

NOW LEASING

6220 GUILFORD AVENUE
BROAD RIPPLE VILLAGE
INDIANAPOLIS, INDIANA
46220

3,600 SF

+ 1,585 SF OUTDOOR PATIO SPACE

**PRIME RETAIL SPACE
IN THE HEART OF
BROAD RIPPLE VILLAGE**



VERSA
BROAD RIPPLE

**\$70M+ BRAND NEW
Mixed-Use Development**

**233 CLASS A
Multi-Family Units**

Q1 2025 DELIVERY



GERSHMAN
PARTNERS

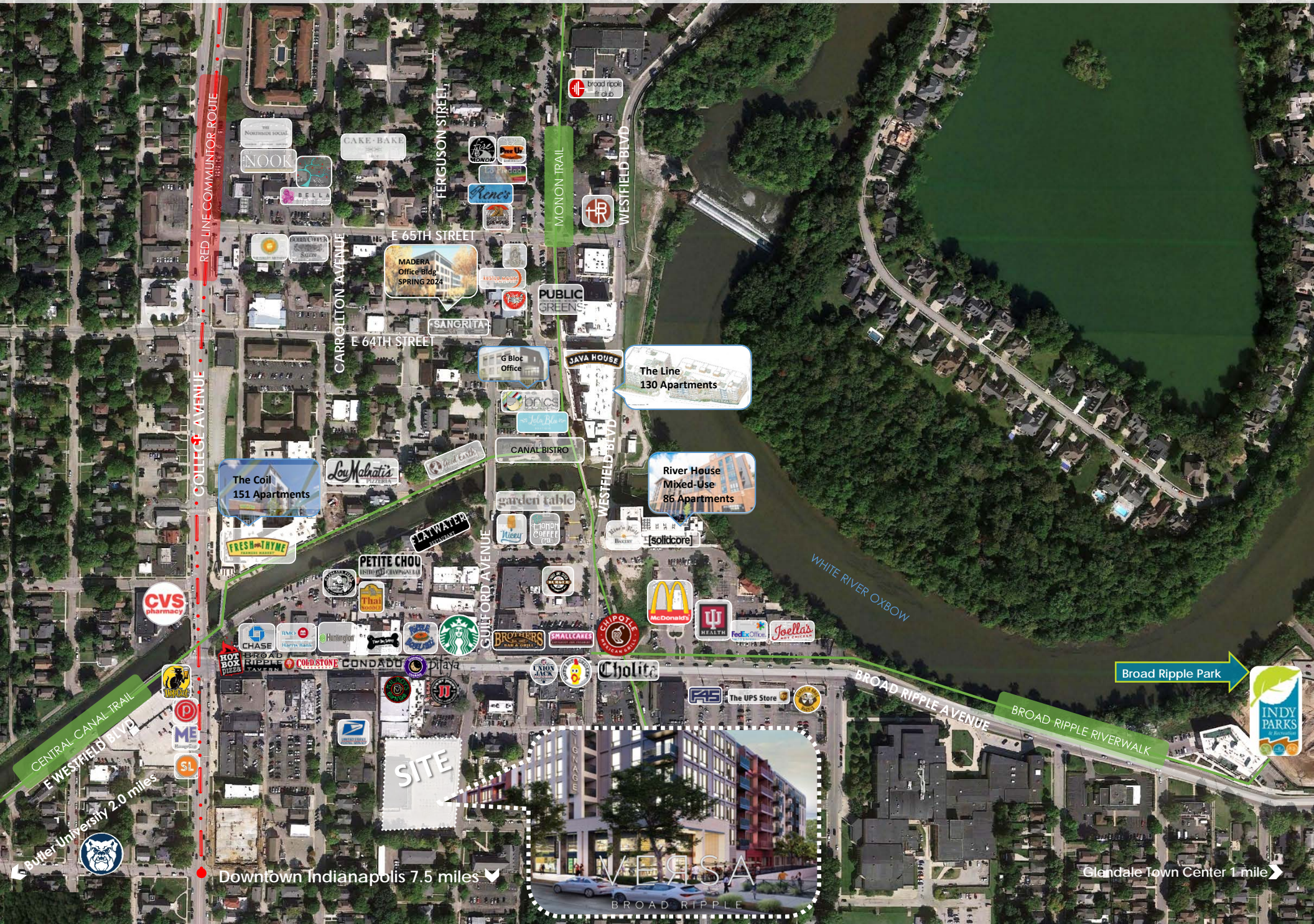


CITIMARK



DKGr

BROAD RIPPLE VILLAGE AERIAL + SITE LOCATION



RED LINE COMMUNTOR ROUTE

COLLEGE AVENUE

CENTRAL CANAL TRAIL
E WESTFIELD BLVD

Butler University 2.0 miles

