



251 E. Ohio Street
Indianapolis, IN 46204



97,800 RSF available



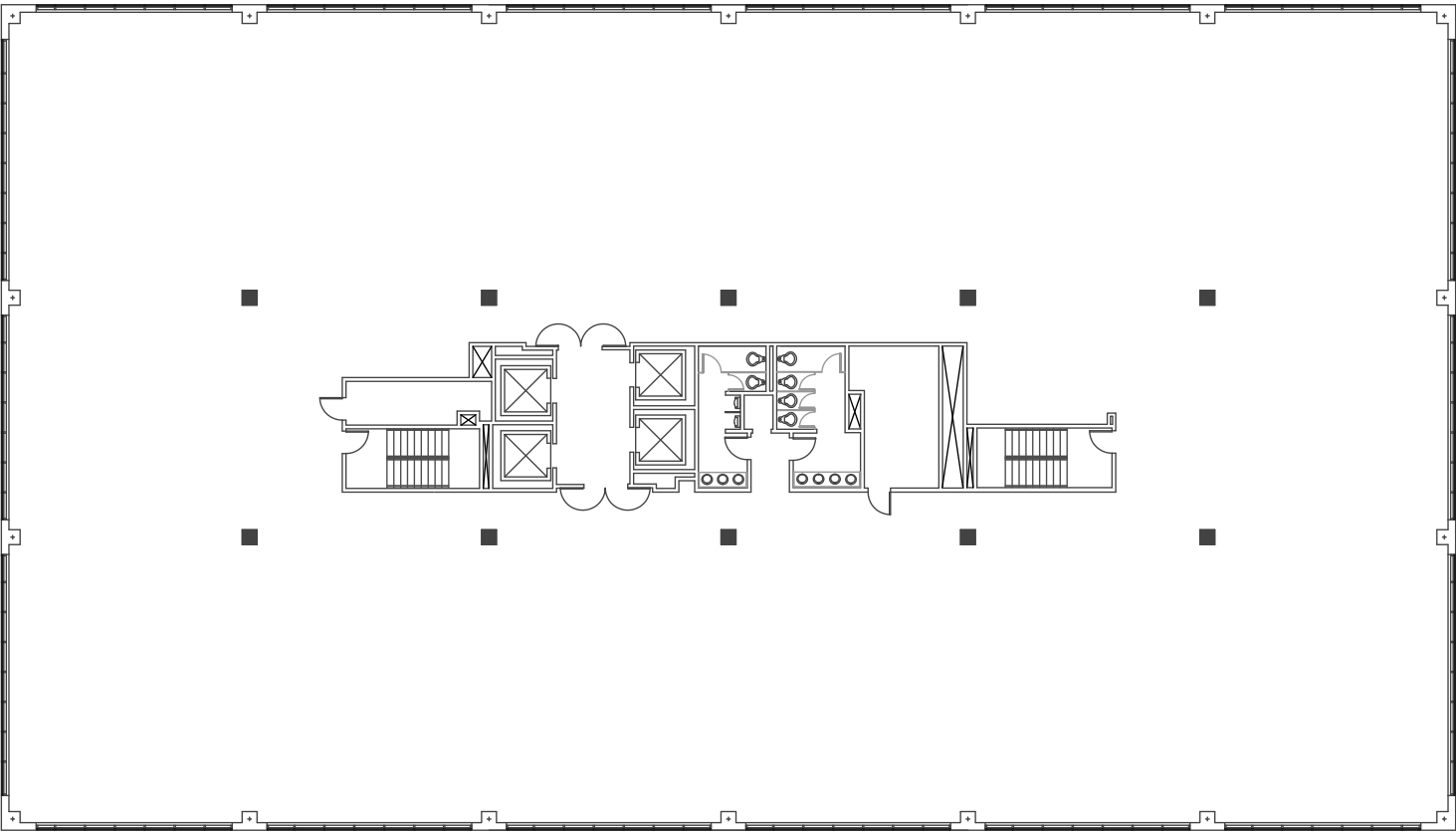
Overview

SIZE: 235,000 SF
CLASS: A
FLOOR: 20,000 SF
PARKING: Garage Attached

251 E. Ohio Street is an 11-story, high quality office building located in the bustling Market East District in Downtown Indianapolis that is currently undergoing a redevelopment. The 251 building is included in Phase I of the City Market East redevelopment and the building's new renovations include: repainting of the building facade, four new high speed elevators, lobby improvements and common areas on all of the floors. These improvements will take the building from Class B to Class A.

The City Market East project also includes: redevelopment of the iconic Gold Building at 151 E. Ohio Street into a 350-unit residential tower, with a new facade consisting of transparent, modern glass. There will also be construction of an 11-story apartment tower on the east wing of City Market that will include 60 multifamily units, 8,000 SF of office space and 22,000 SF of retail space. Improvements to the parking garage adjacent to the 251 building will also take place to repair mechanical systems, elevators and improve the lighting, in addition to a revitalized alleyway between City Market and the new multifamily building.

Floorplan



Typical floorplan

Amenities

251 E. Ohio boasts expansive windows for ample natural light, 24/7 computer controlled access, Wi-Fi, multiple conference rooms with state-of-the-art audio/video, collaboration area and high-quality finishes.



