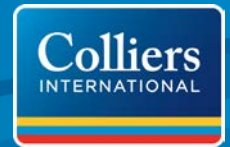


FOR SALE, LEASE OR BTS > OFFICE SPACE



# Historic Bush Stadium

1501 W 16<sup>th</sup> ST, INDIANAPOLIS, IN



## Property Highlights

- > 7-minute walk to IUPUI & hospital complex
- > 7,000 – 21,000 SF & 40,000 – 120,000 SF available
- > Adjacent \$23 million mixed-use project
- > Ample free parking
- > Multiple parcels for development
- > Great green space within historic Bush Stadium
- > Walking / biking path / direct connection to IUPUI campus & Eskenazi Hospital
- > Part of 16 Tech (16techindy.com)



 = BUILT-TO-SUIT OFFICE SPACE

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## Site Plan



Indiana Avenue Streetscape



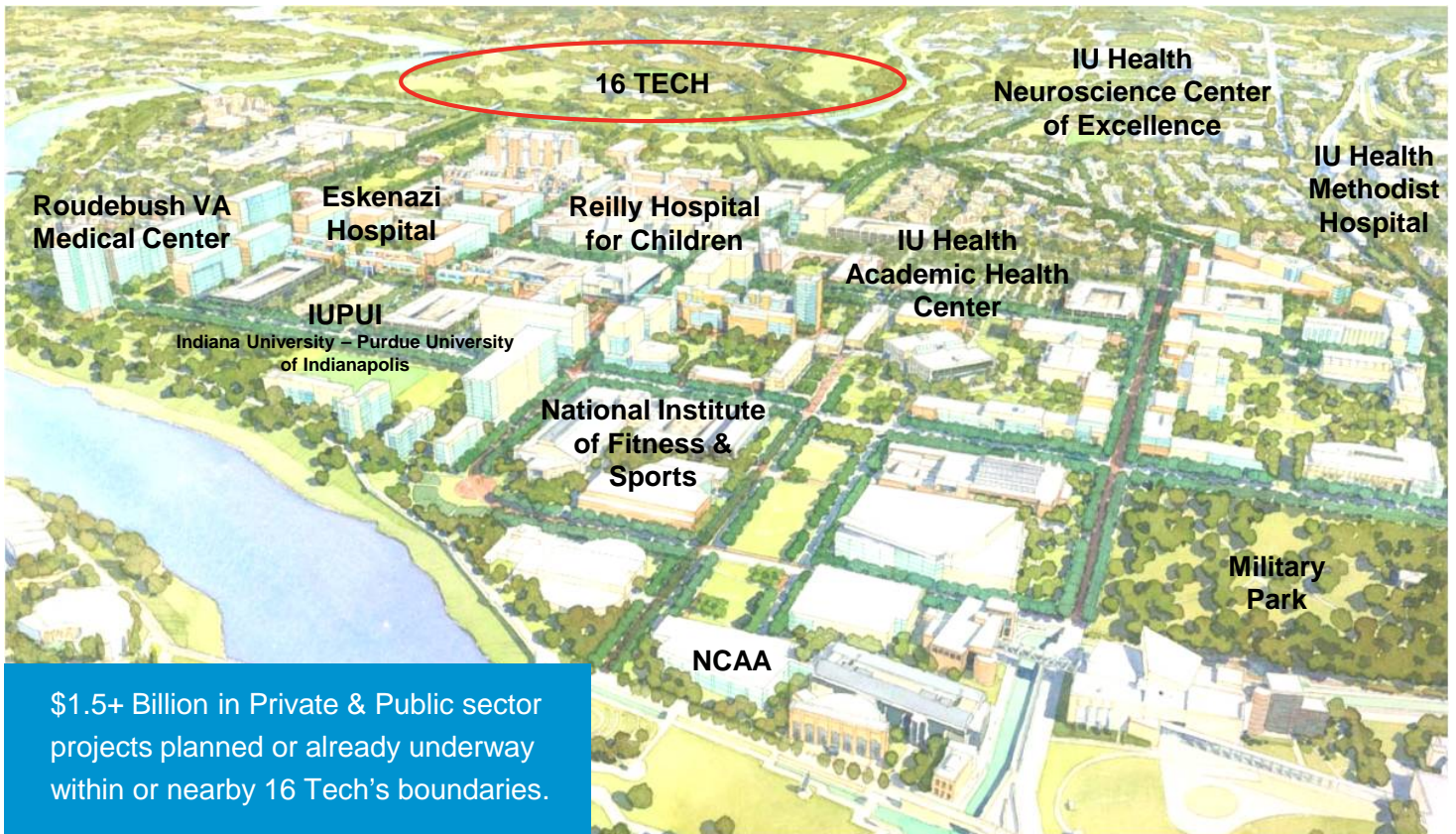
Helix Park

Leading life sciences, biotech, IT and motorsports companies all intersect at 16 Tech — creating an enriching environment for established and emerging companies.



## Aerial Photo

- Adjacent to IUPUI campus and its collaborative facilities and resources - IU School of Informatics, IU Health People Mover Station, IU Biotechnology Research and Training Center.
- Walking distance to the IU Medical School, second largest medical school in the U.S.
- Surrounded by an incredible cluster of other renowned healthcare / medical facilities - Eskenazi Hospital, Riley Hospital for Children, IU Neuroscience Center of Excellence, IU Health, National Institute for Fitness & Sports.
- Located on key path connecting downtown commercial zone to numerous anchor institutions and area attractions: NCAA Hall of Champions, Indianapolis 500 Motor Speedway, Indianapolis Zoo, and more.



## WHY 16 TECH?

**Neighbor to the IU development zone** — a 17-acre area targeted toward advanced technology tenants working collaboratively with Indiana University.

