The Huron Building
South Bend, Indiana

The Huron Building was the kick-off project in a new AmeriPlex business park in South Bend, Indiana. The park, located near the crossroads of Interstate 80/90 and US-31, is now home to over one million square feet of industrial space.
WHO WE ARE

Established in 1952 as Grant Holladay Construction Company, a developer of single-family tract housing, Holladay started building its first Midwest residential project in 1967 in South Bend, where we opened an office in 1978. While originally focused on residential development - apartments, condominiums and retirement housing - since 1981 Holladay’s Midwest operations have focused on commercial development - office, medical office, build to suit, industrial, hotels and large-scale land developments. In 1999, Holladay was split into two companies: the Washington D.C. office took the name Holladay Corporation and remains an active developer in the land, multi-family and condominium markets. The Midwest operations were renamed Holladay Properties with controlling interest sold to John T. Phair and a group of active partners based in South Bend, Indianapolis, Portage, Indiana and Nashville, Tennessee. Through the years, Holladay has grown and diversified into a full-scale land development, design/build and fully-integrated commercial real estate company. We have developed over 20 million square feet of commercial space and are one of the largest medical office management companies in the country. With more than 230 employees in a variety of specialties working from five development offices and about 25 management offices throughout the eastern half of the U.S., Holladay has the knowledge, experience and people to complete any type of project for any kind of client.
WHAT WE DO

Holladay Properties is a commercial real estate company with a long tradition of success. Our developments include industrial, commercial, hospitality, medical, and retail facilities as well as large-scale business parks with projects ranging from $750,000 to $75 million and a total valuation of over $2 billion. We provide a full range of real estate solutions and offer a wide-ranging mix of products and services including:

- Accounting
- Acquisitions
- Adaptive Reuse
- Appraisals
- Architecture
- Brokerage & Leasing
- Build to Suits
- Consulting
- Construction Management
- Facility Maintenance
- Financing
- Interior Design
- Joint Ventures
- Land Planning
- Landscaping & Snow Removal
- Lease Administration
- LEED® Certification
- TIF & Infrastructure Services
- Property Management
- Real Estate Tax Appeals
- Real Estate Valuation
- Sustainability Practices
- Tax Abatement
- Tenant Improvements
The second development of its kind by Holladay Properties, Maple Lane Apartments & Executive Suites in Elkhart, Indiana was designed to provide the look and feel of individual homes with the services and amenities of a multi-family community. Located on 33 landscaped acres, the complex features 78 four-unit buildings of two-bedroom furnished and unfurnished apartments and was completed in 1990.
OUR STORY

Holladay Properties has gone through a lot of changes over the years - from our humble beginnings as the builder of single family housing specifically designed with WWII veterans in mind, to being one of the largest privately held commercial real estate developers in the Midwest today. We’ve developed, owned, and managed a variety of real estate products. We’ve had successes, and failures that we’ve done our best to fix and learn from; and we are no stranger to tough decision making. We’ve survived economic recessions, thrived during economic booms, and we enjoy strong leadership at many levels with long-term values intact. As our founder and mentor Wallace F. Holladay often said, “You are only as good as yesterday. The past is a stepping stone to the future.”
Nashville begins offering 3rd party medical office property management and development services - 1992

Portage, IN office opens, breaks ground on 400-acre AmeriPlex at the Port business park - 2000

1st retail development opens, Heritage Square Shopping Center; Mishawaka, IN - 2006

1st LEED development, Building A at AmeriPlex at Elm Hill, completed; Nashville, TN - 2000

1st building, a 40,000 SF build to suit for the Hirata Corporation, breaks ground at AmeriPlex; Indianapolis, IN - 1998

Planning of 3rd large-scale business park, a joint venture with the Purdue Research Foundation called AmeriPlex at the Crossroads, begins; Merrillville, IN - 2004

Development of 1st multi-family student residence begins; South Bend, IN - 2011

Planning of 5th AmeriPlex & Holladay’s 1st LEED mixed used development begins; Nashville, TN - 2008

99-bed Hampton Inn & Suites in Mishawaka completed; new hospitality initiative established - 2014

Holladay breaks ground at AmeriPlex; Indianapolis, IN - 1995

Holladay Construction Group

Indianapolis office completes $26 million, 378,000 SF Grand Park Events Center; Westfield, IN - 2016

Midwest & D.C. operations split, John Phair becomes lead partner & 1st President of Holladay Properties - 1999

Richmond office, Holladay Construction Group, LLC established - 2007

Sheds on Charlotte, a 50,000 SF industrial to office adaptive reuse development, completed; Nashville, TN - 2015

Nashville office completes three industrial reuse development projects - 2013

LifeWorks Business park, a joint venture with Indiana University Health - LaPorte Hospital, established, Michigan City, IN - 2010

99,000 SF build to suit completed for Indiana Department of Revenue; Indianapolis, IN - 2012

Portage office opens 1st of 15 planned WoodSpring Suites hotels; Romeoville, IL - 2016

