

ICLEF BUILDING

230 EAST OHIO
INDIANAPOLIS, IN 46204

26,228 SF POTENTIAL OCCUPANCY

31,726 SF BUILDING SIZE

1905 YEAR BUILT

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EXECUTIVE SUMMARY

The ICLEF Building presents a rare opportunity to acquire a historic office property in the heart of downtown Indianapolis' Central Business District. Located at 230 E. Ohio Street, the six-story, 31,726-square-foot building combines a highly visible urban location, existing tenant income, and significant future occupancy flexibility.

Unlike many downtown office assets, the property offers the ability for an owner-user to establish a long-term headquarters presence while benefiting from existing tenancy and future space availability. The building's strategic location provides immediate access to Mass Ave, City Market, Monument Circle, government offices, and a wide range of dining, hospitality, and entertainment amenities.

Supported by a growing regional economy, a stable downtown office market, and limited future office construction within the CBD, the ICLEF Building represents a distinctive ownership opportunity for organizations seeking greater control over their real estate strategy.

OPPORTUNITY OVERVIEW

The ICLEF Building presents a unique opportunity to acquire a historic office property in the heart of downtown Indianapolis while gaining the flexibility to occupy a substantial portion of the building. Located at 230 E. Ohio Street, this six-story, 31,726-square-foot asset combines the character of a landmark building with the functionality sought by today's professional office users.

At closing, approximately 14,631 square feet currently occupied by the owner is expected to become available, providing immediate occupancy for an owner-user. Subject to future lease activity, the property offers the potential for an owner-user to occupy up to approximately 26,228 square feet while benefiting from existing tenant income and long-term occupancy flexibility.

Positioned within Indianapolis' Central Business District, the property offers walkable access to Mass Ave, City Market, Monument Circle, government offices, dining, and entertainment amenities, making it an attractive long-term headquarters opportunity.

PROPERTY HIGHLIGHTS

- Up to 26,228 SF potential owner occupancy
- Existing tenant income provides in-place revenue
- Historic six-story office building in the Indianapolis CBD
- Walkable location near Mass Ave, City Market, and Monument Circle
- Flexible occupancy strategy with immediate and future availability

14,631 SF
CURRENT OWNER OCCUPANCY
AVAILABLE AT SALE

26,228 SF
TOTAL POTENTIAL OWNER
OCCUPANCY

31,726 SF
TOTAL BUILDING
SIZE



PROPERTY OVERVIEW

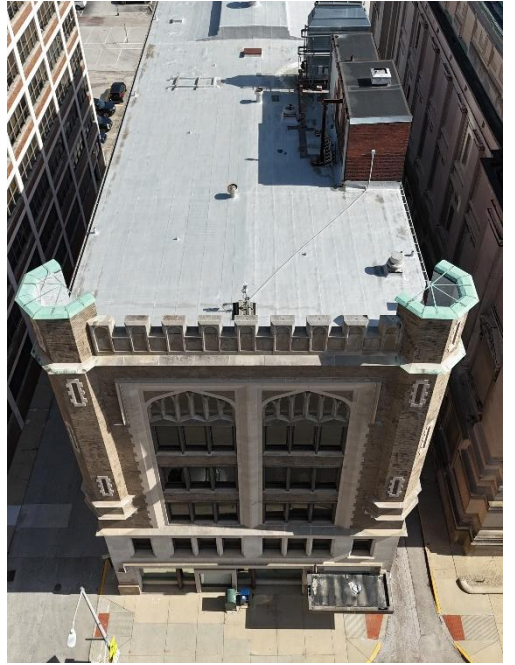
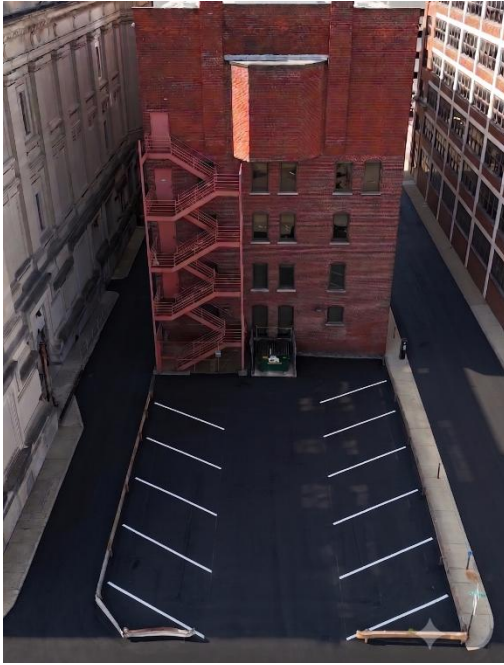
BUILDING FACTS