Downtown Indianapolis 7.5 miles

FERGUSON STREET

CARR OULTON AVENUE

MADERA Office Bldg
SPRING 2024

The Coil
151 Apartments

MONON TRAIL

WESTFIELD BLVD

The Line
130 Apartments

River House
Mixed-Use
86 Apartments

GUILLORD AVENUE

WHITE RIVER OXBOW

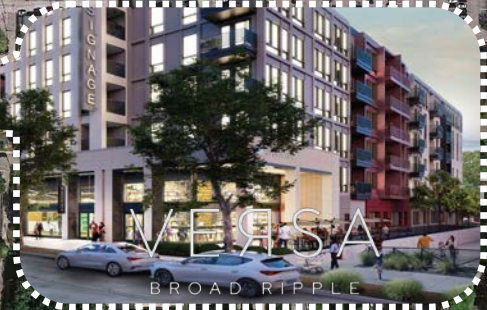
Broad Ripple Park



BROAD RIPPLE AVENUE

BROAD RIPPLE RIVERWALK

Clondale Town Center 1 mile

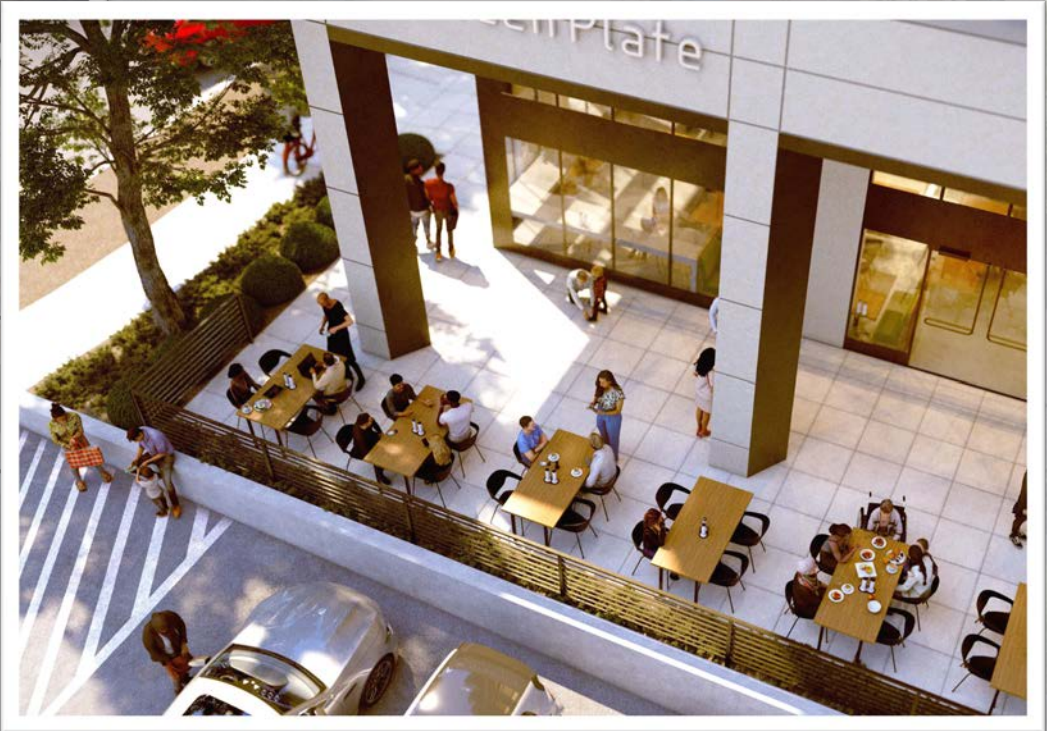


VERSA
BROAD RIPPLE



RETAIL
ENTRANCE VIEW

RETAIL
PATIO BIRDSEYE VIEW



RESIDENTIAL DETAILED SITE PLAN

