



22 E WASHINGTON ST

## Timeless Architecture

## Victoria Centre

**FOR LEASE** | 22 E Washington Street | Indianapolis, IN

- ± 55,000 SF Office Building
- Up to ± 18,500 SF of contiguous space available
- 2-story atrium with strong architectural detail
- Exterior signage available
- Numerous parking options in close proximity
- Located on IndyGo bus line
- Located on the Indianapolis Cultural Trail
- Nearby: Monument Circle, Circle Centre Mall, Indiana Convention Center, State Capitol and Government Center, Bankers Life Fieldhouse
- Blue INDY electric car-share and Pacers Bikeshare hubs steps from front door
- Within the Wholesale District
- Unbeatable amenity base (lodging/dining)



### RICH FORSLUND

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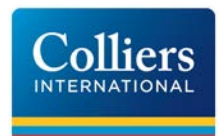
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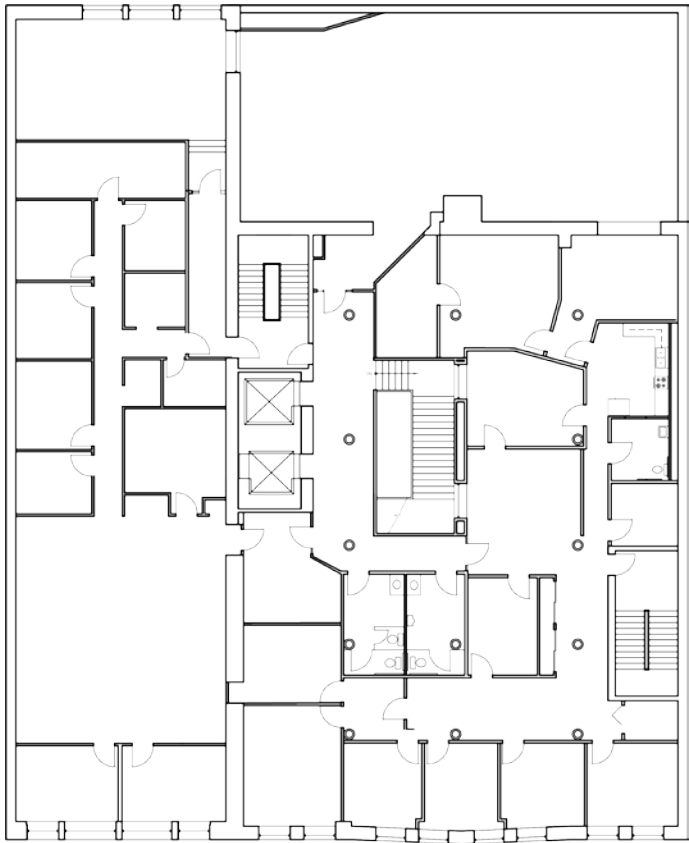
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# Floorplate + Photo

TYPICAL FLOORPLATE | ± 9,300 SF





# Gallery

Historic charm // Exposed brick //  
Unique columns // Wood floors //  
Exposed duct work