**Sustainability and infrastructure enhancements** — LEED-certified buildings, greenways and bike routes, sustainable landscape and store water management, public art, and multi-modal technology trail.

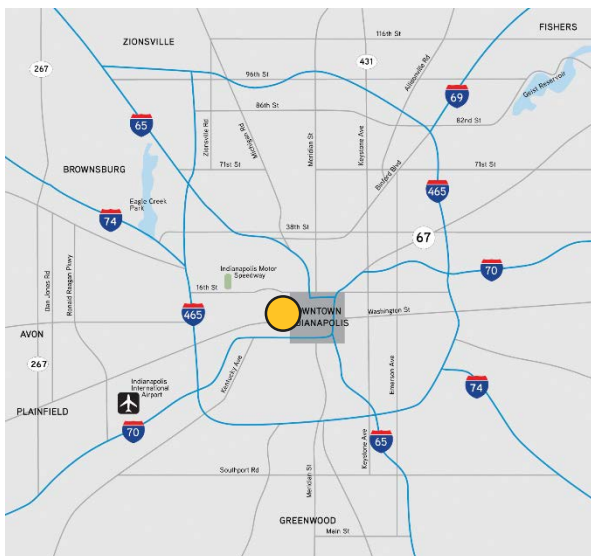
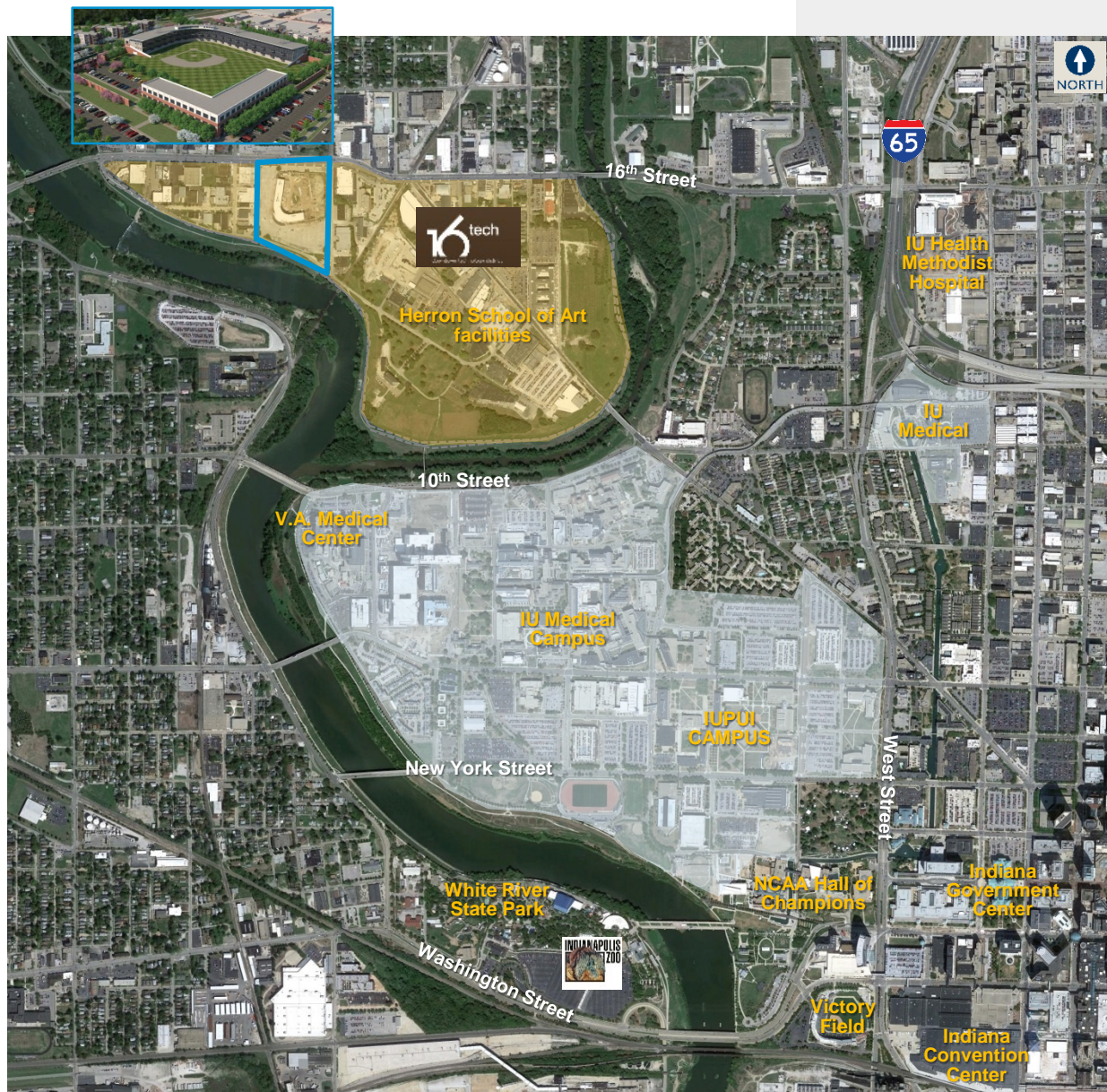
**Adjacent to Stadium Lofts** — a unique apartment community featuring studio, one and two-bedroom loft units. Target completion - August 2013.

**Connectivity to neighboring IUPUI campus** and an extensive cluster of medical, research, and life sciences buildings.

**Close proximity** to some of the nation's top universities & research institutions — access to some of the best new talent and research in the country.

**Located in Foreign Trade Zone area** — providing real-time advantage to international companies.





Developed By:



## Contact Us

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