

Uplifting downtown

Fresh housing choices put residents in middle of Indy action.



Neighborhood View

By Barbara E. Cohen
For Custom Publications

From Ransom Place to Fountain Square, Downtown Indianapolis is alive with new and refurbished housing. In and around the Mile Square — the area between North, South, East and West Streets — neighborhoods are thriving.

Apartments here offer unique views of Monument Circle and access to cultural treasures along the Central Canal and in the city's newly designated cultural districts. Residents especially like the proximity to work, restaurants and bars, movie theaters, shopping and sporting events.

"With the revitalization of Downtown, residents love being in the heart of the action," said Lisa Zender of Zender Properties, which has offered apartments Downtown since 1970. "Professionals are close to their offices, students are close to IUPUI and Ivy Tech. Everyone has access to public transportation or they can walk to work."

The hardwood floors and high ceilings of many Downtown apartments impart a unique character that attracts locals as well as long-term foreign visitors in Indianapolis for work or school. Zender Properties



Photo courtesy of Indianapolis Downtown, Inc.

Entertainment and cultural options abound around the Canal District. A leisurely walk on a summer day works, too.

owns 18 properties within a one-mile radius of Downtown, and tenants sometimes move from one property to another for variety, according to Lisa Zender. Other rental units in the area are owned and managed by Van Rooy, Pinnacle Properties and Stallard & Associates.

For entertainment, there's no lack of choices. Five of the city's cultural districts are located downtown: the Wholesale District, the Canal & White River State Park, Fountain Square, Indiana Avenue and Mass Ave.

Throughout the summer, festivals in Veteran's Memorial Plaza, in the Military Park and in White River State Park offer food and wine tastings, music and art. Performances at the Artsgarden at Circle Centre showcase local and visiting talent. Everything from antique Indy race cars to Santa Claus can be found on Monument

Circle at some time during the year.

Residents of all ages enjoy the Indianapolis Zoo and White River Gardens, strolling the pedestrian bridge across the White River and taking a gondola ride up the Central Canal on a warm summer evening. The rich assembly of museums includes a display of college sports champions, state history and culture, Native American and Western arts, homes of famous Hoosiers and monuments to fallen heroes. From Pan Am Plaza to the Peace Garden adjacent to the Indiana State House, there are places to sit and enjoy the scenery.

Music and theatrical venues offer repertory theater, contemporary plays, musical revues, traveling Broadway shows and music headliners, along with the symphony, choral groups and holiday pageants. ■

Vital stats: Downtown Indianapolis

Transportation: Access to Downtown from I-65 and I-70, bisected by Meridian Street running north-south and Washington Street running east-west.

Rent: From \$375 for a studio apartment or loft to \$2,100 for a three-bedroom, two-bath high-rise apartment.

Pets: Few communities allow pets; some allow cats and small dogs.

Shopping: Major retailers at Circle Centre; groceries and services at Lockerbie Marketplace; and boutiques and art galleries along Massachusetts Avenue.

Amenities: Buildings offer gated, off-street parking, on-site laundry, trash pickup and balconies and decks, porches or patios. Many apartments have hardwood floors, custom lighting, ceiling fans and central air with new appliances, window coverings and cable hookups. Larger apartments often include washer/dryer, dishwasher and fireplace.