

MOTOR DISTRICT GARAGE 37

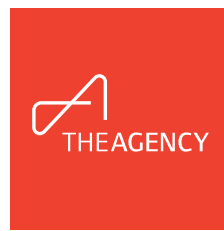
1516 W Tournament Trail Westfield, IN 46074



About *Motor District*

Motor District represents a new category of ownership—purpose-built garages that deliver flexibility, privacy, and investment confidence. Every space can be tailored to fit your lifestyle, from a focused workspace to a high-end retreat or a gathering place for friends. The gated campus features 24/7 security, modern infrastructure, and a thriving community of professionals who appreciate quality, independence, and design.

Our flagship campus in Westfield, Indiana set the standard for this distinctive ownership model, combining craftsmanship, community, and convenience in one remarkable setting.



Motor District

Luxury Garage Condo Campus

Motor District builds luxury garage condos and car condos for owners who want more than a place to park, including flexible solutions for collectors car storage and personalized automotive spaces. These are secure, private garages you own, inside campuses designed for people who care about their vehicles, their projects, and the environment around them. Each unit is a deeded real estate interest, not a rental – a space you can shape, refine, and rely on year after year. When you unlock your garage, it feels like stepping into a place built around what matters to you: your cars, your work, your time, and your style.

A Motor District Westfield garage condo is a private garage you own, designed for vehicles, projects, and the time you spend enjoying both. It offers far more than driveway parking or a basic storage unit. The space is intentional, comfortable, and ready for real use, whether you are building something, maintaining a collection, or slipping away for a quiet hour around the machines that matter most.

Common ways owners use their Westfield garage condos:

Collector car and specialty vehicle storage: Protect classic, exotic, and special-interest vehicles in a secure owned space.

Workshop and project studio: Set up benches, tools, and equipment for mechanical work, fabrication, or restoration.

Showroom lounge: Create a comfortable area to watch games and races with your cars as the backdrop.

Remote workspace or quiet office: Use the loft or a corner of the main floor as a focused work zone away from home.

Entertainment space for small gatherings: Host a few friends before heading to Grand Park or out for a weekend drive.



Motor *District*

Motor District garages start as secure places to keep vehicles and quickly turn into spaces owners want to spend time in.

Many owners use their units for boat and RV luxury storage, while still maintaining room for projects, workspaces, or entertainment zones. When you have room to move, enough power to run equipment, and the ability to separate zones, the garage stops being just a parking spot and becomes part of how you live and work.

Private Office

A community where enterprise meets enthusiasm. The Motor District connects ambitious brands with passionate customers, offering flexible commercial spaces designed to inspire growth, collaboration, and authentic engagement.

Urban Retreat

Your personal sanctuary, crafted for calm and connection. The Motor District transforms garages into private escapes—places to recharge, entertain, and rediscover balance surrounded by the things you love.

Project Studio

A purpose-built space where creativity takes shape. The Motor District's customizable garages give you the freedom, tools, and inspiration to turn ideas into reality and passion into progress.

Post-Career HQ

A fresh chapter begins here. The Motor District offers a private headquarters for reflection, reinvention, and rediscovery—where freedom and purpose meet in a space entirely your own.

Remote Workspace

Work where you feel alive. The Motor District's private workspaces combine focus, flexibility, and freedom, creating a professional environment that balances productivity with passion.

Entertainment Complex

The ultimate space for connection and celebration. The Motor District transforms garages into vibrant gathering spots designed for entertainment, hospitality, and unforgettable shared experiences.

Boat and RV Luxury Garage

Your RV is more than just a vehicle—it's your ticket to adventure. But when you're not on the road, does it have a secure, spacious, and climate-controlled home to keep it in top shape?



Ownership *Advantages*

Premier Community

A neighborhood of achievers united by passion. Motor District brings together entrepreneurs, executives, and professionals who share a love for cars, craftsmanship, and community—creating genuine connections through shared interests and experiences.

Ownership Advantage

Owning at Motor District means long-term value, control, and freedom. Build equity, customize your space, and enjoy the lasting benefits of ownership in a community designed for both lifestyle and investment.

Security & Privacy

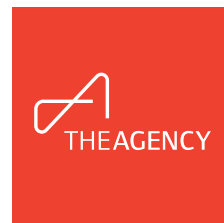
Peace of mind comes standard. Motor District's gated campus, 24/7 surveillance, and owner-only access provide a secure, private environment for your most valued vehicles, tools, and collections.

Storage Size & Flexibility

Space designed for every vision. From compact studios to multi-bay suites with mezzanines, baths, and entertainment areas, Motor District garages adapt to your lifestyle, passion, and evolving needs.

Events & Engagement

Where passion meets community. Motor District hosts curated events and gatherings that connect owners, showcase craftsmanship, and celebrate the people and stories that make this automotive community truly special.



Garage Highlights

Motor District

Motor District Westfield includes a feature set that creates a strong foundation for luxury garage storage and future customization. These features focus on comfort in Indiana weather, power, safety, and structural readiness.

