

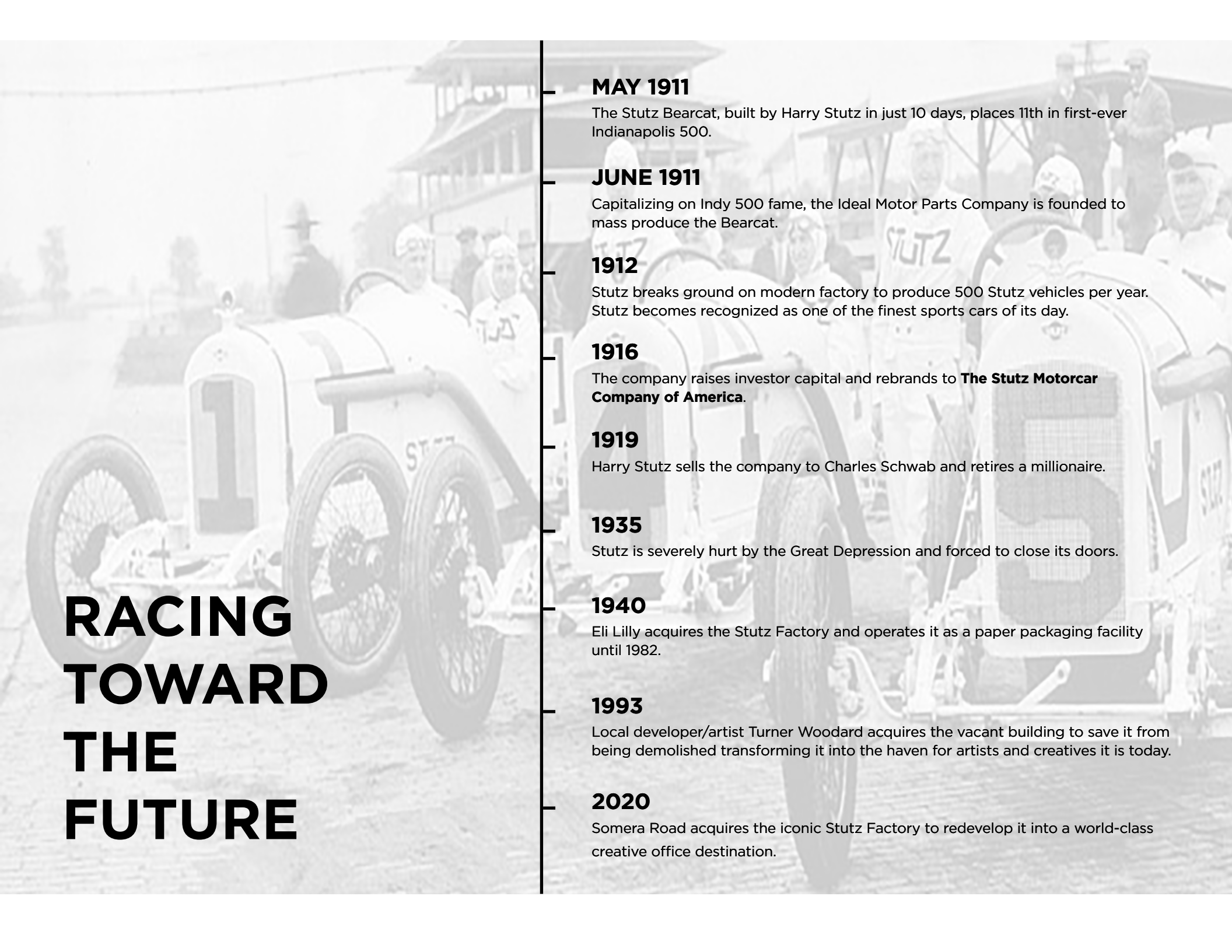


MAKE GOOD IN A DAY



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.

