



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's 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 district 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.



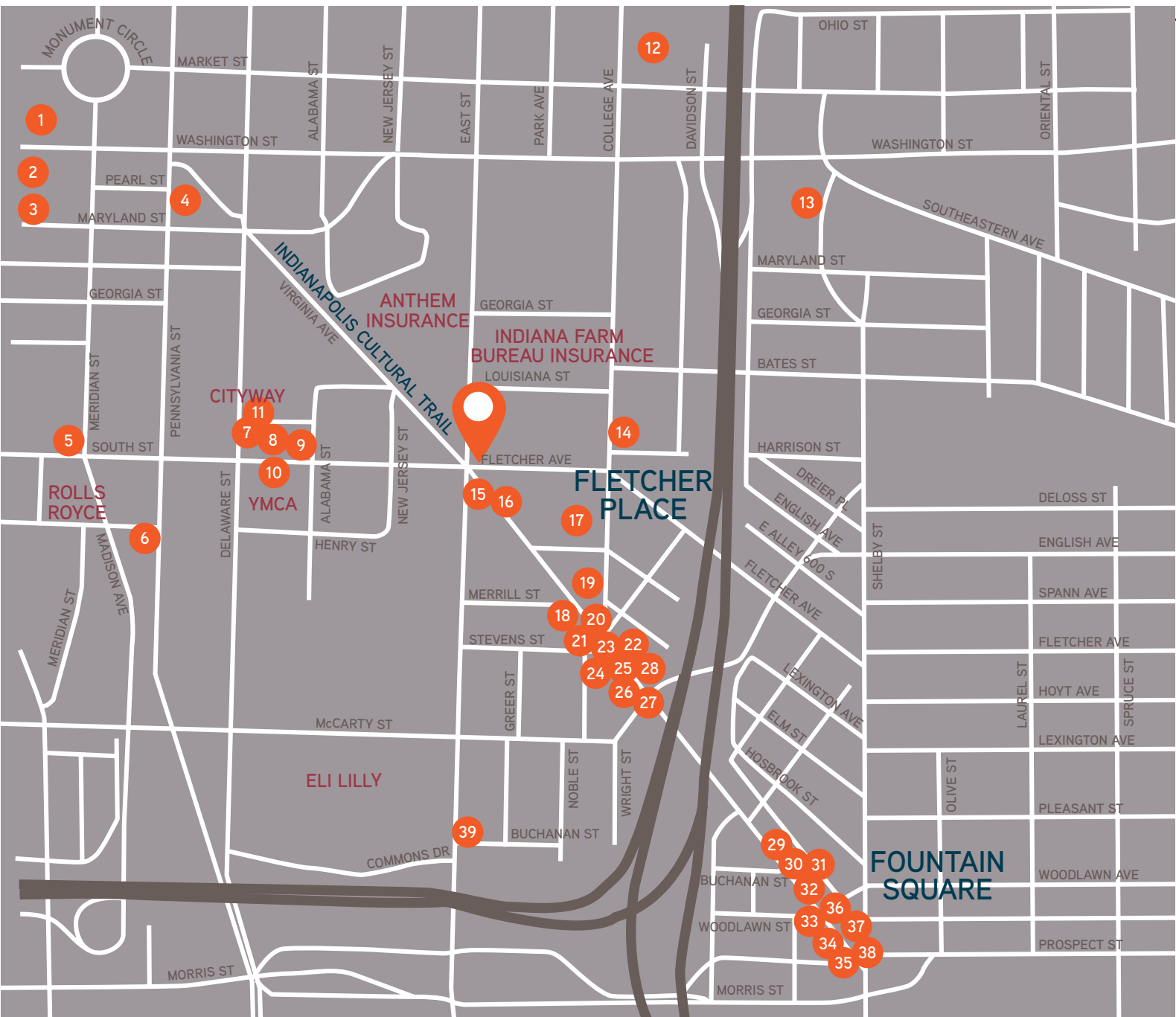
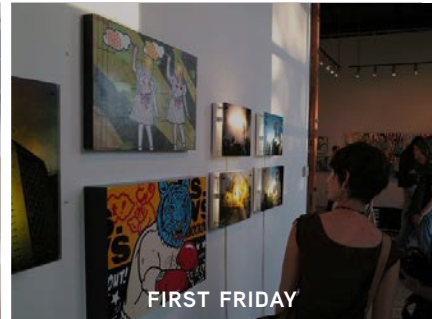
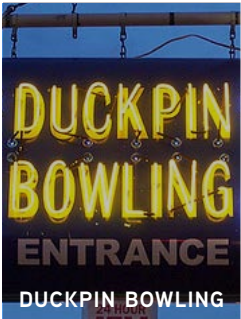


To the north of the building lies the Central Business District and the most active development quadrant of Downtown Indianapolis. Amongst the development is the Cummins Headquarters building (\$40.4 million), the new Transit Center (\$20 million), the City County Plaza redevelopment (\$12.5 million), 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 a 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.