Standard features at Motor District Westfield:

- In-floor hydronic heat (boiler system): Keeps the space warm during winter and stabilizes interior conditions.
- Fire suppression system: Adds asset protection and life safety across the campus.
- 14-foot or 18-foot insulated, remote-controlled garage door: Accommodates lifts and taller vehicles while maintaining thermal performance.
- 200 AMP electrical service: Supports lifts, tools, EV chargers, and upgraded lighting.
- LED lighting and multiple circuits/outlets: Designed for working, detailing, or display.
- Insulated, sheetrocked walls (unmudded): Improve thermal performance and prepare the unit for future finishing.
- Loft with roughed-in stairs and railing: Creates a ready-made second level for lounge, office, or storage.
- Structural concrete slab: Engineered for lifts and heavy enthusiast equipment.
- Water, sewer, and bathroom stub-in: Supports future restrooms or wash-up areas where permitted.
- Exterior camera surveillance: Provides campus-level security and peace of mind.



Garage 37

Audio System

- 2 × Sonos Amps
- 4 × Sonance surface-mount speakers (downstairs)
- 4 × KEF thin-mount satellite speakers (upstairs)
- Speaker wiring and installation
- Audio integration (including TV audio routed to speakers)

Video / Projection System

- 184" motorized projection screen (Contour model)
- 4K laser projector (LG ProBeam, high brightness)
- Projector mount (Chief)
- Ceiling plate for mounting
- Projector installation
- Video Distribution & Signal Handling
- HDMI cables
- 4K HDMI extender(s) (listed twice → likely multiple units)
- HDMI splitter (for sending video to multiple displays)
- Digital-to-analog audio converter
- System configured to duplicate video (Roku → projector + 2 TVs)

Network & Wiring

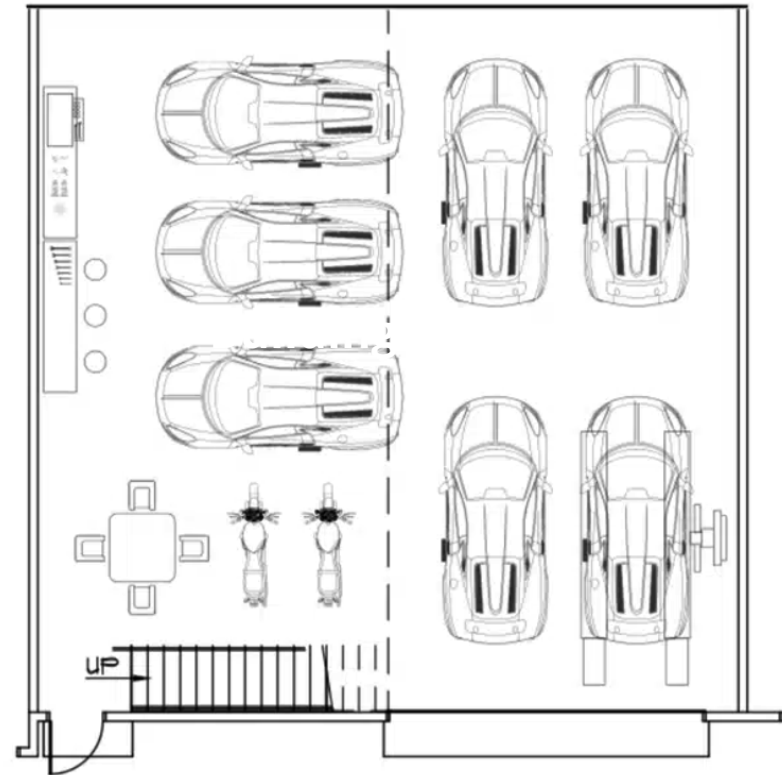
- Araknis 8-port unmanaged gigabit switch
- Multiple Cat5e cable runs (listed in two sections, so likely several total pulls)
- General cabling, supplies, and installation materials

Control System

- Control4 Core 1 controller
- 8" in-wall Control4 touchscreen:
 - Includes back box
- Programming
- Installation
- Roku Ultra installed and integrated into system

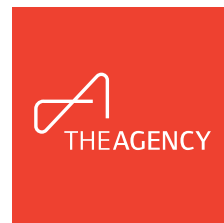
Power & Equipment Housing

- WattBox surge protector (power + coax + phone + Ethernet protection)
- 18U wall-mounted rack:
 - Includes hardware
- Surge protection integration



40×40:

Could fit 6 cars or 4 cars and a boat



Luxury Garage Condo vs Traditional Storage?

Most Westfield buyers upgrade when they want control, comfort, and a space that feels like theirs. They are moving out of crowded home garages or anonymous storage rows and into a deeded unit designed for real use.

Owners choose Westfield garage condos because:

- Ownership makes improvements worthwhile – lifts, lighting, cabinetry, and finishes stay with your asset.
- Comfort and power support real work, not just parking.
- The environment feels personal, not temporary.
- Upgrades become long-term investments, not sunk costs in a rented space

For many owners, that is the difference that matters. It becomes their place.