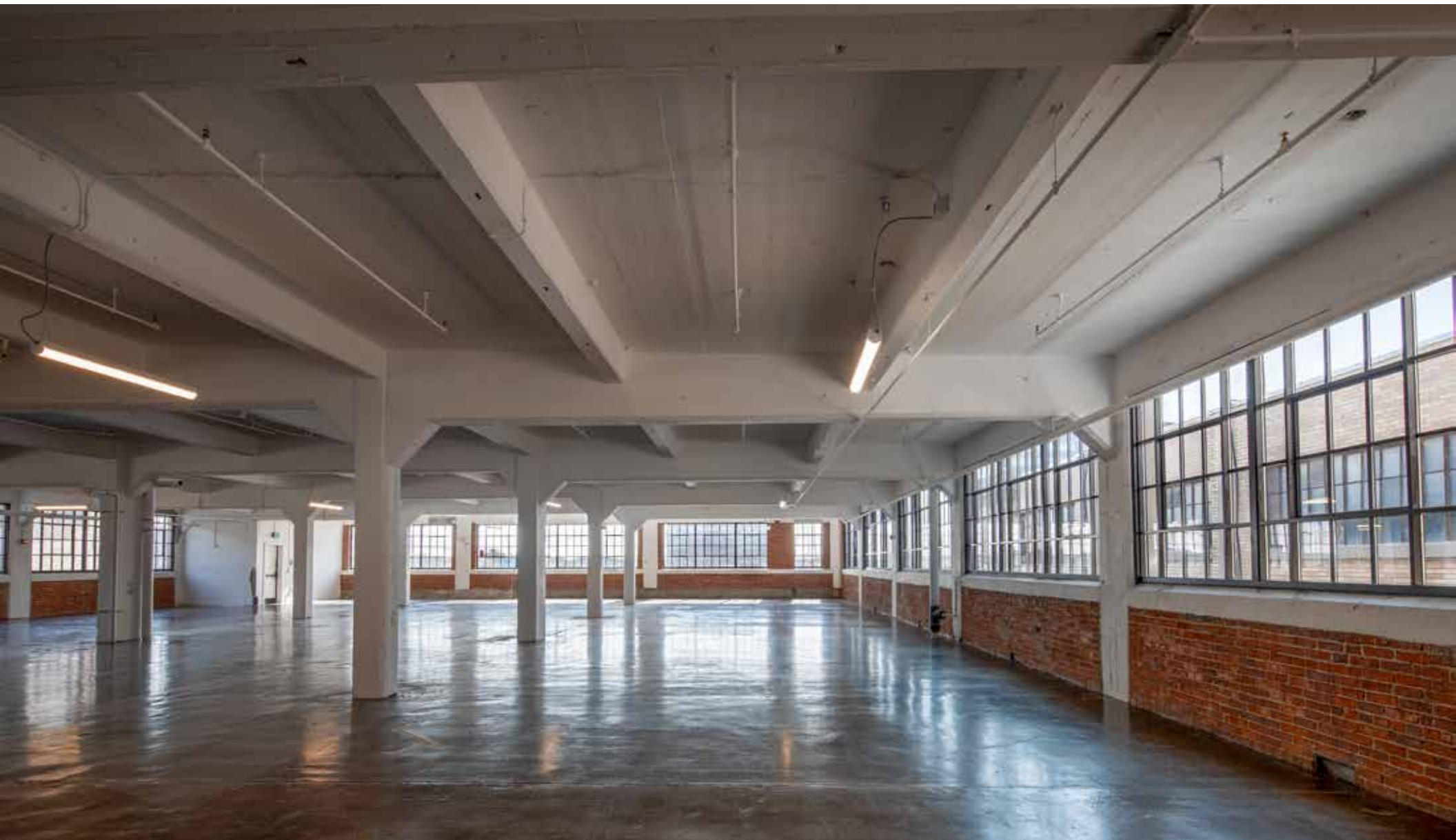
2020

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



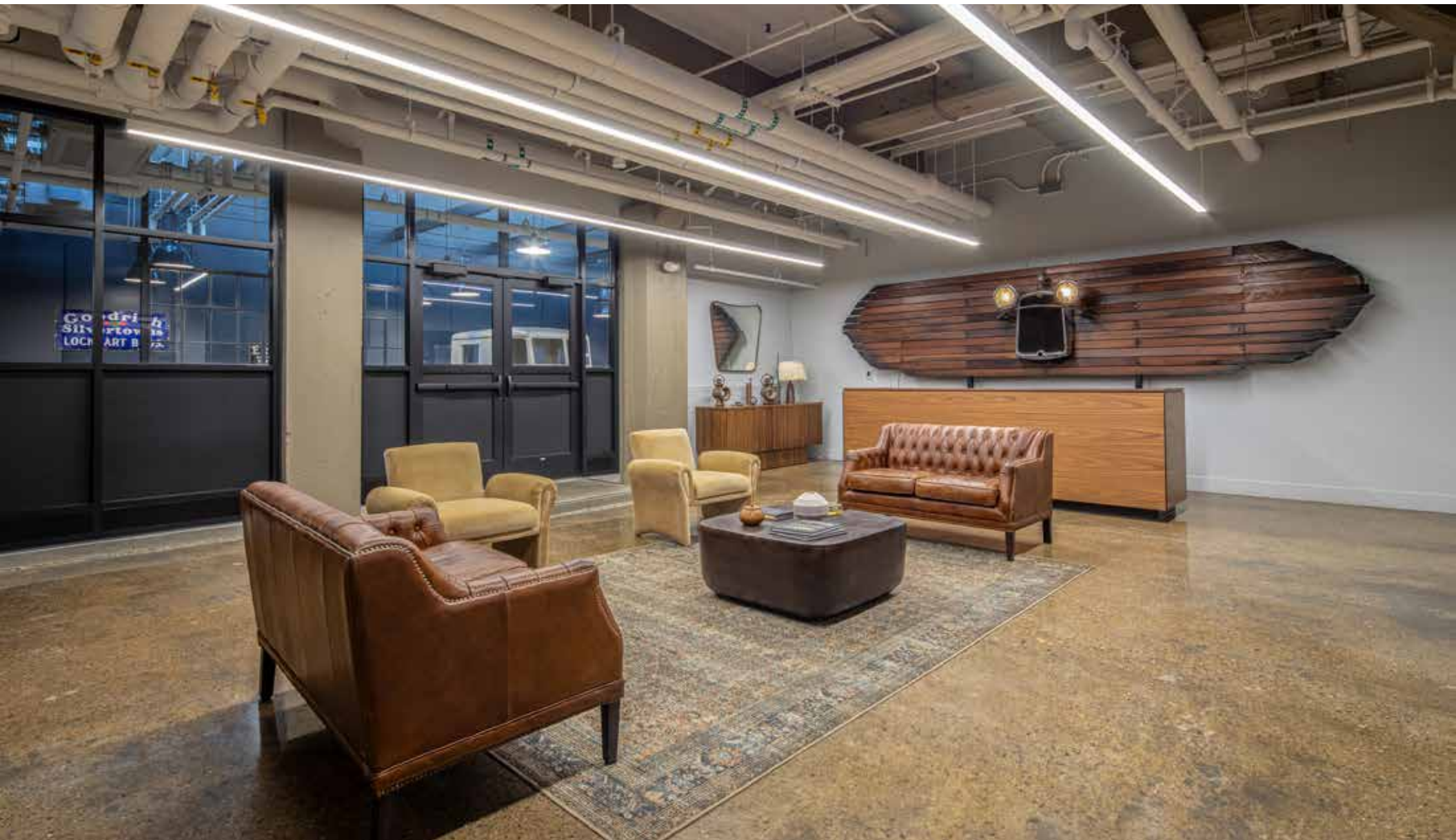
INTENTIONAL

RESPECT to the past and to the creative

