

251 E OHIO STREET • DOWNTOWN INDIANAPOLIS, INDIANA



PROJECT DESCRIPTION

MARKET EAST • 251 E OHIO STREET
DOWNTOWN INDIANAPOLIS, INDIANA

Market East Redevelopment, bounded on the north by Ohio Street, west by Delaware Street, east by Alabama Street and the south by the City Market, includes the 251 Building, 151 Building office building, totaling 400,000 sf, and the 241 parking garage containing 529 spaces.

In addition, the Market East Redevelopment will include the activation of the Wabash Street Alley, located between 251 and the City Market, into a social gathering attraction.

The project is being developed in two phases: the first phase is the 251 Building, and the second phase will be the 151 Building and Alley.

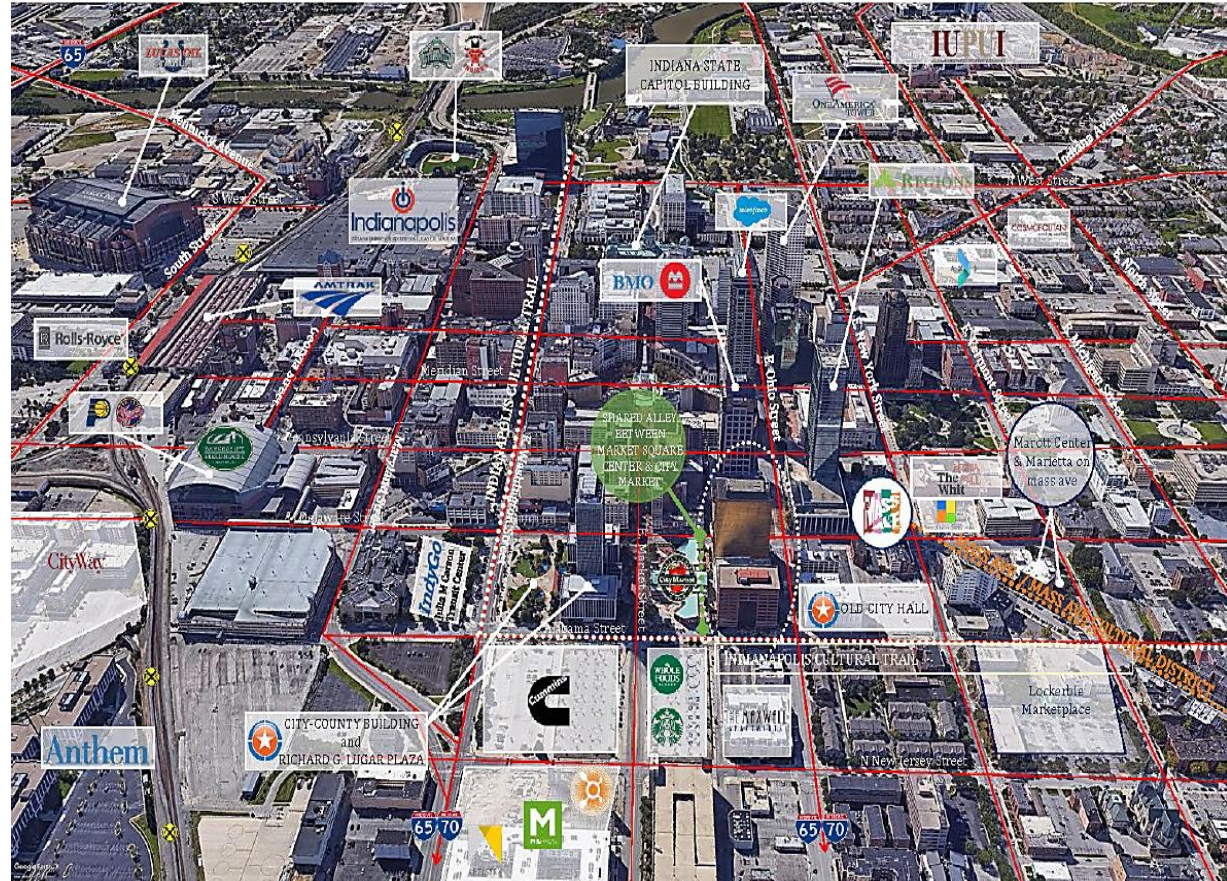
251 Building

- 11-story, 200,000 sf, high quality office building
- Newly completed renovations include: four new elevators, lobby improvements, and common areas on the first and second floor

LOCATION

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- Notable landmarks located in the Market East District include: the Cummins Distribution Headquarters, Whole Foods, the Cultural Trail and several thousand apartments including 360 Market Square Apartments, a 28-story building containing 292 luxury apartments
- One block from Mass Avenue and minutes from the City Circle
- Walkable to restaurants, retail, shopping, hotels and housing
- Easy access to I-65/I-70