529 CAR
PARKING
GARAGE



CONFERENCE
ROOM

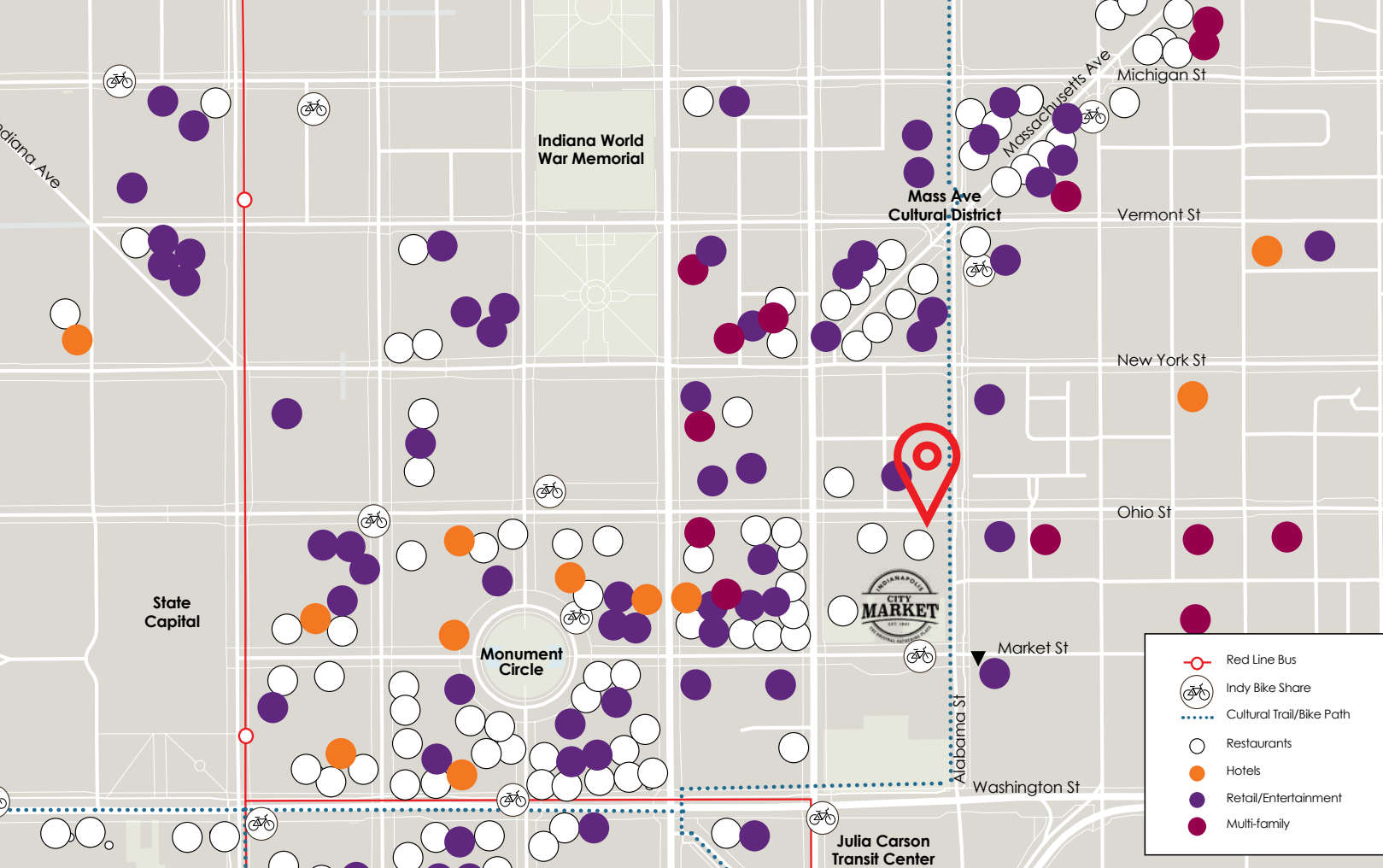


LOCKABLE BIKE
STORAGE



24/7
SECURITY





Location Highlights

- A short walk to an abundance of restaurants on Mass Ave, Bottletworks District, Indianapolis City Market, as well as other restaurants, bars, retail and entertainment in the immediate area
- Only a 10-minute walk up Delaware to Mass Ave - Indy's most popular district with more dining, entertainment, retail and nightlife
- Whole Foods Market and Needler's Fresh Market are both a quick 5-minute walk and exceptional options for grocery stores downtown
- Live, work, and play alongside notable corporations and their employees like Cummins, BMO, and Salesforce
- Located near ample housing options such as 360 Market Square, Artistry Indy, Ardmore, The Whit, 333 Penn, Pulliam Square, The E'Laan, Penrose on Mass and the Lockerbie Square and Chatham Arch residential neighborhoods.
- Steps away from the Julia Carson Transit Center - an outstanding location for public transit users
- Downtown Indianapolis offers 23 miles of bike trails/lanes including the Cultural Trail right outside the entrance of the building
- 96 walking score, 95 biking score, 65 transit score
- 251 E Ohio boasts easy access to I-70/I-65 allowing easy commuting to Indianapolis' most populated suburbs:

15
minutes

Indianapolis
International
Airport

20
minutes

Broad Ripple

20
minutes

Avon

20
minutes

Greenwood

25
minutes

Keystone at the
Crossing

30
minutes

Fishers

30
minutes

Carmel

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