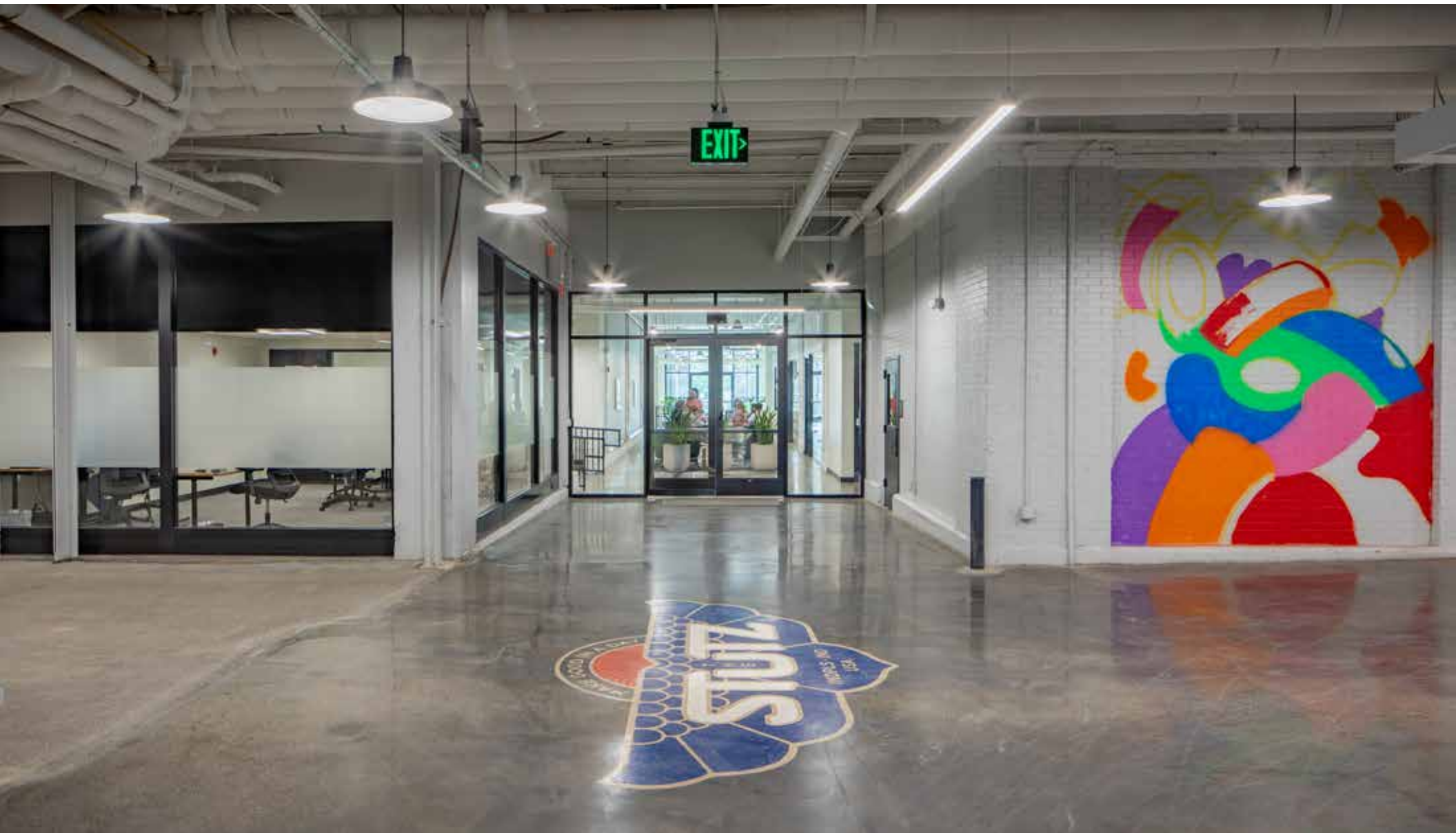


HISTORIC

DETAIL around every corner



SECURED
OFFICE elevator lobbies



UNIQUE

COMMON hallways + exteriors



ENERGETIC

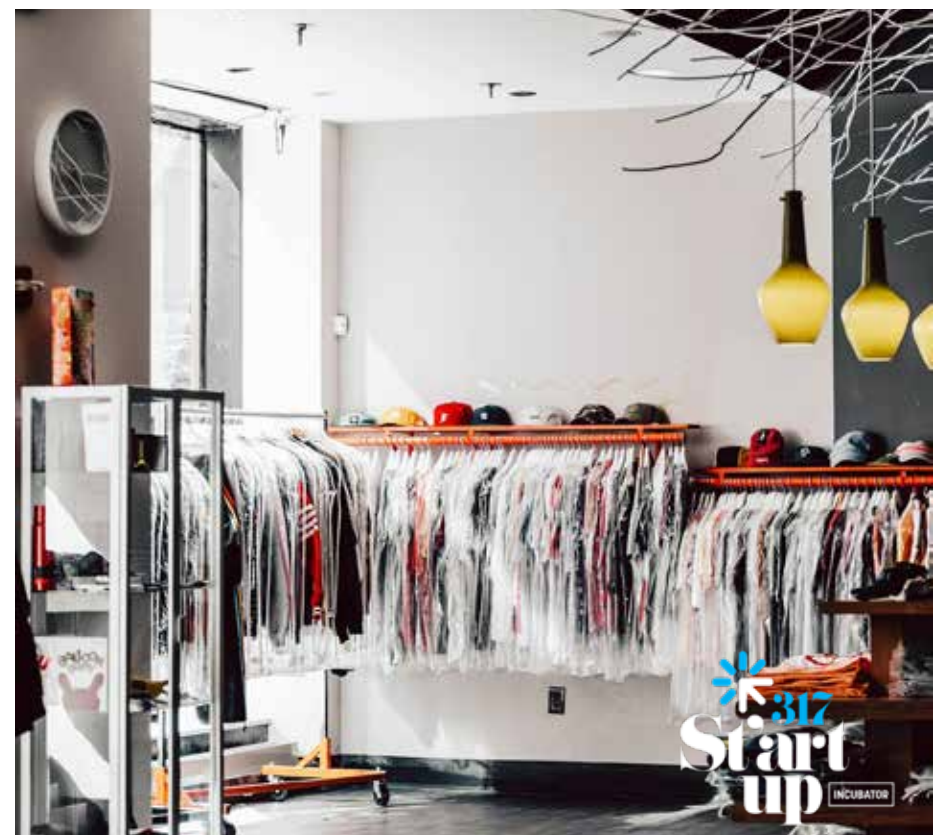
VIBE within all paths of travel