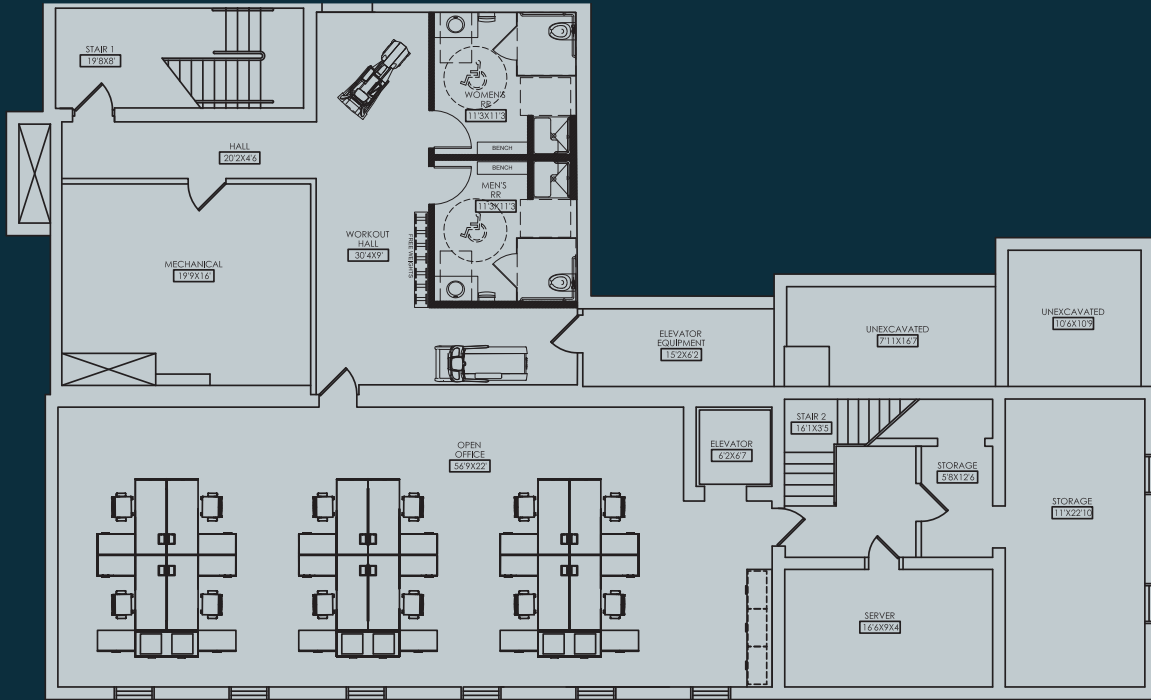
PROJECT HIGHLIGHTS

- 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 roof top deck)

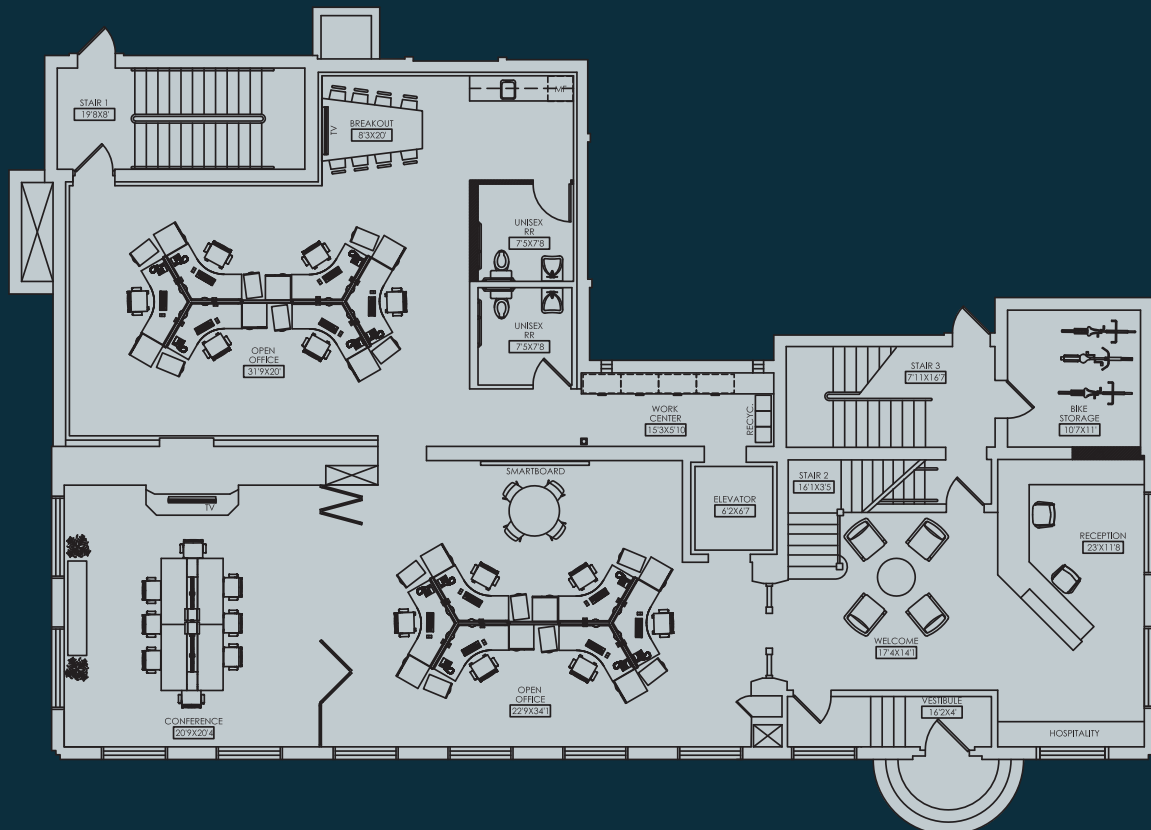
NEARBY AMENITIES

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

BASEMENT



FIRST LEVEL



Floor Plans

SECOND LEVEL



ROOF





Colliers
INTERNATIONAL

241 N. Pennsylvania St. Ste 300 | Indianapolis, IN 46204 | 317 713 2100

colliers.com



OAK BRIDGE
PROPERTIES

Rich Forslund

317 713 2172

rich.j.forslund@colliers.com

Matt Langfeldt

317 713 2173

matt.langfeldt@colliers.com