Nashville gains 1st large-scale MOB management contract, 1.2 M SF - 1998

Retail division established - 2004

Indianapolis office celebrates nearly 2 million SF of new construction at AmeriPlex - 2013

between 1970 and 1990

Three Boys & Girls Clubs of St. Joseph County “Great Big Kids”

223 beds of student housing developed from 2012 to 2015
The LaPorte County Cancer Center was the second build to suit developed by Holladay Properties for Michiana Hematology Oncology, P.C. The full service 30,204 sq. ft. comprehensive cancer-care facility located in Westville, Indiana offers every major oncology service, including chemotherapy and radiation therapy. The facility also features a full service laboratory and advanced diagnostic radiology services.
EXTENDED COVERAGE

Holladay Properties has over 25 management offices and five main development offices located throughout the United States. Each office offers a variety of services to our clients and tenants, including: development, property management, brokerage, architecture, interior design, construction management, and real estate consulting. We have developed properties in multiple states and we are currently expanding our development presence throughout Illinois, Indiana, Tennessee and Virginia.
OUR PEOPLE

At Holladay Properties, we know that it’s our employees who are the foundation of our success. Our highly skilled, well trained and highly educated workforce gives us a competitive edge that sets our company apart from other commercial real estate firms. Our employees come to us from an array of backgrounds including: accounting, finance, property management, business, architecture, interior design, graphic arts, marketing, advertising, journalism, development, real estate, brokerage, technology, engineering, construction, politics and customer service, as well as entrepreneurs who have owned their own businesses. We are also greatly invested in our employees and we encourage them to pursue continued education so that they can be the best in their fields. No matter what your need or expectation is, Holladay has a staff member within our ranks with the experience and knowledge needed to realize any objective.
On June 28, 2016, Holladay Properties and Holladay Construction Group gathered with employees from their many offices throughout the U.S. to enjoy a company-wide team building event for the first time in Holladay’s 64+ year history. There were nearly 125 people gathered under one roof to celebrate recent achievements, including the completion of the 378,000 sq. ft. Grand Park Events Center, where the event was held.
Built in 1991, the Inn at Saint Mary’s was Holladay Properties’ first hotel development. A joint venture with the Sisters of the Holy Cross, the Inn at Saint Mary’s is a three-story, 150 room upper-end hotel featuring 1,200 sq. ft. of meeting/banquet room space. The hotel was designed to offer a luxury hotel experience with personalized service and stylish ambiance at an affordable price.
Holladay considers developing quality relationships with our tenants, partners, communities, and vendors one of our highest priorities. We have long-standing affiliations with some of the nation’s foremost and most respected educational systems, corporations, banks, and healthcare systems. These trusted relationships have helped our company survive two economic recessions and emerge stronger through each one. Our mission to provide the highest level of customer service and our willingness to adapt and change to meet the needs of our clients has led to repeat business, increased word of mouth, and an ever expanding range of services.

Our valued partners include:

- **Purdue Research Foundation**
  Joint Venture Partner
- **IU Health - LaPorte Hospital**
  Joint Venture Partner
- **Gateway Hospitality**
  Joint Venture Partner
- **Federal Express**
  Tenant
- **City of Portage**
  Community Partner
- **Schahet Hotels**
  Joint Venture Partner
- **Indiana Department of Revenue**
  Build to Suit Client/Tenant
- **Ameristar Life Insurance**
  Joint Venture Partner
- **Fronius USA**
  Design/Development Client
- **City of LaPorte**
  Consulting Client
- **Valparaiso Redevelopment Commission**
  Economic Development Partner
- **Hubbell-RACO**
  Build to Suit Client/Tenant
- **Guest Services, Inc.**
  Joint Venture Partner
- **Holy Cross College**
  Development Partner
- **Sisters of the Holy Cross**
  Joint Venture Partner
BUILDING SOLUTIONS

At Holladay, we demonstrate what we firmly abide by: customers first. We have been building solutions for our clients and partners for over 60 years. Our proactive project management means that we have the experience and technical knowledge to evaluate a project’s unique specification and ensure that results exceed expectations. In 2014, Holladay began working with Holladay Construction Group and the City of Westfield, Indiana to plan and develop an indoor sports facility that would allow the City’s Grand Park recreational campus to become a year-round destination. After over a year of planning, the 377,560 square foot, $26 million building project broke ground. With a project of this size and magnitude, issues were expected to arise; and they did, including timing, financing structure, and problems with the steel erection process. However, with Holladay Properties working side-by-side with Holladay Construction Group, the City of Westfield, and the building manufacturer, the problems that did present themselves were quickly overcome. Today, the Grand Park Events Center is the largest indoor soccer facility in the country, housing three full-size soccer fields available for both competitive and recreational matches and capable of adapting to many other sports and events. The building also houses office space, locker rooms, meeting rooms, a family-oriented restaurant, as well as multi-use space for trade shows, live entertainment, conventions and special event programming.
Completed in Summer 2016, the 377,560 sq. ft. Grand Park Events Center marked a strategic partnership between Holladay Properties, the City of Westfield Indiana, and Holladay Construction Group. The arena houses the largest indoor soccer facility in the world with three full-size soccer fields, and is capable of adapting to many other sports and events such as trade shows, live entertainment, and conventions.
Holladay constructed this 100,000 sq. ft. speculative flex/industrial facility in 2006 and sold it in 2016. Developed with the tenant in mind, the Clark building combines award winning architecture with superior accessibility and location. Each suite of this multi-tenant building has individual entries, storefront windows, a loading dock, drive-in door, and plenty of parking.
CONSTRUCTION MANAGEMENT