Address	230 E. Ohio Street, Indianapolis, IN
Property Type	Multi-Tenant Office Building
Building Size	31,726 SF
Stories	6
Parking	11 Spaces
Year Built	1905
Building Class	Class B Office
Typical Floor Plate	±5,288 SF
Location	Indianapolis Central Business District
Tenant Profile	Professional, Educational & Nonprofit Organizations
Walkability	Exceptionally Pedestrian Friendly
Cycling Access	Very Friendly
Transit Access	Moderately Friendly

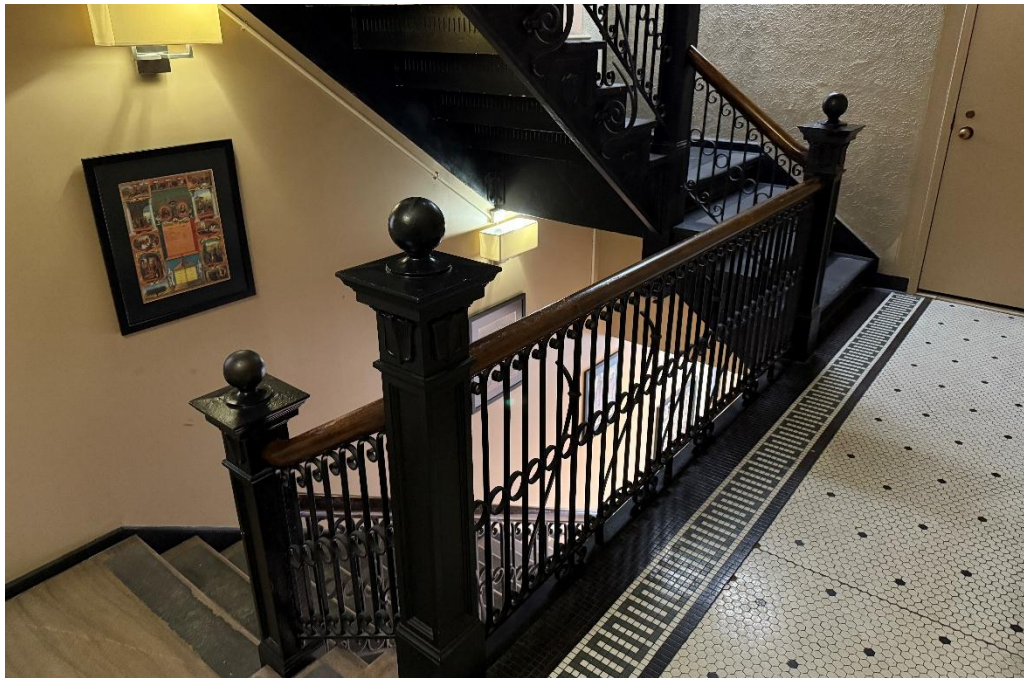
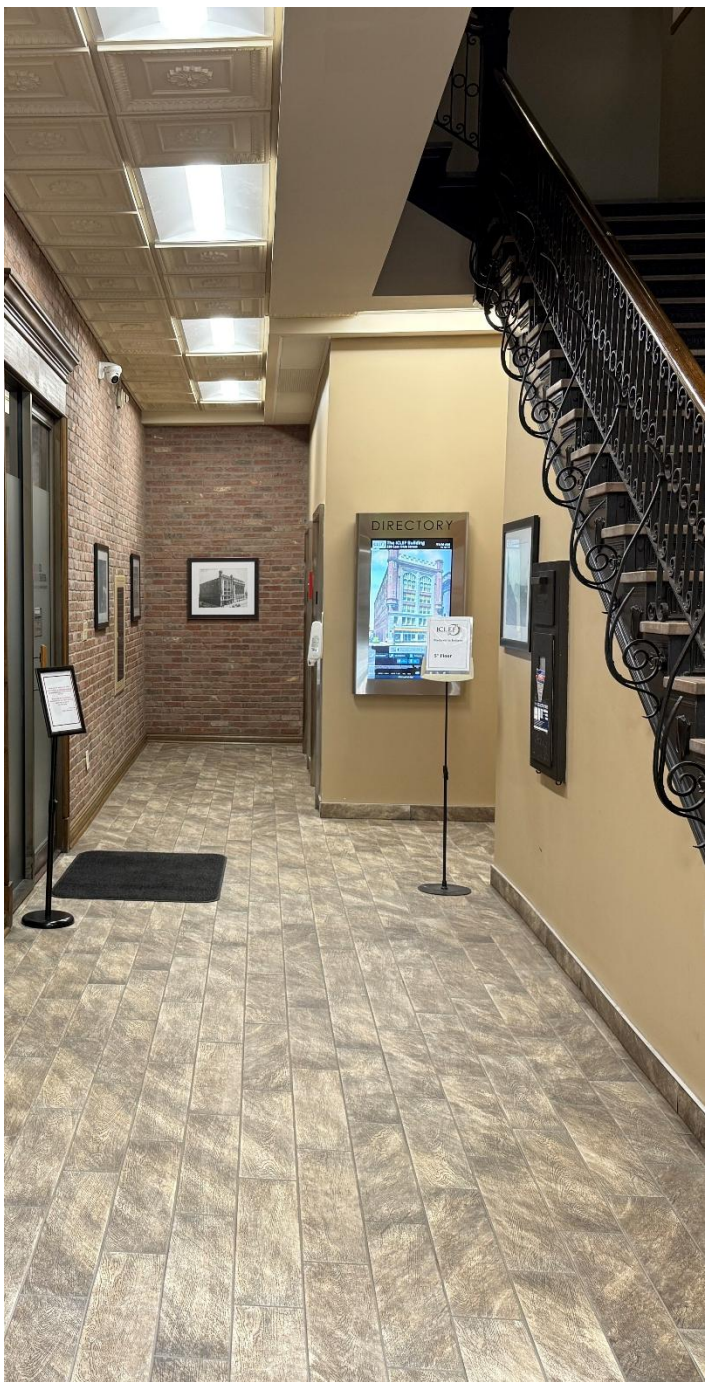
EXISTING TENANT & RENT ROLL

