 **JLL** SEE A BRIGHTER WAY

For lease

97,800 RSF Available

251 E. Ohio Street
Indianapolis, IN 46204

buildingwebsite.com

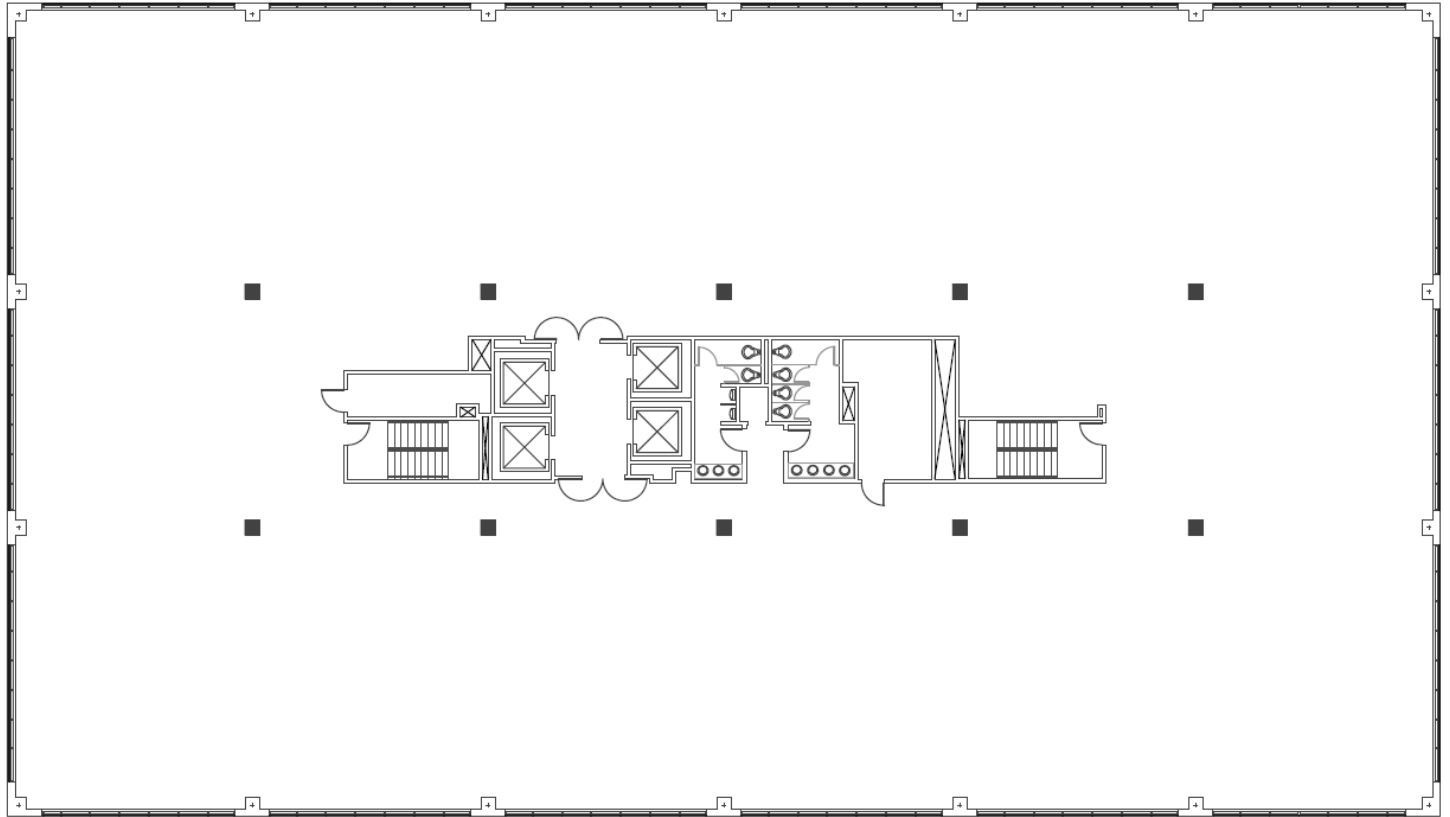
Property Overview



251 E. Ohio is an 11-story, high quality office building located in the bustling Market East District in Downtown Indianapolis that is currently undergoing a redevelopment. The 251 building is included in Phase 1 of the City Market East redevelopment. The building's new renovations include: repainting of the common areas on all of the floors. These improvements will take the building from Class B to Class A.

Location	Market East District - Downtown Indy
Size	235,000 SF
Class	A
Floor	20,000 SF
Parking	Garage attached

The City Market East Project also includes: redevelopment of the iconic Gold Building at 151 E. Ohio Street into a 350-unit residential tower, with a new façade consisting of transparent, modern glass. There will also be construction of an 11-story apartment tower on the east wing of City Market that will include 60 multifamily units, 8,000 SF of office space and 22,000 SF of retail space. Improvements to the parking garage adjacent to the 251 building will also take place to repair mechanical systems, elevators and improve the lighting, in addition to a revitalized alleyway between City Market and the new multifamily building.



Typical floorplan

Amenities

251 E. Ohio boasts expansive windows for ample natural light, 24/7 computer controlled access, Wi-Fi, multiple conference rooms with state-of-the-art audio/video, collaboration area and high-quality finishes.



