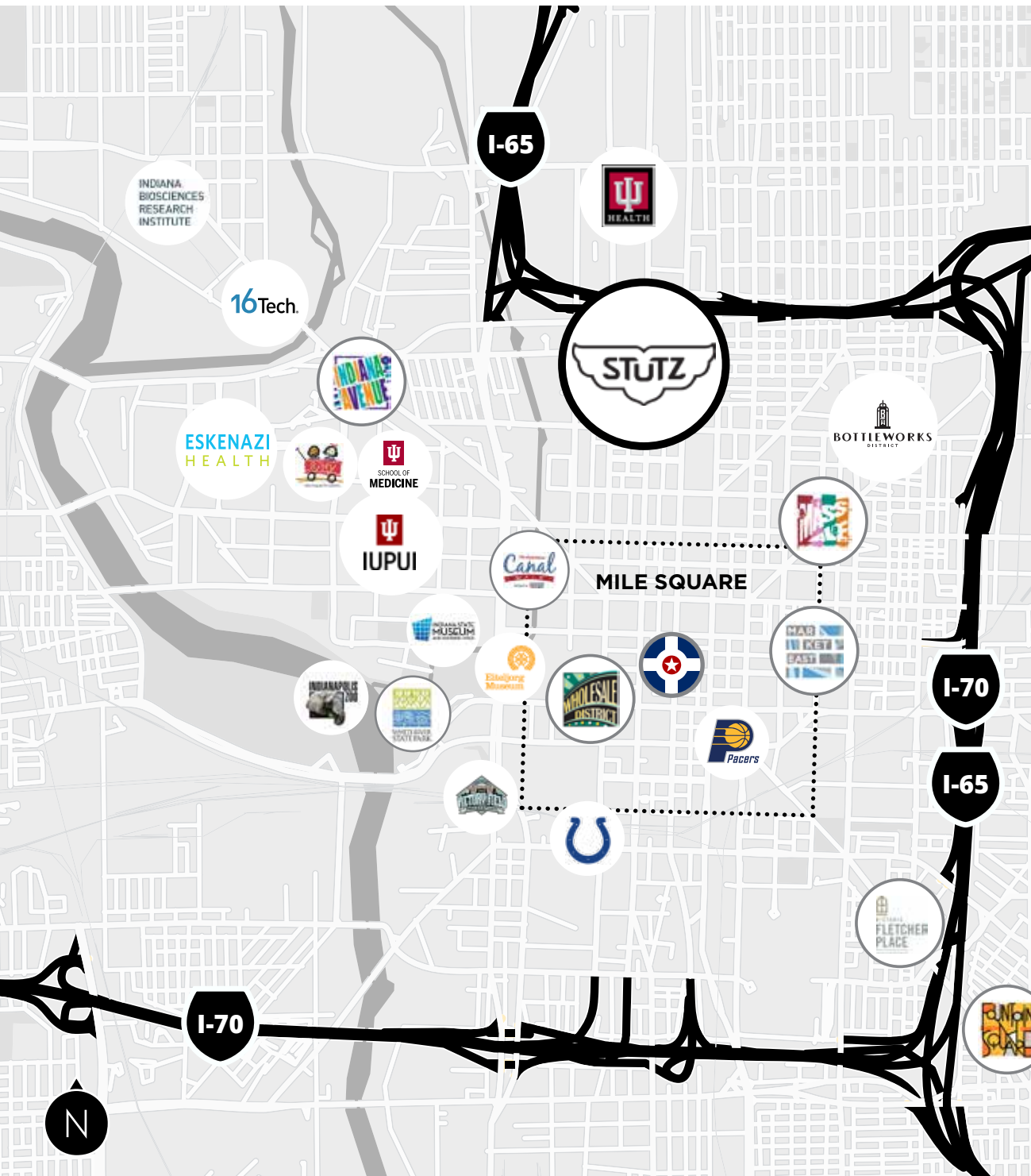
±100 Stalls

Capitol Ave



# IDEAL ACCESS

## DOWNTOWN INDIANAPOLIS



### RESTAURANTS

- Ali'i Poke
- Asian Harbor
- Bento Asian Bistro
- Blaze Pizza
- BrewLink Brewing
- BB&B Bread Truck
- Chipotle Mexican Grill
- City Barbeque + Catering
- Delhi Palace
- Downtown Olly's
- Foundry Provisions
- Fresco Italian Cafe
- Guggman Haus Brewery
- Las Tinajitas Mexican
- Lincoln Square Pancake House
- Living Room Lounge
- Long's Bakery
- Moe's Southwest Grill
- Naf Naf Grill
- Noodles + Company
- Panda Express
- Papa John's Pizza
- Pizza Hut
- Prodigy Burger
- Qdoba
- Saffron Café
- Starbucks
- Subway
- Sushi Boss
- Taco Bell
- Toppers Pizza
- Yats

### BANKS

- Bank of America
- Chase Bank
- Fifth Third Bank
- First Financial
- Huntington National Bank
- Indiana Members Credit Union
- Key Bank
- Lake City Bank
- PNC Bank

### HOTELS

- Candlewood Suites Indianapolis Downtown
- Courtyard Indianapolis at the Capitol
- JW Marriot
- Residence Inn by Marriott Indianapolis
- Sleep Inn + Suites and Conference Center

### OTHER

- Adjacent to IUPUI, Riley Children's and Eskenazi Hospital
- Gainbridge Field House
- Julia M. Carson Transit Center - Indygo
- Indiana Convention Center/ State Capital
- Indianapolis Canal Walk
- IU Health Methodist Hospital
- Lucas Oil Stadium
- Martin Park
- Riverside Park
- Victory Field
- White River State Park



SomeraRoad



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