Holladay already had a 50-year history in the construction field when, in 2007, Holladay Construction Group, LLC was formed to enable expansion by providing construction services to third-party companies. Today, Holladay Construction Group is a general contracting, construction management, and design/build firm with a dedicated team of project managers, LEED® certified construction managers, construction superintendents, accounting staff, and administrative staff. The firm has completed over 1,000 projects valued at over $500 million, and has competed for a wide variety of projects including public buildings, office, retail, sports and industrial facilities, and everything in between. Together, Holladay Properties and Holladay Construction Group provide the perfect solution for any project with management, design, planning and construction handled internally by a team of construction and development professionals who oversee every aspect of the construction process and ensure that the engineered design is realized to exacting specifications with the highest quality materials and standards.
AWARDS & RECOGNITION

Time and again, our company, our mission, and our people have been recognized for outstanding achievements. Some of these include:
Developed by Holladay in 2008, the 90,000 sq. ft. Building A was the first LEED® certified multi-tenant industrial building in the State of Tennessee. A reflective roof, dimmable and solar lights, the rainwater capture irrigation system and an energy efficient HVAC are just a few features that reduce energy consumption and lower costs.
A build to suit for Horizon Financial Management, The Riley Building at AmeriPlex at the Crossroads is a 20,000 sq. ft. office facility designed to meet the needs of a growing medical billings and collections group. The project involved a collaboration of efforts between Holladay’s planning and design specialists and Holladay Construction Group’s construction professionals.
COMMITTED TO EXCELLENCE

As a company and as individuals, Holladay partners and employees have made community service a high priority. Holladay staff members have served in a variety of positions, ranging from service as elected officials to leadership of community organizations for the arts and social services, to volunteering as mentors to school children. For example, Wallace and Wilhelmina Holladay founded the National Museum for Women in the Arts, now ranked as one of the most popular museums in the nation. Holladay partners have also held national positions in the Boys and Girls Clubs of America, and Holladay as a company has been a proud supporter of the United Way since the early 1980s.
SOLUTIONS FOR YOU

The demands of the commercial real estate business require a commitment to service, productivity and quality that the customers of Holladay Properties have come to expect. We understand that choosing the right partner for your real estate needs is a decision of critical importance. Over the last 65+ years, Holladay has grown into a nationally recognized, first-class provider of commercial real estate solutions. We are capable and committed to achieving success with you and adding value to projects both big and small. The steadfast dedication and incredible work ethic of our professional staff has continually demonstrated our capacity to produce consistent quality and results that greatly exceed our clients’ expectations. Holladay Properties’ mission rests upon being the best at what we do, providing direction, encouraging growth and attracting business investment for our projects, clients and communities.

So please...let us work with you to deliver the comprehensive, customized and creative building solutions you should expect from an industry leader!
LOCATIONS

CORPORATE HEADQUARTERS
227 S. Main Street, Suite 300
South Bend, IN 46601
574-217-4498

MID-SOUTH HEADQUARTERS
1508 Elm Hill Pike, Suite 100
Nashville, TN 37210
615-312-0525 | 615-312-0260

DEVELOPMENT OFFICES:
CENTRAL INDIANA OFFICE
5715 Decatur Boulevard
Indianapolis, IN 46241
317-548-4231

NORTHWEST INDIANA OFFICE
6370 AmeriPlex Drive, Suite 110
Portage, IN 46368
219-841-5746

EASTERN REGION OFFICE
11159 Air Park Road, Suite 2
Ashland, VA 23005
804-496-6182

MANAGEMENT OFFICES:
TENNESSEE
Nashville-Centennial
615-342-2855
Nashville-Skyline
615-612-2868
Hermitage
615-884-7554
Chattanooga
423-624-0764

ARIZONA
Tucson - Northwest
520-308-4555
Tucson - St. Joseph
520-546-4611

FLORIDA
Atlantis
561-304-3528
Kissimmee
407-935-1723

MARYLAND
Ellicott City
410-964-2001
Reston
703-464-0013

MISSISSIPPI
Jackson
601-376-1029

MISSOURI
Columbia
573-442-0275
Kansas City
816-795-1220

VIRGINIA
Chesapeake
757-549-3820
Fairfax
703-573-4236

MINNESOTA
Minneapolis
615-598-9828

110,000 sq. ft. of industrial adaptive reuse development completed in Nashville, TN as of 2016 | 35+ healthcare service and satisfaction awards since 2003
What will the future bring to Holladay Properties? | The sky's the limit! | Where will we go next? | Wherever our clients take us! | Contact us today!

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www.holladayproperties.com
South Bend | Nashville | Indianapolis
Chicago/Portage | Richmond