SUITE #	TENANT	SQFT	MONTHLY RENT	ANNUAL 2026	LEASE EXPIRATION
100-A	Keffer Hirschauer LLP	3,328	\$7,248.12	\$65,233.00	10/2026
100-B	Vacant	2,219	-	-	Included in KH lease; undeveloped currently (exp. 10/2026)
200	Indiana Family Health Council	1,370	\$1,822.67	\$21,872.05	m-to-m
201	Moyer Law Group	1,392	\$1,798.00	\$21,576.00	6/30/2027
202	Vacant	520	-	-	
203-4	Vacant	533	-	-	
205	Lancaster Gill PC	995	\$1,326.67	\$15,920.00	2/29/2028
207	Vacant	688	-	-	
300	ICLEF	6,018	-	-	
400	Keffer Hirschauer LLP	6,050	\$7,248.13	\$65,233.17	10/2026
500	ICLEF	5,944	-	-	
600	Vacant	2,669	-	-	
—	Equip Space Fiber Indy	0	\$150.00	\$1,800.00	
TOTALS		31,726	\$19,593.59	\$191,634.22	Monthly exp. 10/2026

PROPERTY PHOTOS



PROPERTY PHOTOS



AREA OVERVIEW

Located in the heart of downtown Indianapolis, 230 E. Ohio Street offers direct access to the city's business, government, and cultural centers. Employees and visitors benefit from a highly walkable environment with numerous dining, retail, and hospitality options nearby, while convenient access to Meridian and Pennsylvania Streets and Interstates 65 and 70 supports connectivity throughout the region. The property is positioned within one of Indianapolis' most established commercial corridors, placing businesses near major employers, civic institutions, hotels, entertainment venues, and public gathering spaces.