529 car parking garage



Conference room

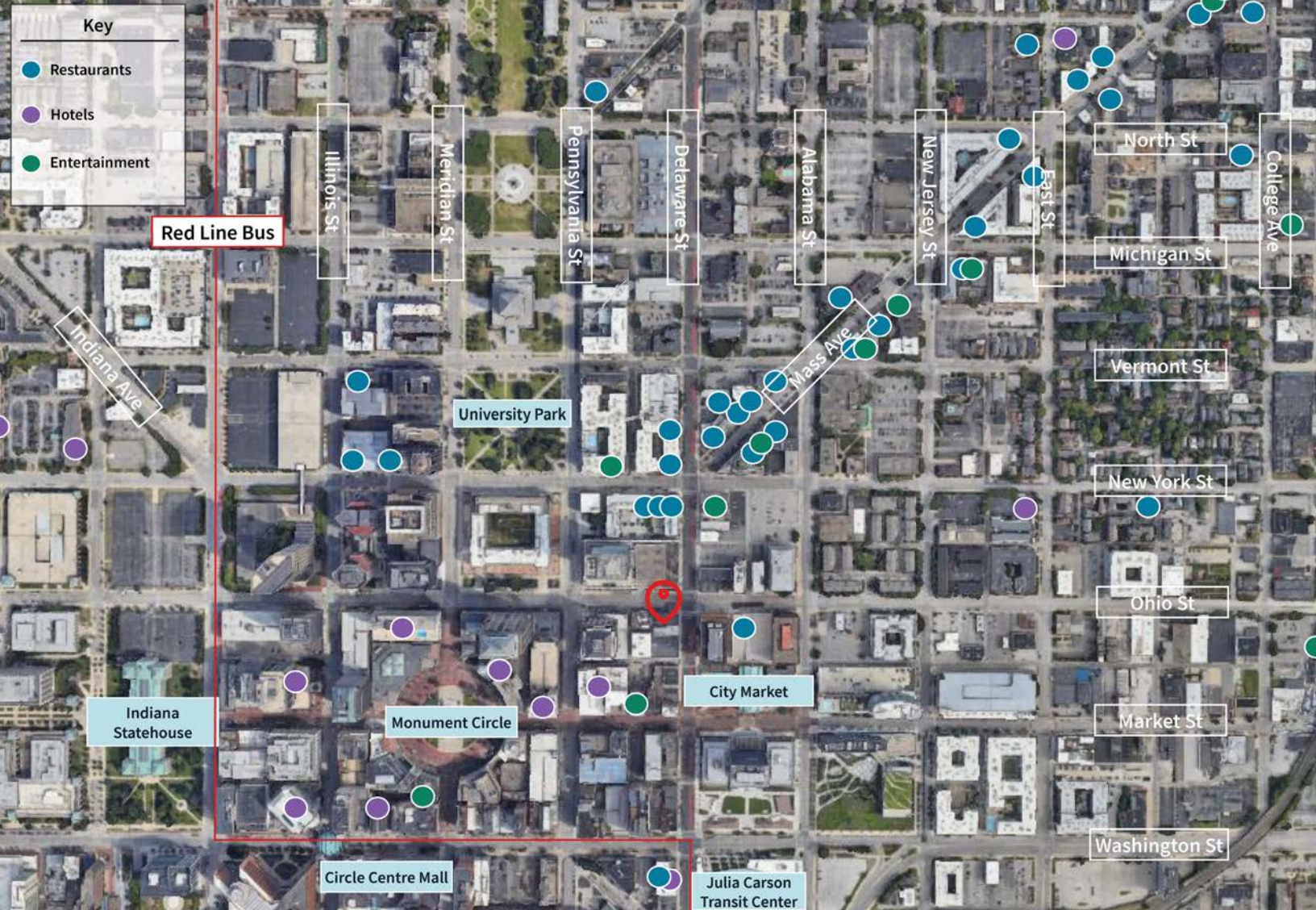


Lockable bike storage



24/7 security





Location Highlights

- A short walk to an abundance of restaurants on Mass Ave, Bottleworks District and other restaurants, bars, retail and entertainment in the immediate area
- Only a 10-minute walk up Delaware to Mass Ave - Indy's most popular district with more dining, entertainment, retail and nightlife
- Whole Foods Market and Needler's Fresh Market are both a 5-minute walk - exceptional options for downtown grocery stores
- Live, work and play alongside notable corporations and their employees like Cummins, BMO and Salesforce
- Located near ample housing options such as 360 Market Square, Artistry Indy, Ardmore, The Whit, 333 Penn, Pulliam Square, The E'Laan, Penrose on Mass and the Lockerbie Square and Chatham Arch residential neighborhoods
- Steps away from the Julia Carson Transit Center
- Downtown Indy offers 23 miles of bike trails/lanes including the Cultural Trail right outside the entrance of the building
- 96 walking score, 95 biking score, 65 transit score
- 251 E Ohio boasts easy access to I-70/I-65 allowing easy commuting to Indianapolis' most populate suburbs:

15

Indy Int'l Airport

20

Broad Ripple

20

Avon

20

Greenwood

25

Keystone at The Crossing

30

Fishers

30

Carmel

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