Elevators open directly into suite



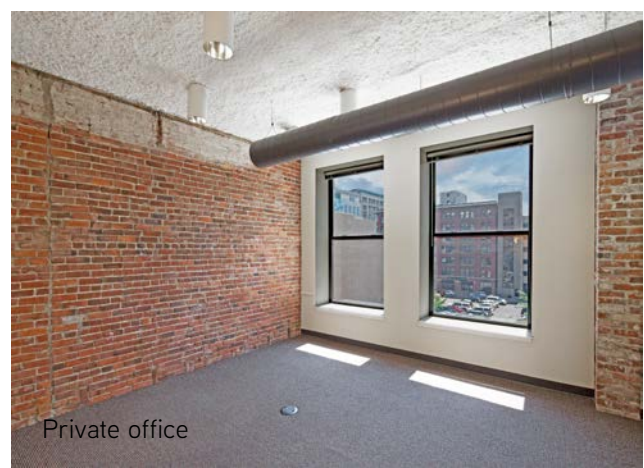
Conference Room



Internal stairway

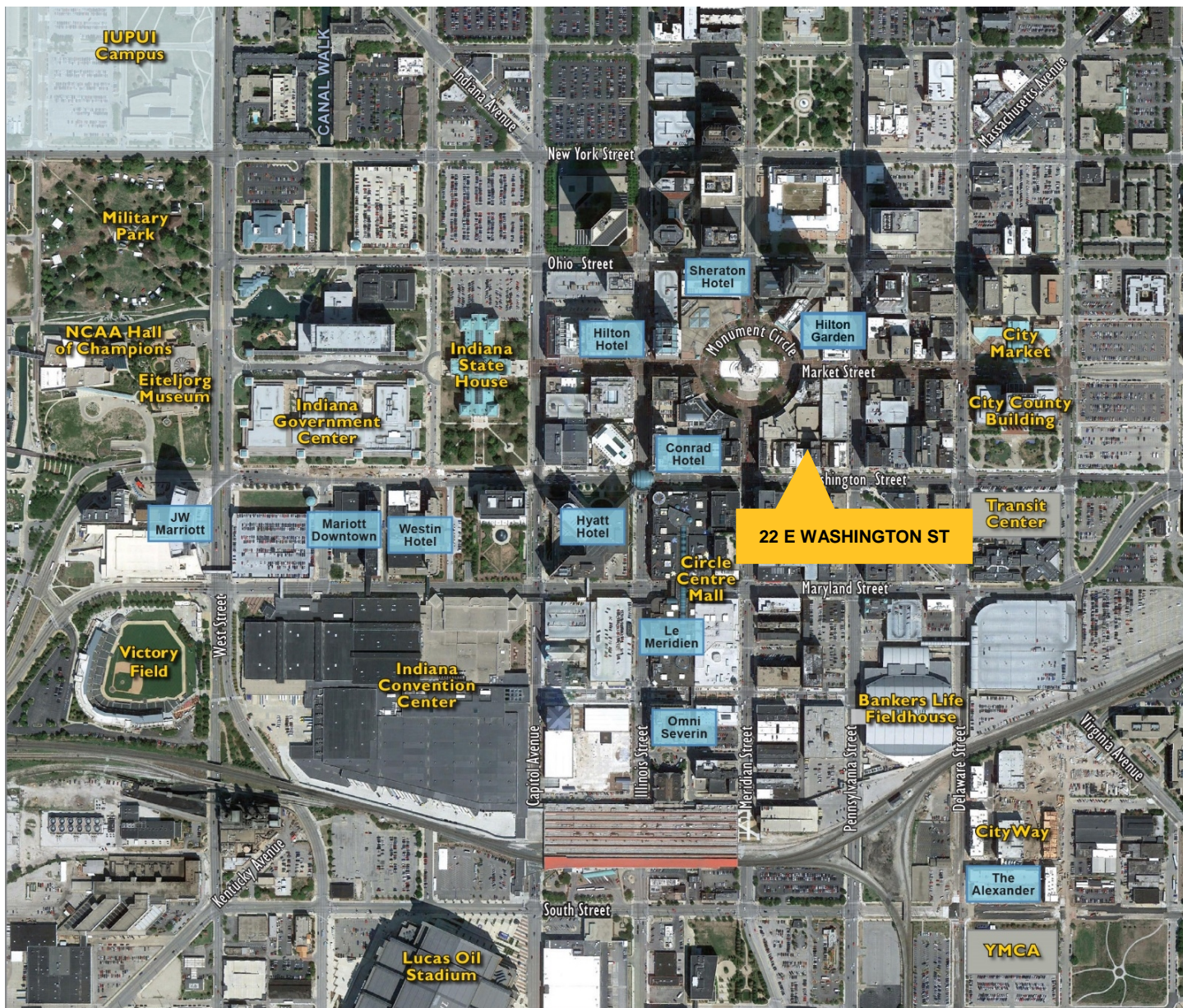


Progressive work areas



Private office





## PROPERTY INFORMATION

Total Area	± 55,000
# of Floors	7
Elevator(s)	2 passenger
Access	Fob security system with 24/7 access. Secured building with camera monitoring.
Data	High speed on-site
Year Built	1902
Restrooms	Central
Submarket	CBD
Rental Rates	\$17.50 psf Full Service
Zoned	CBD
Interstate Access	Strong access to I-465, I-70 and I-65
Misc.	Janitorial / Maintenance / On Cultural Trail

## WALK SCORE: 96

Numerous amenities within walking distance

## TRANSIT SCORE: 65

Many nearby public transportation options

## BIKE SCORE: 95

Excellent, flat bike lanes

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