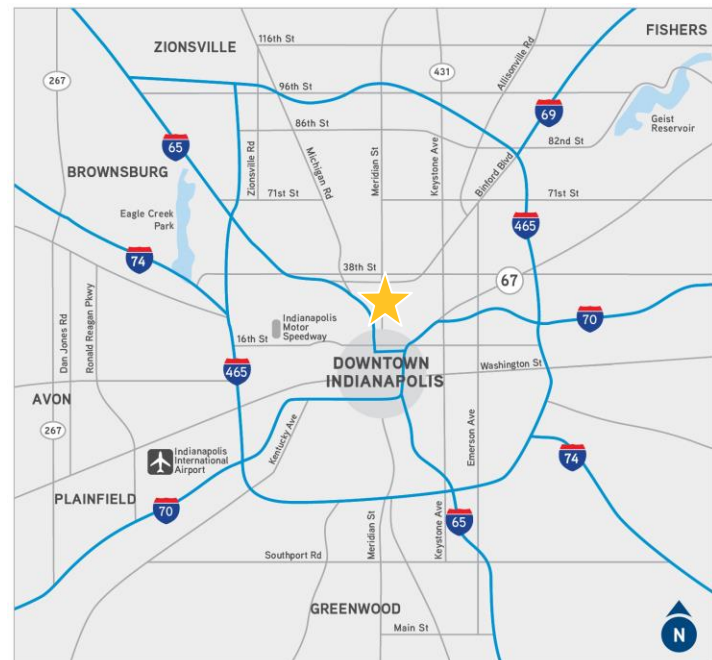


2955 N MERIDIAN STREET
major renovations complete

Fresh Perspective + Professional Prestige

FOR LEASE | 2955 N Meridian Street | Indianapolis, IN

- True Class "A", ± 189,884 SF Office Building
- ± 105,000 RSF available for lease
- ± 94,000 RSF contiguous space for lease (private entry available)
- Fitness center and locker room with personal trainer available
- Common conference / boardroom available to tenants
- Large outdoor patio areas / green space for tenant events, receptions, breakout areas
- Exterior signage available (monument and building)
- Located on IndyGo bus line
- Secured and gated parking
- On-site food service – café and outdoor dining
- **Recent updates:** game room, common area renovation, expanded outdoor recreational area, renovated fitness facility, updated food service area and new signage package



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Lobby Atrium – Light Sculpture “Planet Earth”

