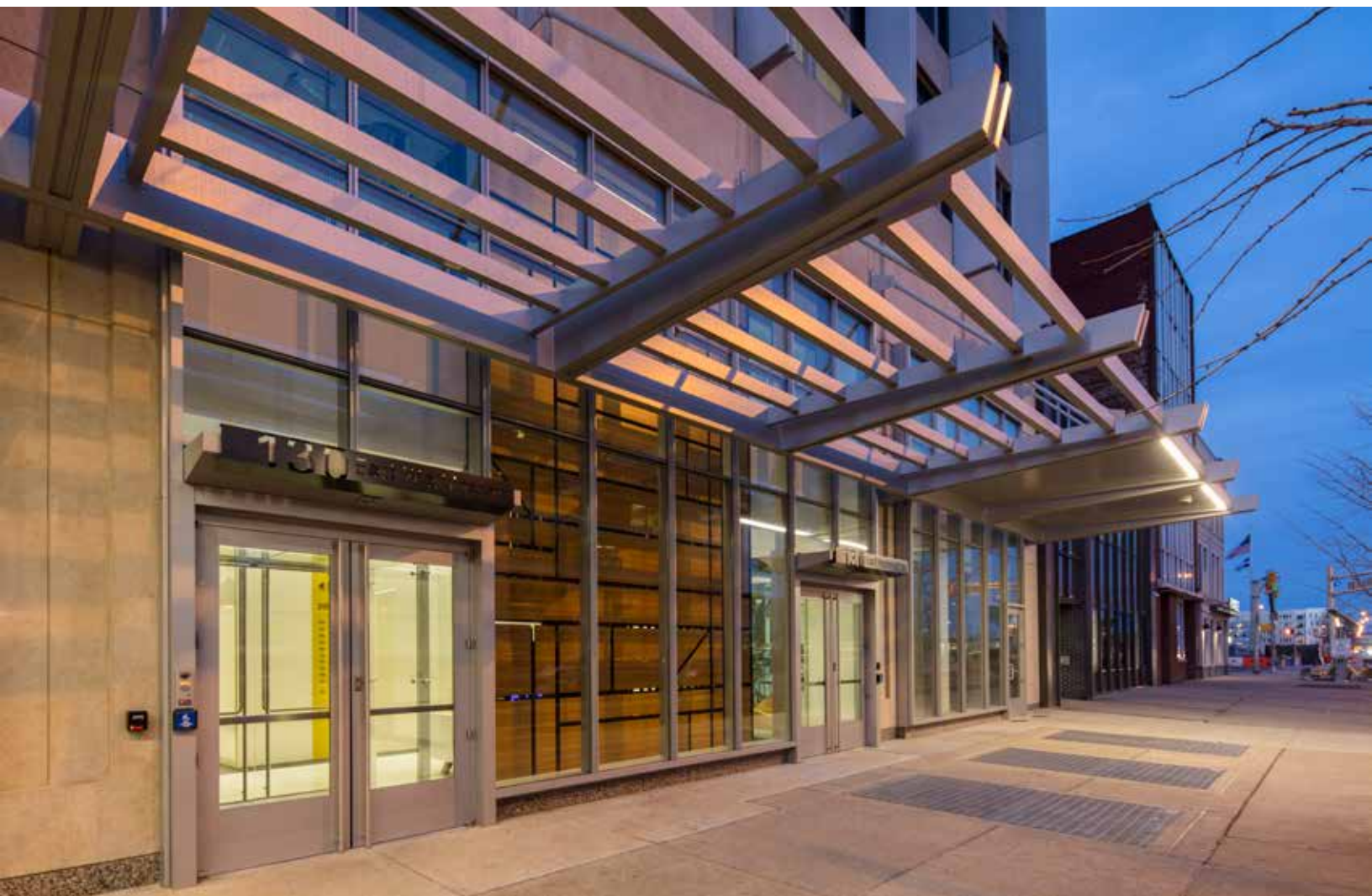


# 130 EAST WASHINGTON





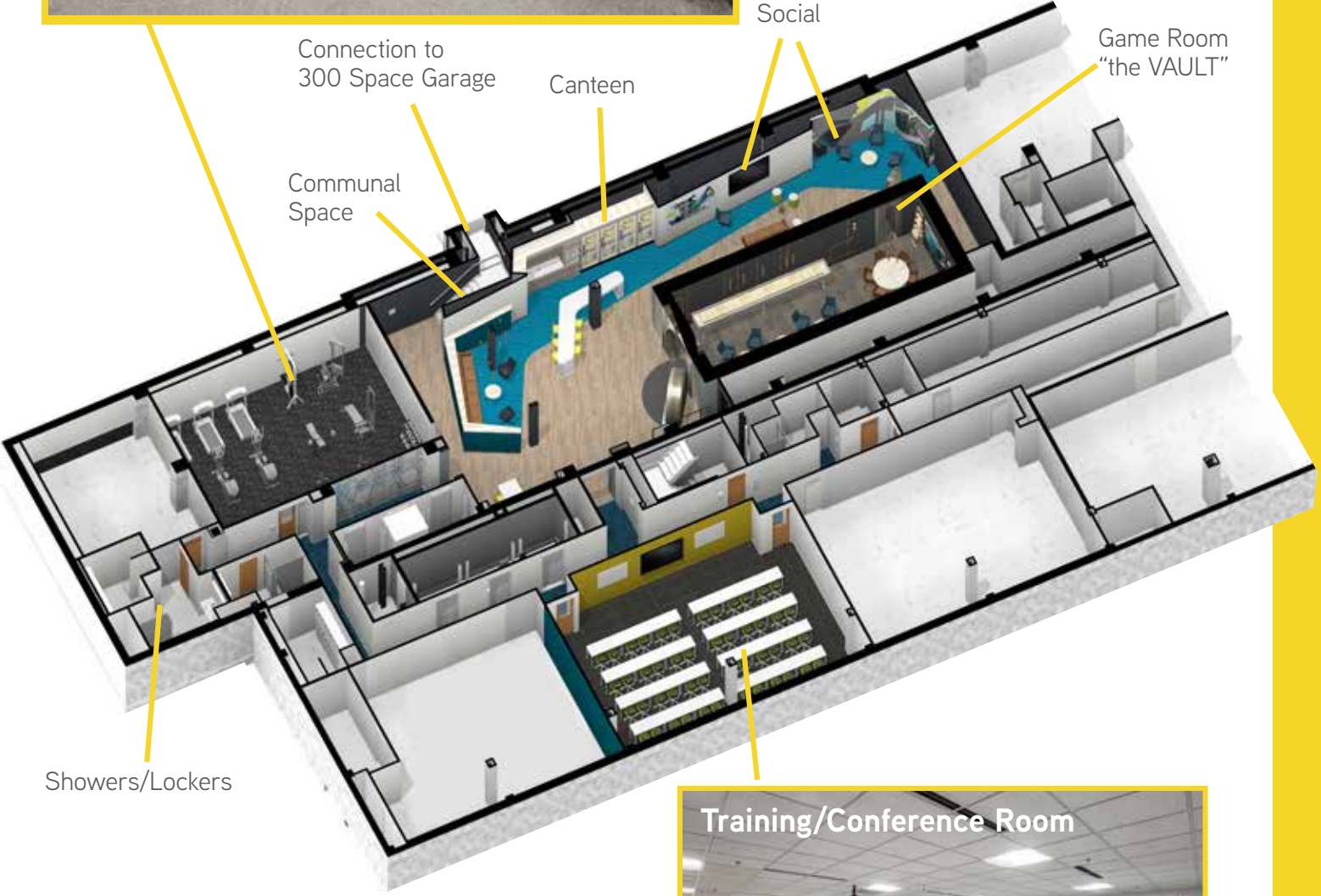
LOBBY



AMENITY FLOOR



Fitness



Training/Conference Room



## GAME ROOM - “the VAULT”



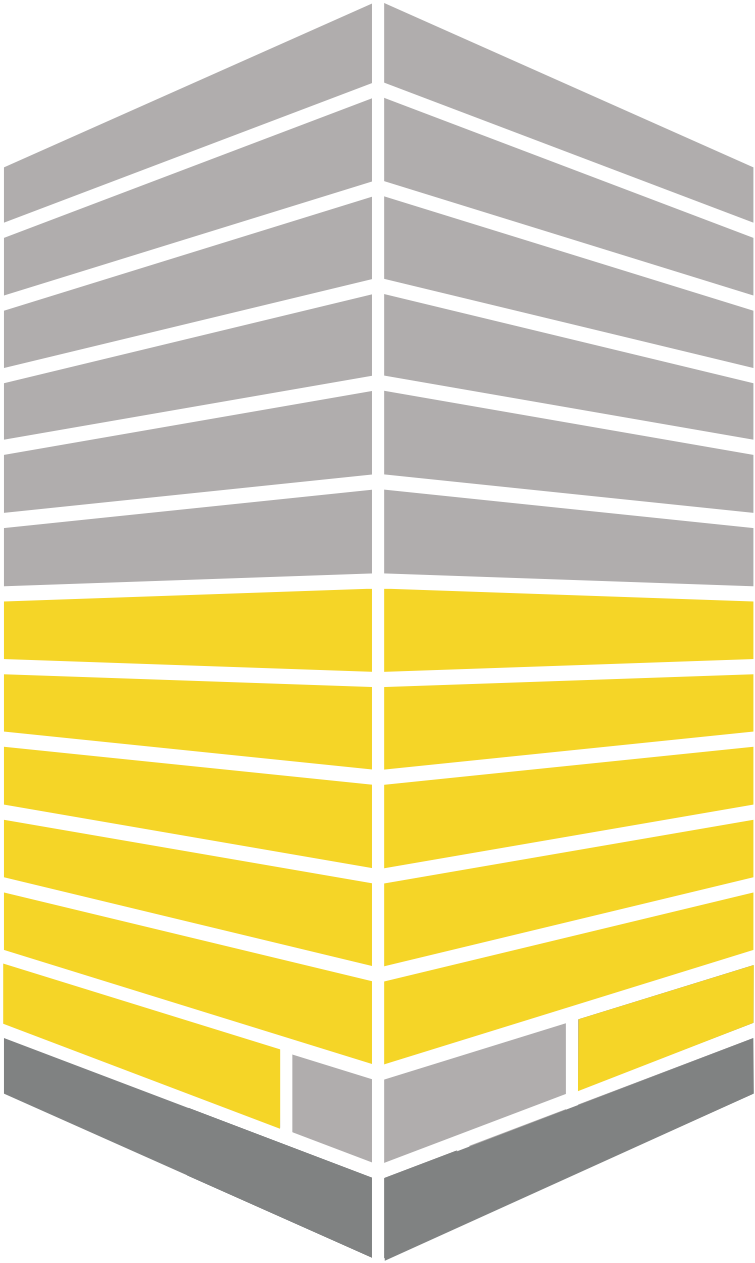
- High design, progressive, and well thought out
- On the Cultural Trail
- New exterior entry and canopy area
- New lobby and upgraded common areas throughout
- New LARGE exterior windows = energizing natural light
- Fitness, Showers/Lockers, Tenant Lounge + Game Room, Multiple Training Rooms
- ± 102,000 SF available

## COMMUNAL SPACE / CANTEEN + “the VAULT”



- Up to ± 86,000 SF of contiguous space available
- Dedicated elevator entrance available
- Large floor plates (17,000+ SF)
- Exterior building signage available
- Controlled parking via connected garage
- New energy management systems
- Attended and secured lobby with digital surveillance
- Future retail on the first floor (eatery or other building amenity)

