



351 S. East St.
Indiana Oxygen Building



Historic Building Located in the Heart of one of Indianapolis' Hottest Neighborhoods

Built in 1930, the Indiana Oxygen Building is registered on the trust of national historical places. This 742-ton masonry building was originally built for the Indiana Oxygen Company and was moved to its new location in 1997 in order to dodge a wrecking ball. Later it housed the well known and much-loved Dunaway's Restaurant, famous for its delicious steak and seafood, as well as the city's premier outdoor dining area, which boasted an unparalleled view of Indianapolis' downtown skyline. Many of the original Gothic and Art Deco interiors remain in place from the

Oxygen Company's executive suites, and the bar from Dunaway's Restaurant still remains on the first floor. The building's roof deck, with its sweeping downtown views, remains in place and will be doubled in size. These features add a very unique appeal to an already unique building.

Once you step out of the front door, it does not matter which direction you travel — you will be in the heart of the city. The building is within walking distance of a bevy of desirable locations, including downtown Indianapolis, some of the city's largest employers, modern apartment complexes, and its newest and most popular restaurant and nightlife scene.





To the north of the building lies the Central Business District and the most active development quadrant of Downtown Indianapolis. Amongst the development is the Cummins Headquarters building (\$40.4 million), the new Transit Center (\$20 million), the City County Plaza redevelopment (\$12.5 million), the highly anticipated 21C Hotel (\$55 million), the Artistry Phase II (\$32 million) apartment complex, and 360 Market Square, which includes a Whole Foods (\$121 million). Some of the largest employers in the state — Eli Lilly Pharmaceuticals, Rolls Royce, Farm Bureau Insurance, and Anthem Blue Cross-Blue Shield, to name a few — all have major headquarters and other large installations within walking distance of the building,

to the north and west. Finally, to the south and east lie Fountain Square and Fletcher Place, a couple of the coolest neighborhoods in town. Both areas have seen huge investment and redevelopment in recent years, and have become a premier destination for foodies, with a strong nightlife scene consisting of live music, art galleries, duckpin bowling, and an array of bars and restaurants.

The Indiana Oxygen Building represents a truly unique real estate opportunity, combining a rich historic and architectural past with an up-and-coming Indianapolis location.