HEART OF DOWNTOWN INDIANAPOLIS



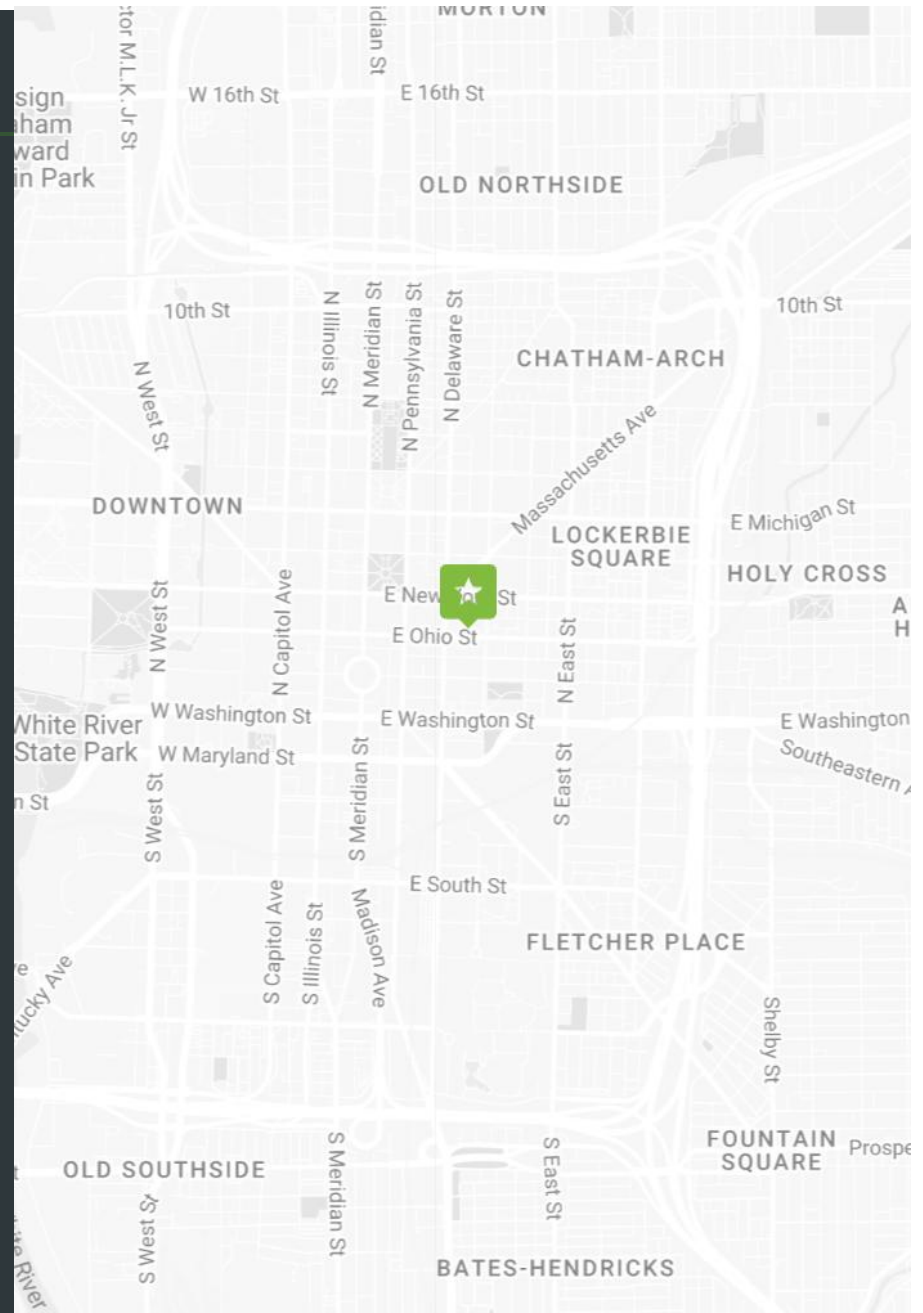
MINUTES TO I-65 & I-70



WALKABLE TO DINING & ENTERTAINMENT



**ADJACENT TO BUSINESS & GOVERNMENT
CENTERS**



[illegible]

Kilroy's
The Patron Saint
Tin Roof
The District Tap
Brother's
Whistle Stop Inn
Slippery Noodle Inn
16 Bit
Coaches Tavern
Five Iron Golf
The Exchange
O'Reilly's Irish Pub
Pivot Bar
Rathskellar
The Hangar
Ball & Biscuit
Burnside Inn
Chatterbox Jazz Club
Ralston's
Platt 99
Nicky Blaine's
Yard House
1933 Lounge
Howl at the Moon
Loughmiller's Pub
Punch Bowl Social
Wild Beaver Saloon
The Oakmont
Parlor Public House
Blind Tiger