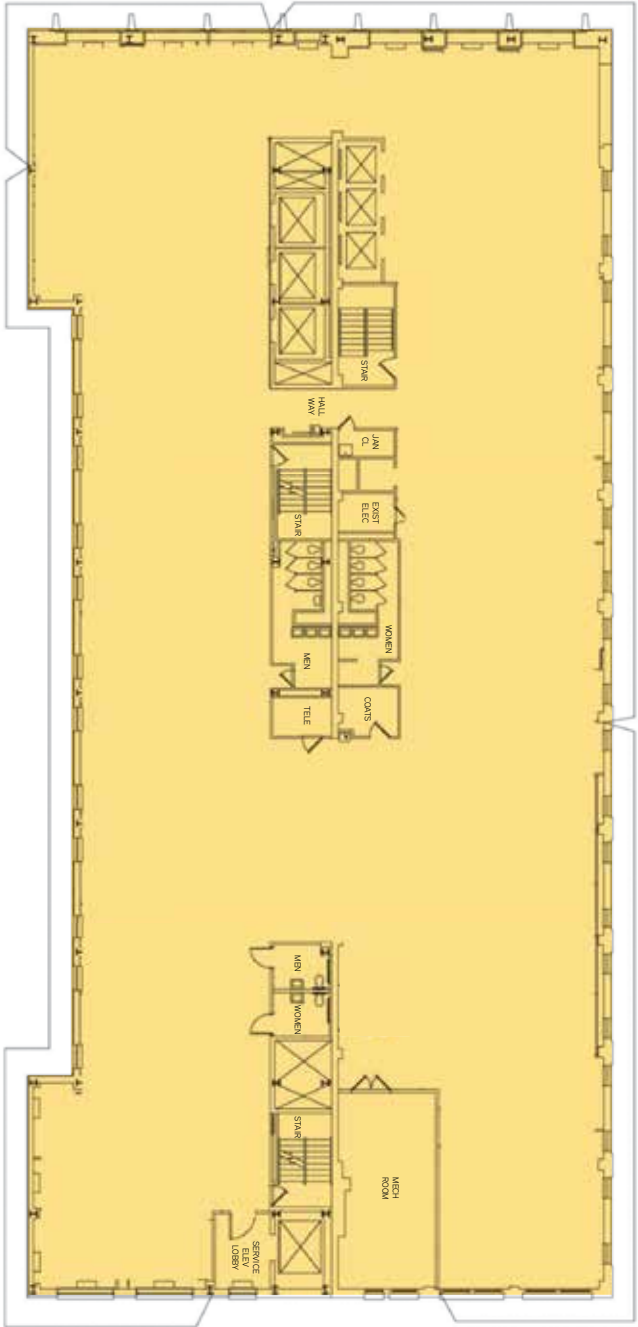
STACK



Floor	SF Available
12	Leased
11	Leased
10	Leased
9	Leased
8	Leased
7	Leased
6	17,403
5	17,401
4	17,389
3	17,313
2	17,118
1	Retail
LL	Amenity Floor

- Available
- Leased
- Fitness, Showers/Lockers, Tenant Lounge + Game Room, Multiple Training Rooms

TYPICAL FLOOR PLAN



PROPERTY DETAILS

- 212,000 SF
- 12 floors plus finished lower level
- Caged storage area in lower level
- 301 parking space connected garage (building has rights to 250), ample surrounding surface & structured parking at economical rates
- Common drive-in door available for use
- Freight elevator directly off back drive-in entrance



## NEARBY AMENITIES



### 1 MIN WALK

Fogo De Chao  
Morton The Steakhouse  
O'Reilly's Irish Bar & Grill  
Pearl Street Pizzeria & Pub  
Pita Pit  
Scotty's Brewhouse  
Winner's Circle Pub, Grille, OTB

### 3 MIN WALK

Au Bon Pain  
Buffalo Wild Wings  
Charblue Steakhouse  
Chipotle Mexican Grill  
Dick's Bodacious Bar-B-Q  
Hubbard & Cravens Coffee & Tea  
Jimmy Johns  
Napolese Pizzeria  
Nicky Blaine's Lounge  
Prime 47  
Rock Bottom Brewery  
Tin Roof

### 5 MIN WALK

Bangkok Restaurant & Jazz  
Broken English Taco Pub  
Champps  
Giorgio's Pizza  
Hard Rock Café  
Hot Box Pizza  
Howl at the Moon  
Hyde Park Prime Steakhouse  
India Garden Restaurant  
Jason's Deli  
Kilroy's Bar & Grill  
King David Dog  
Nada  
Oceanaire Seafood Room  
The Old Spaghetti Factory  
Palomino  
Panera Bread  
P.F. Changs  
Potbelly Sandwich Shop  
Punch Bowl Social Pub  
Punch Burger  
Qdoba

Red, The Steakhouse  
Ruth's Chris Steak House  
Starbucks  
South Bend Chocolate Café  
Weber Grill  
Yardhouse  
Yolk

### 10 MIN WALK

Bakersfield  
Bazbeaux Pizza  
The Eagle  
The Garden Table  
Harry & Izzy's  
Louie's Wine Dive  
MacNiven's  
Mikado  
Primanti Bros  
St. Elmo's Steak House  
The Tap

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