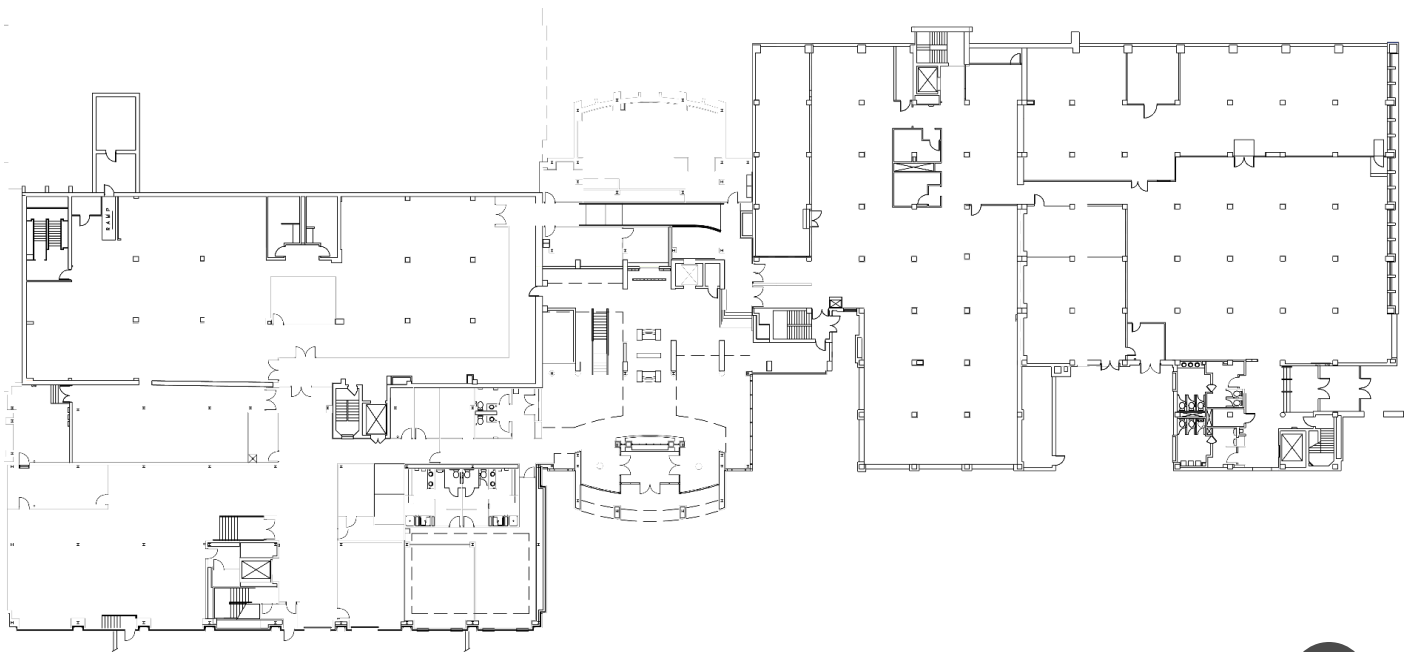


Renovated Lobby Security Desk



Common Sitting Area & Bike Share

Typical Floorplate

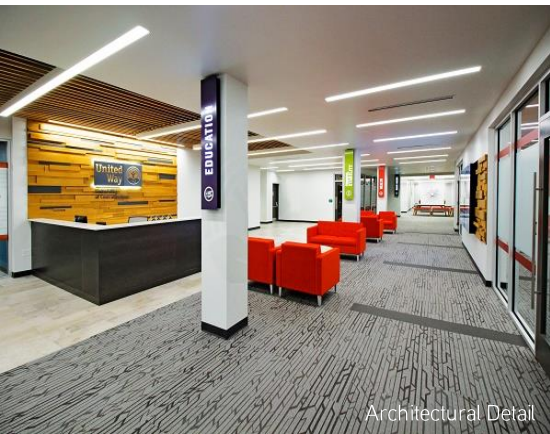


Gallery

A 3-story atrium with strong natural light greets you // Architectural detail + customized tenant common areas // Game room + Fitness + Café on-site // Patio + recreation area in outdoor greenspace // Bike share promotes easy accessibility to area amenities



Atrium & Customized Tenant Common Area



Architectural Detail



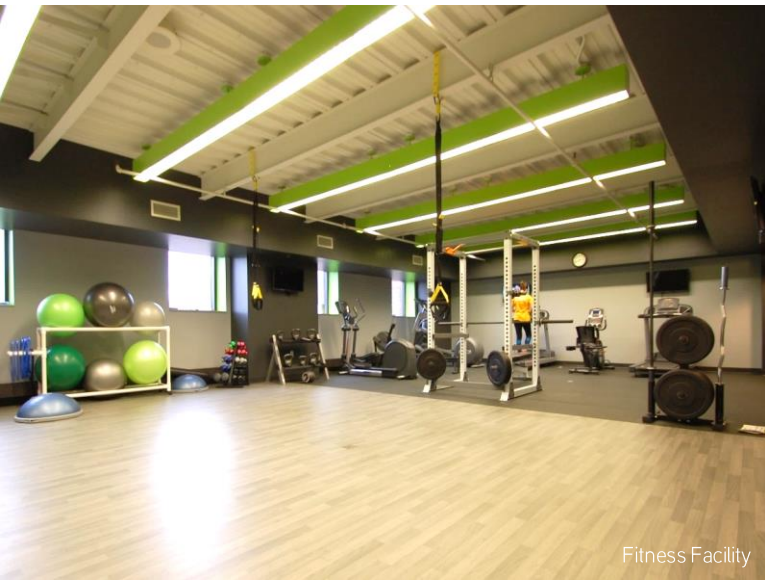
Game Room



Café Dining Area



On-Site Café



Fitness Facility



Common Area & Bike Share

The Children's Museum of Indianapolis
(Including Sports Legends Experience
Expansion)



Eli Lilly Endowment

Ivy Tech
N Meridian Campus

N MERIDIAN ST

FALL CREEK ROAD

E 30TH ST

N COLLEGE AVE

PROPERTY INFORMATION

Total Area	± 189,884
Land Area	± 8.89 acres
Parking Spaces	± 565 gated + secured
# of Floors	3 / 4
Elevator(s)	1 freight / 2 passenger
Access	Key fob access with security personnel
Data	High speed on-site (provided by AT&T)
Renovations	2017
Restrooms	Central ADA accessible
Submarket	Midtown
Rental Rates	\$17.50 psf Full Service
Zoned	C1, Commercial District
Ceiling Height To Deck	14' to deck – to dropped ceiling
Back-up	Full building back-up via generator
Other	Shared building dock – access to freight elevator



South Lawn – Patio & Recreation Area

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