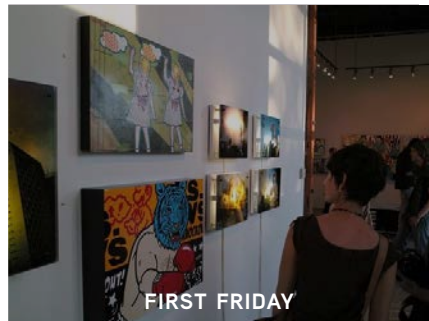
DUCKPIN BOWLING



RADIO RADIO NIGHT CLUB



CALVIN FLETCHER COFFEE CO



FIRST FRIDAY



MILKTOOTH



FLETCHER PLACE



BLUEBEARD

PROJECT HIGHLIGHTS

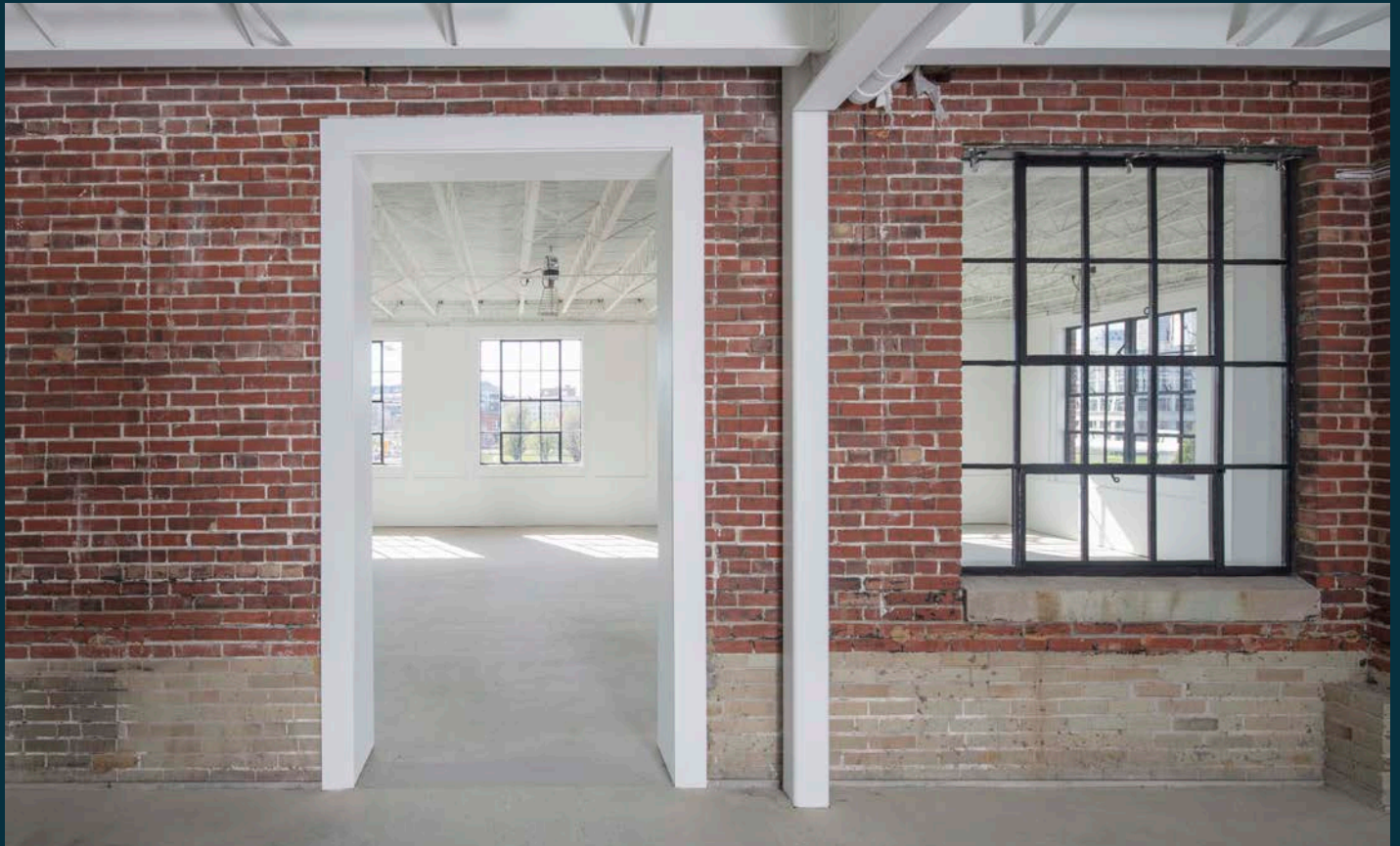
- New Building Sale Price: \$1,525,000
- Historic building with character and detail that cannot be recreated
- Located in historic Fletcher Place and walking distance to Indy's hippest neighborhood, Fountain Square
- 1,800+ SF Rooftop Deck with elevator access and not-to-be missed skyline views
- Strong natural light and window line
- Full bar with multiple taps located on building's first floor
- Abundant parking (controlled and downtown – a true rarity)
- Building signage available
- Up to +/-12,000 square feet of contiguous space (not including the rooftop deck)

NEARBY AMENITIES

- | | |
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| 1. The Conrad Hotel | 23. Bluebeard |
| 2. Circle Centre Mall | 24. Rook Restaurant |
| 3. Palomino | 25. Calvin Fletcher Coffee Co. |
| 4. Scotty's Brewhouse | 26. Chilly Water Brewing Company |
| 5. Slippery Noodle Inn | 27. Hotel Tango |
| 6. Tow Yard Brewing | 28. Siam Square |
| 7. Salon Lofts | 29. Peppy's Grill |
| 8. The Alexander Hotel | 30. Naisa Pan Asian Restaurant |
| 9. Yolk | 31. La Margarita Fountain Square |
| 10. Plat 99 | 32. Murphy Building |
| 11. Qdoba | 33. Red Lion Grog House |
| 12. Market Table | 34. Pure Eatery |
| 13. Sun King Brewing | 35. Pioneer |
| 14. Indiana City Brewing Co. | 36. El Arado Mexican Grill |
| 15. Iaria's Italian Restaurant | 37. Smokehouse on Shelby |
| 16. Ember Urban Eatery | 38. Duckpin Bowling & Fountain Square Theatre |
| 17. Milktooth | 39. Revolucion |
| 18. South of Chicago Pizza & Beef | 40. Radio Radio Night Club |
| 19. Tappers Arcade Bar | 41. Bosphoros Istanbul Cafe |
| 20. Fitness Now | 42. Thunderbird |
| 21. Tortas Guicho Dominguez y El | |
| 22. Repeal Restaurant & 12.05 Distillery | |



SECOND LEVEL







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