

CONDO MANIA

BOOM, BABY! DOWNTOWN DEVELOPMENT IS HOTTER THAN EVER.



From left: Meridian Street Lofts, Broadway Lofts, Buschmann Grain Lofts

Property	Structure	Description	Price	Availability
16 1629 N. College Ave., 926-9893	New	20 condos, 1,000 to 1,150 square feet: 1 BR, 1.5 BA and 2 BR, 2 BA units; 1 interior parking space plus outdoor parking	\$150,000 to \$175,000	For sale now, move-ins begin this summer
757 MASS AVE 757 Massachusetts Ave., 590-1688	New	21 condos and 3 penthouses, 1,300 to 3,850 square feet: 2 BR, 2 BA to 3 BR, 3 BA; some private elevators, rooftop garden, underground parking	\$320,000 to \$1.3 million	14 left; for sale now, move-ins begin soon
ATHLETIC CLUB CONDOMINIUMS 350 N. Meridian St., 513-8478	Repurposed	81 units, 785 to 2,000 square feet: 1, 2 BR (some with den); indoor parking WOW FACTOR: full fitness facilities including pool, racquetball	\$170,000 to \$1 million+	13 left; for sale now, move in now
BROADWAY LOFTS 932 N. Broadway, 290-4781	New	13 units, 1,600 to 2,300 square feet: 1 BR, 1.5 BA, 2 or 3 BR, 2 BA; parking garage WOW FACTOR: rooftop garden with great skyline view	\$279,900 to \$469,900	4 left; for sale and move-in now
THE BURNSIDE 1520 N. Alabama St., 269-2660	Repurposed	1913 garage converted to 9 townhomes, 1,500 to 1,900 square feet: all 2 BR, 2 BA with covered balcony, 5 zoned as live/work units; interior parking	\$315,000 to \$355,000	All available; for sale now, move-ins begin May 2006
BUSCHMANN GRAIN LOFTS 970 Fort Wayne Ave., 634-8410	Repurposed	12 units averaging 1,200 square feet: studio, 1 BR (some with den) and 2 BR units; gated outdoor parking WOW FACTOR: an original brick wall with painted lettering (above)	\$135,000 to \$365,000	All available; for sale and move-in now
CANAL WALK CONDOMINIUMS 1101 Dr. MLK Jr. Dr., 339-9099	New	9 rowhouses with individual facades: 2, 3 BR units, 1,500 to 2,500 square feet; 2-car garage and off-street parking	\$225,000 to \$350,000	All available; sales begin soon, move-ins fall 2006
CHAPEL TOWNHOMES 701 N. Pennsylvania St., 423-0718	Repurposed	Church converted to 5 townhomes from 2,000 to 2,800 square feet: 2 and 3 BR, 2.5 BA; 2-car detached garages WOW FACTOR: unusually high ceilings	\$499,000 and up	All available; for sale now, move-ins start fall 2006
CHATHAM KYNETT COURT 714 N. East St., 423-3390	New and repurposed	11 single- or multi-level townhomes and condos, 1,400 to 2,200 square feet: 2 and 3 BR units with 2, 2.5 or 3.5 BA; rooftop balconies and 2-car private garages with storage	\$249,000 to \$399,000	For sale now, move-ins start May 2006
CONRAD INDIANAPOLIS RESIDENCES One N. Illinois St., 634-6676	New	15 hotel penthouses, 1,200 to 6,000-plus square feet: 1, 2, 3 BR; indoor parking WOW FACTOR: 24-hour room service and spa access	Remaining units \$1.5 million to \$2.8 million	4 left; for sale now, move in summer 2006
COLLEGE AVENUE CONDOMINIUMS 1557 N. College Ave., 432-0253	New	6 townhomes, 1,600 to 1,856 square feet: 2 or 3 BR, 2.5 BA; 2 indoor parking spots included	\$266,000 to \$297,000	All available; for sale now, move in 30 days after
THE DE SOTO 521 E. New York St., 423-9999	New	32 Italianate townhomes, 1,900 to 2,800 square feet: 2 BR, 2.5 BA units (some with bonus rooms); 2-car attached garage and rooftop patios	\$310,000 to \$430,000	22 left; for sale now, move-ins start June 2006
FLETCHER POINTE CONDOMINIUMS 501 Fletcher Ave., 916-1052	Repurposed	6 units in 1872 Gothic church, 1,625 to 3,000 square feet: 2 or 3 BR; secured surface parking WOW FACTOR: 12-foot stained-glass windows	\$260,000 to \$479,000	All available; for sale now, move-ins start spring 2007
H. LAUTER LOFTS 55 S. Harding St., 432-1868	Repurposed	43 condos, 732 to 1,462 square feet: 1 BR, 1 BA and 2 BR, 2 BA; indoor parking WOW FACTOR: exposed brick, stained concrete floors	\$105,000 to \$225,000	4 left, plus resales; for sale now, move in now
HERRON PLACE CONDOMINIUMS 1705 N. Alabama St., 281-0482	New	4 condos by award-winning Demerly Architects, 2,100 to 2,400 square feet: 3 BR, 2.5 or 3.5 baths; 2-car detached garage	\$295,000 to \$350,000	1 left; for sale now, move-ins begin soon
THE HUDSON 355 E. Ohio St., 423-9999	New	71 units, 900 to 2,800 square feet: 1 BR, 1.5 BA to 3 BR, 3.5 BA; 1 or 2 parking spots WOW FACTOR: option for hot tub on roof	\$190,000 to \$700,000	24 left; for sale and move-in now