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.





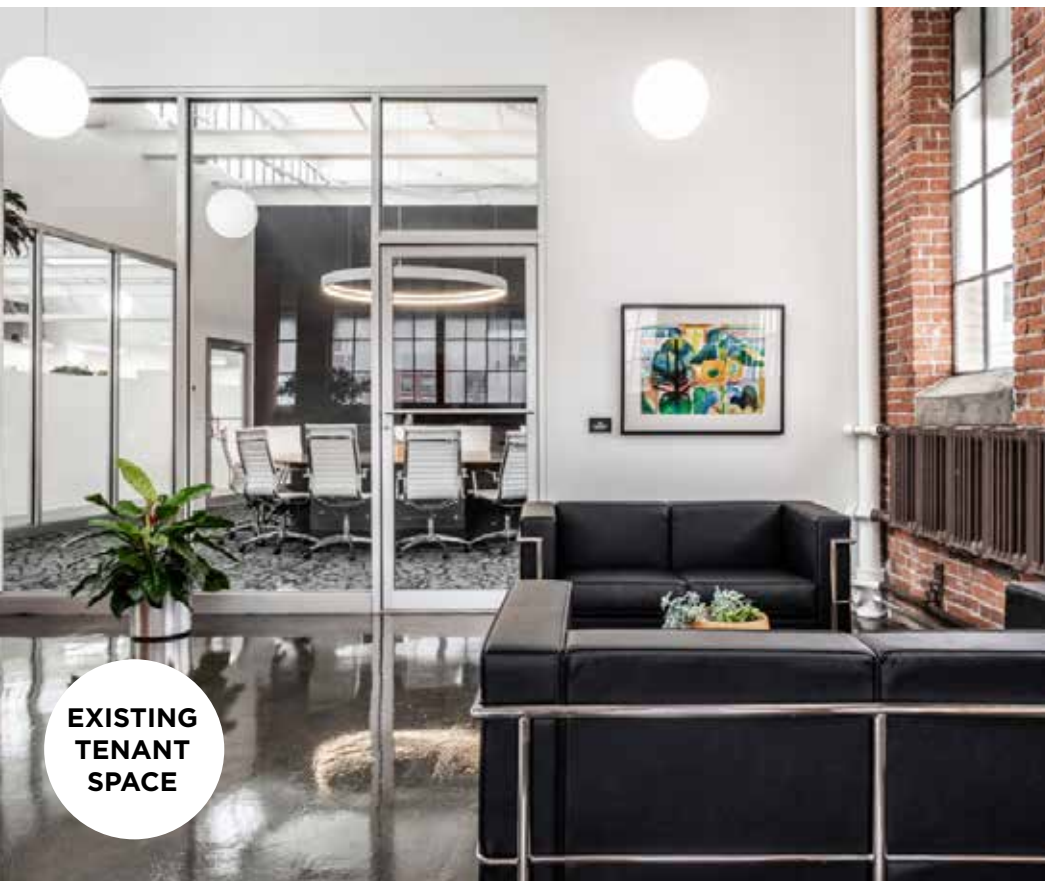


VISIONLOFT STUTZ + THE VAULT

VisionLoft Stutz, a creative meeting and wedding venue known for its modern design meets character and cutting-edge technology. Run by the city's top event management group, the space features biophilic design and its own bridal suite hosting indoor and outdoor events for up to 425 guests.