Traditional storage facilities often mean cold, rented units with limited power, tight restrictions, and no connection to the people around you. Motor District Westfield is different – warm, powered, owned, and built for enthusiast use from day one.

Motor District vs typical storage:

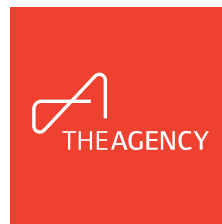
Deeded ownership: You own a specific unit instead of depending on a month-to-month rental.

Heated, insulated interior: Comfort and protection are built into the standard Westfield spec.

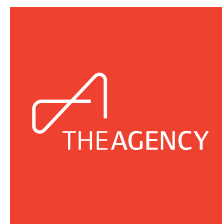
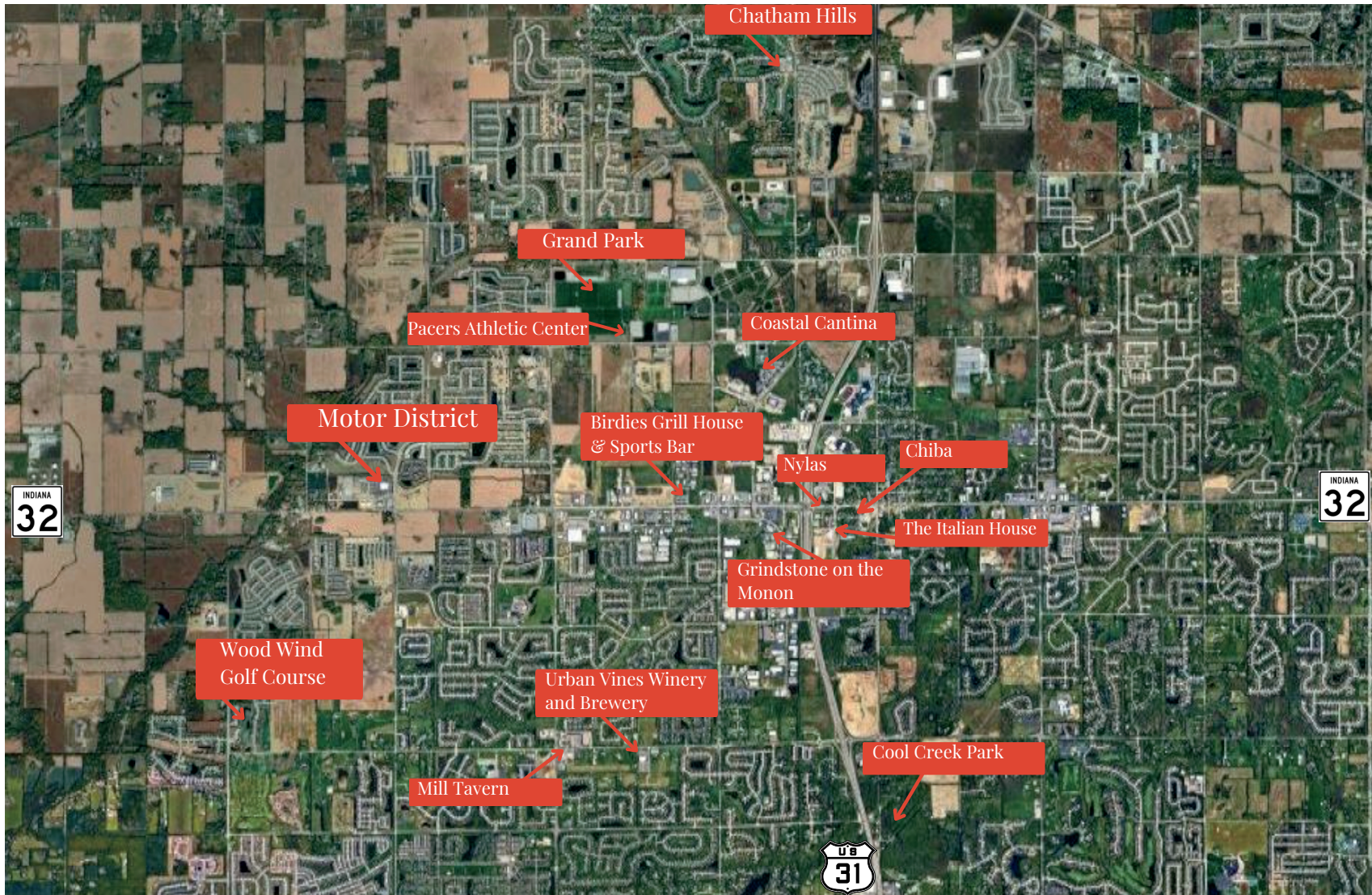
Robust power and loft-ready framing: Designed for lifts, tools, and long-term build-outs.

Private, single-user space: No shared hallways or anonymous rows of units.

Enthusiast campus environment: Neighbors care about vehicles and take pride in their spaces.



Surrounding Area





Interested in Leasing? Contact

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Thank You.

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