HUDSON PLACE TOWNHOMES 226 E. St. Joseph St., 290-4781	New	8 units up to 3,000 square feet: 2 BR, 2.5 BA to 3 BR, 3 BA; 2-car attached garage	\$279,000 to \$469,000	1 left; for sale and move-in now
LOCKERBIE CORNER CONDOS 402 E. New York St., 464-2438	Repurposed	10 units, some with balcony, 900 to 1,750 square feet: 5 flats with 2 BR, 1 BA and 5 townhomes with 2 BR, 2.5 BA; 1-car garage	\$180,000 and up	All available; for sale now, move-ins begin this spring
LOCKERBIE PARK College Ave. and Michigan St., 823-5804	New	100 townhomes, 900 to 2,370 square feet: 1 to 3 BR; attached or underground parking included WOW FACTOR: built around landscaped esplanades and pedestrian areas	\$200,000 to \$450,000	For sale this spring, move-ins begin early 2007
MARTINDALE ON THE MONON 17th and Yandes streets, 705-2518	New	Multi-phase urban revival, 150 new, 15 renovated homes: 12 plans, 1 or 2 stories, 2 to 4 BR, 1,170 to 1,600 square feet; detached garage WOW FACTOR: next Fall Creek Place	\$120,000 to \$165,000	20 lots of phase one for sale now
THE MAXWELL 530 E. Ohio St., 423-9999	New	Mixed-use office, retail and residential building: 125 to 150 condos, 700 to 2,000 square feet, 1, 2 or 3 BR; indoor parking	\$175,000 to \$500,000	All available; sales begin fall 2006
MERIDIAN STREET LOFTS 207 S. Meridian St., 819-4233	Repurposed	18 units in 100-year-old building, 1,300 to 2,600 square feet; 1 parking space in Union Station garage, valet included WOW FACTOR: large arched windows over Meridian Street	\$300,000 to \$500,000	8 left; for sale now, move-ins begin April 2006
MERRILL STREET TOWNHOMES 655-663 Merrill St., 965-1001	New	5 townhomes, 2,600 square feet: 3 BR, 3 BA; 2-car attached garage WOW FACTORS: 32-foot-tall wood wall, competitive \$150-per-square-foot price	\$379,900	2 left; for sale and move-in April 2006
MILL NO. 9 630 N. College Ave., 514-9121	Repurposed	84 industrial lofts, 975 to 2,160 square feet: 1 or 2 BR; indoor parking WOW FACTORS: 12-foot windows, exposed ductwork	\$190,000 to \$440,000	12 left; for sale now, move-ins start June 2006
MYRON PLACE TOWNHOMES 602-614 E. 11th St., 290-4781	New	20 2- and 3-story units with bamboo floors and fireplaces, 1,750 to 1,900 square feet, all 2 BR, 2.5 BA; 2-car attached garages	\$279,900 to \$289,900	10 left; for sale now, move in now
OLD NORTHSIDE LOFTS 1529 N. Alabama, 281-9298	New and repurposed	11 units, 850 to 2,900 square feet: 1 BR, 1 BA to 2 BR, 2.5 BA; indoor parking WOW FACTOR: 8 units have glass-enclosed rooftop garden	\$199,900 to \$624,900	All available; for sale now, move-ins begin fall 2006
ONE MARKET SQUARE TOWER 300 E. Market St., 635-1111	New	208 condos in mixed-use 31-story towers: 1 to 4 BR, 875 to 2,929 square feet, balcony or terrace; 1 or 2 indoor parking spaces WOW FACTORS: top skyline views, 24-hour doorman	\$200,000 to \$1.7 million	150 left; for sale now, move-ins start in 2008
RENAISSANCE TOWER CONDOS 230 E. 9th St., 261-1653	Repurposed	16 studio, 1 and 2 BR units, 500 to 1,500 square feet, in a small, historic hotel; 1 surface parking space WOW FACTOR: rare entry-level affordability	\$75,000 to \$200,000	15 left; for sale and move-in now
SPRING STREET CONDOMINIUMS 721 E. North St., 432-1868	New	16 corner 2 BR, 2 BA units, 910 to 1,446 square feet, 4 with rooftop deck; indoor parking WOW FACTOR: huge, barn-style sliding doors	\$189,000 to \$329,000	12 left; for sale now, move-ins begin July 2006
VILLAGGIO AT PAGE POINTE 433 Virginia Ave., 916-2098	New	65 units with panoramic views, 1,688 to 4,245 square feet: 2 BR, 2 BA to 3 BR, 3 BA, plus custom penthouses; 2 or 3 garage spots	\$265,000 to \$1 million	For sale now, move-ins start early 2007
THE WALDORF Walnut and Park streets, 257-9071	New	5 townhomes, 3,500 to 4,500 square feet: 3 and 4 BR, 3 to 6 BA; 2-car attached garage WOW FACTOR: entirely custom-built	\$650,000 to \$1.5 million	1 left; additional lots pending approval

This list features non-rental residential developments completed no earlier than 2004. Sold-out properties were omitted. All information was supplied by property owners and is subject to change. Homeowners-association dues may apply.

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