LOBBY // 251 E OHIO

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○ MARKET EAST DISTRICT

- Whole Foods, located on the first floor of 360 Market Tower
- City Market, a historically relevant food hall with 20+ unique food offerings, connected to Market Square Center by a shared urban alley
- Artistry, a 5-story apartment project, with 68K SF of retail space
- Cummins Distribution Headquarters, 179,000 SF office building
- 360 Market Tower, 27-story luxury apartment tower



○ CULTURAL TRAIL

- An 8 Mile walking and biking trail, that runs along Alabama, through the City connecting neighborhoods, cultural districts, and entertainment amenities



○ MASSACHUSETTS AVENUE

- Within a City Block, of the entrance to Mass Ave, the City's primary residential and retail corridor
- A five-block district, with restaurants, bars, theatres, and unique shopping experiences

FEATURES // 251 E OHIO

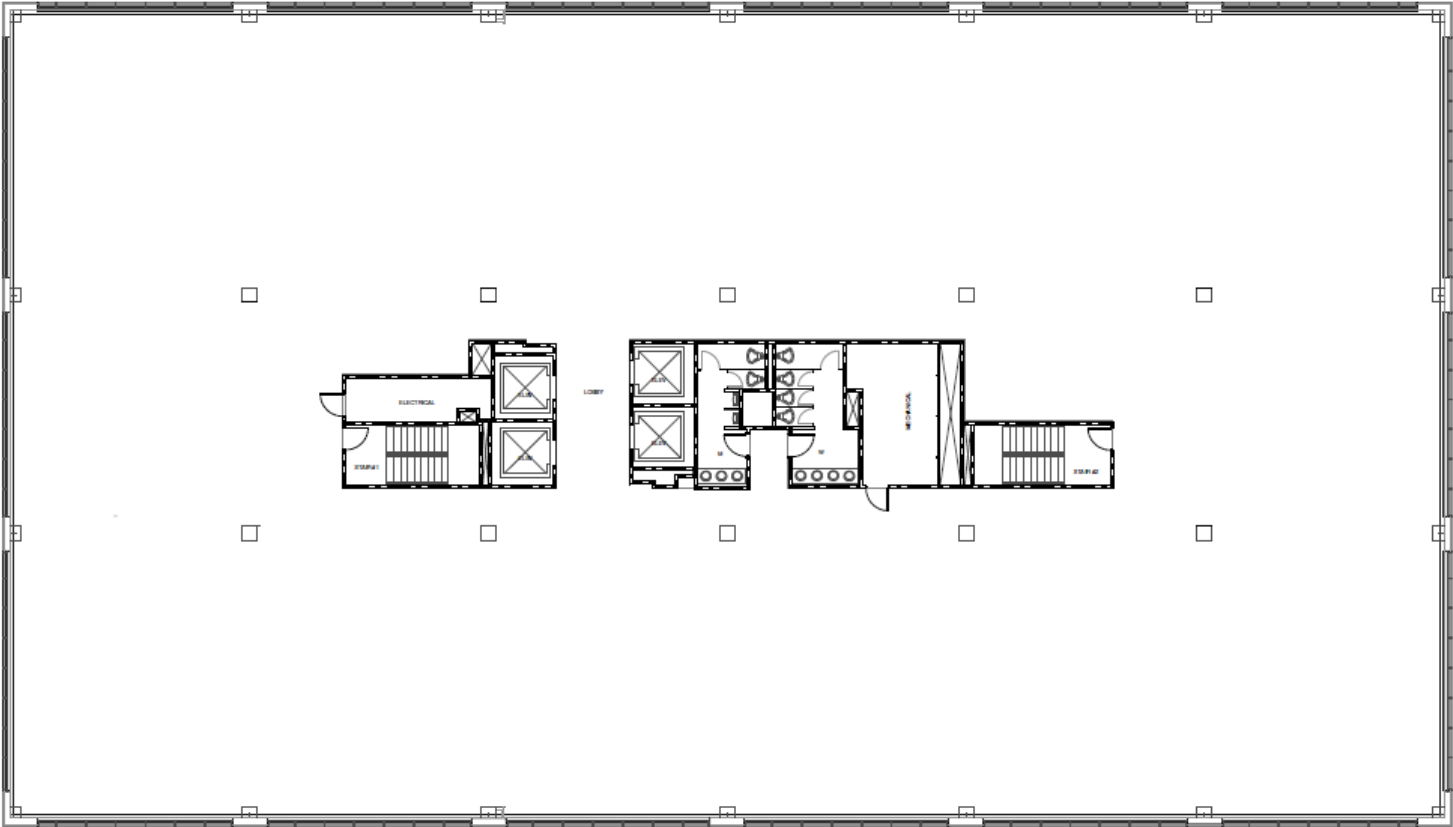
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- Expansive windows
- High speed elevators
- Efficient floor plates
- High quality finishes designed to tenant specifications
- 24-7 security
- 529 car parking
- Garage
- Computer controlled access
- Free of charge to Tenants:
 - WIFI
 - Lockable bike storage
 - Numerous collaboration areas
 - Conference Center with state of the art AV equipment



FLOOR PLAN // 251 E OHIO

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