The Vault, our $\pm 10,000$ SF event space can host events for up to 200 seated guests or 307 for a standing cocktail reception. This unique space pays homage to the building's automotive history, with three historic Stutz automobiles within the space to set the mood and serve as décor.





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.



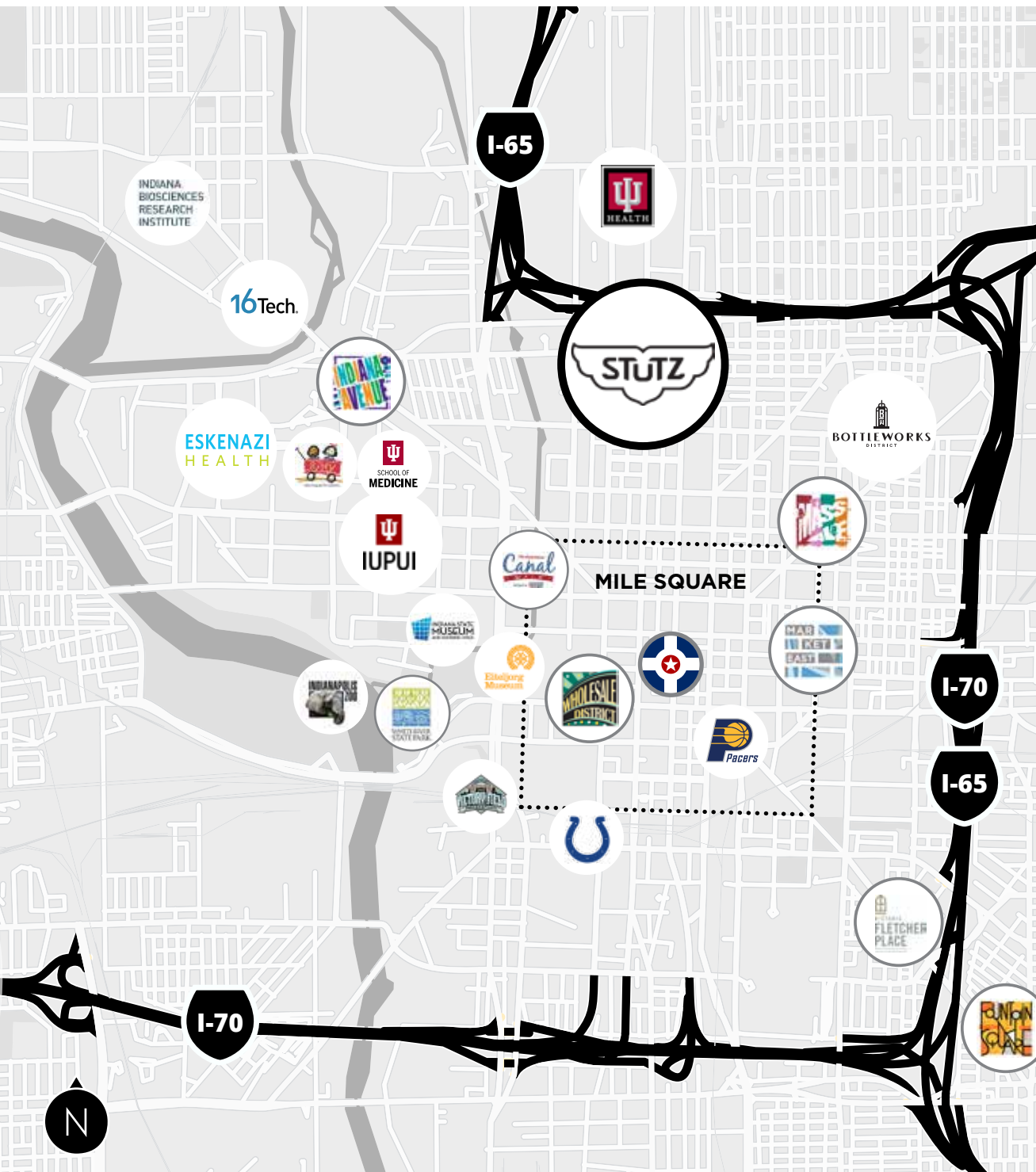


PARKING



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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