Spoke & Steele
Social Cantina
Agave & Rye
Del Frisco's
Conner's Kitchen
St. Elmo's Steakhouse
Webber Grill
Shake Shack
Wild Eggs
The Eagle
Bakersfield
Slapfish
Garden Table
Salt on Mass
Condado Tacos
Fat Dan's
Livery
Thaitanium
Chatham Tap
Ruth's Chris
Prime 47
Los Arroyos
Capital Grille
Sweetgreen
Union 50
Tony's Steakhouse
McCormick & Schmick's
The Oceanaire

The Conrad
Hyatt Place / Hyatt House
Alexander Hotel
The Westin Indianapolis
Hilton Indianapolis
Tru by Hilton
Hyatt Regency
Crowne Plaza
Hilton Garden Inn
Hampton Inn
Courtyard by Marriott
Le Meridien
Sheraton Indianapolis

Needler's Fresh Market
Whole Foods
Silver in the City
Sage Boutique
Rocket Fizz
South Bend Chocolate Co
Penn & Beech
Fusek's True Value
Kilwin's Ice Cream

Lucas Oil Stadium
Gainbridge Fieldhouse



CENTRAL BUSINESS DISTRICT OVERVIEW

The Indianapolis Central Business District remains the region's premier office submarket, serving as the center of business, government, legal, financial, and professional services activity. With more than 25 million square feet of office inventory, the CBD offers a concentration of employers, institutions, and amenities unmatched elsewhere in the metropolitan area.

Recent market performance reflects continued stability within the downtown office environment. Over the past year, the CBD recorded positive net absorption while maintaining steady rent growth, signaling sustained demand for well-located office space. At the same time, the development pipeline remains exceptionally limited, with no office space currently under construction. This constrained supply environment reduces future competition and supports the long-term positioning of existing office assets.

For owner-users, the CBD provides a unique combination of accessibility, visibility, and proximity to the business, civic, and cultural destinations that continue to define downtown Indianapolis.

25.3M SF
CBD OFFICE INVENTORY

2.1%
ANNUAL RENT GROWTH

98,000 SF
NET ABSORPTION



INDIANAPOLIS MARKET OVERVIEW

As one of the Midwest's fastest-growing metropolitan areas, Indianapolis continues to attract businesses, residents, and investment through its diverse economy, central location, and highly competitive cost structure. Home to more than 2.2 million residents, the region benefits from steady population growth, a strong labor force, and a business environment that supports long-term expansion.

The Indianapolis economy is anchored by a broad mix of professional services, healthcare, education, logistics, manufacturing, and technology employers. Job growth continues to outpace national averages, while unemployment remains below the national rate. Over the past five years, the region has experienced significant population growth, supported by continued in-migration and a growing base of working-age professionals.

Combined with its affordability, connectivity, and economic momentum, Indianapolis has established itself as one of the nation's most attractive markets for businesses seeking to grow, invest, and create long-term value.

2.2 M

METRO POPULATION

+11.1%

5 YEAR POPULATION GROWTH

+0.8%

ANNUAL JOB GROWTH

+3.2%

REAL GDP GROWTH

3.4%

UNEMPLOYMENT RATE

#6

US JOB GROWTH RANKING

STRATEGIC OWNERSHIP ADVANTAGES

SUBSTANTIAL OWNER-USER OCCUPANCY POTENTIAL

The property's current occupancy structure provides a unique opportunity for an owner-user to establish a downtown headquarters presence. Approximately 14,631 square feet is expected to become available at closing, with additional space anticipated to become available in the future, creating the potential for up to approximately 26,228 square feet of owner-controlled occupancy.

EXISTING INCOME IN PLACE

Unlike many owner-user opportunities, the ICLEF Building offers existing tenant income while preserving future occupancy flexibility. This structure allows ownership to benefit from current revenue while implementing a long-term occupancy strategy. Approximately 11,597 square feet is anticipated to become available in November 2026, providing the potential for future expansion or increased owner occupancy, subject to lease activity.

PREMIER DOWNTOWN LOCATION

Situated within Indianapolis' Central Business District, the property provides direct access to government offices, professional services firms, restaurants, entertainment venues, and cultural destinations. The location supports employee convenience, client accessibility, and long-term business visibility.



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