

OFFICE BUILDING FOR LEASE

1 Virginia Ave

Indianapolis, IN 46204

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

Restaurant and Office spaces are available in One Virginia - a premier downtown Indianapolis location one block north of Gainbridge Fieldhouse and one block east of Monument Circle.

PROPERTY HIGHLIGHTS

- One Virginia is under NEW ownership and management.
- Great Office and Restaurant space available.
- Flexible spaces with several floorplans and layouts.
- Excellent visibility downtown on Pennsylvania Ave and Virginia Ave. Large outdoor space available.
- TI Allowance packages available to customize space as needed for Tenant use.
- Walkable to Colts, Pacers, Monument Circle, Convention Center, Mass Ave, Fountain Square and NEW arts and entertainment Plaza.

OFFERING SUMMARY

| | |
|----------------|-------------------|
| Lease Rate: | Negotiable |
| Available SF: | 9,452 - 12,400 SF |
| Lot Size: | 675,702,720 SF |
| Building Size: | 58,812 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8,658 | 27,287 | 53,168 |
| Total Population | 16,934 | 48,918 | 99,330 |
| Average HH Income | \$88,471 | \$61,639 | \$50,155 |

Robert Coombes

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DEVELOPMENT IN THE AREA

Bicentennial Unity Plaza at Gainbridge Fieldhouse (pictured above) is a new installation backed by the Lilly Endowment. It will be a venue for arts, entertainment, concerts, as well as a basketball court/ice rink. The Plaza will be viewable from the southern-facing windows of the 2nd-5th floors of One Virginia Ave.

Two-tower \$250 million apartment, hotel, and retail project is proposed for a site nearby on the corner of Pennsylvania Avenue and Georgia Street. The project is proposed by an investment group backed by Herb Simon, Pacers owner. The mixed-use project will add to the already large number of rental units within walking distance for employees and hotels to provide customers.

Keystone Group CEO and President of the Indy Eleven, Ersal Ozdemir, is preparing to start the construction on the former Diamond Chain industrial site, converting the manufacturing facility to a mixed-use site that will include apartments, retail, and entertainment venues including a new soccer stadium that will be home to the Indy Eleven.

Kite Realty is on its way to starting a 40-story hotel at the Pan-Am Plaza site to expand the convention center and increase the convention business in the future. A second hotel is also planned for the site.

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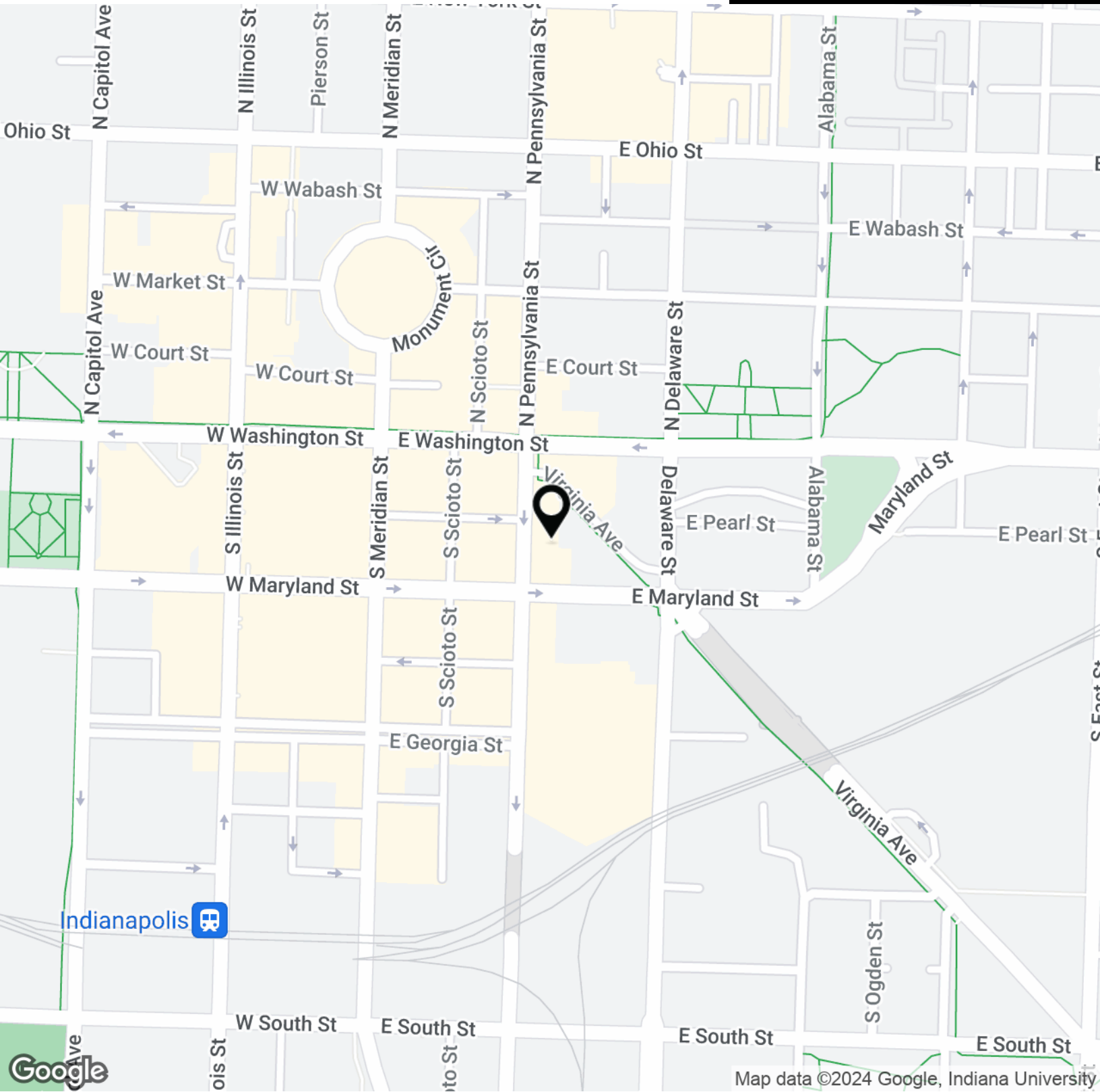
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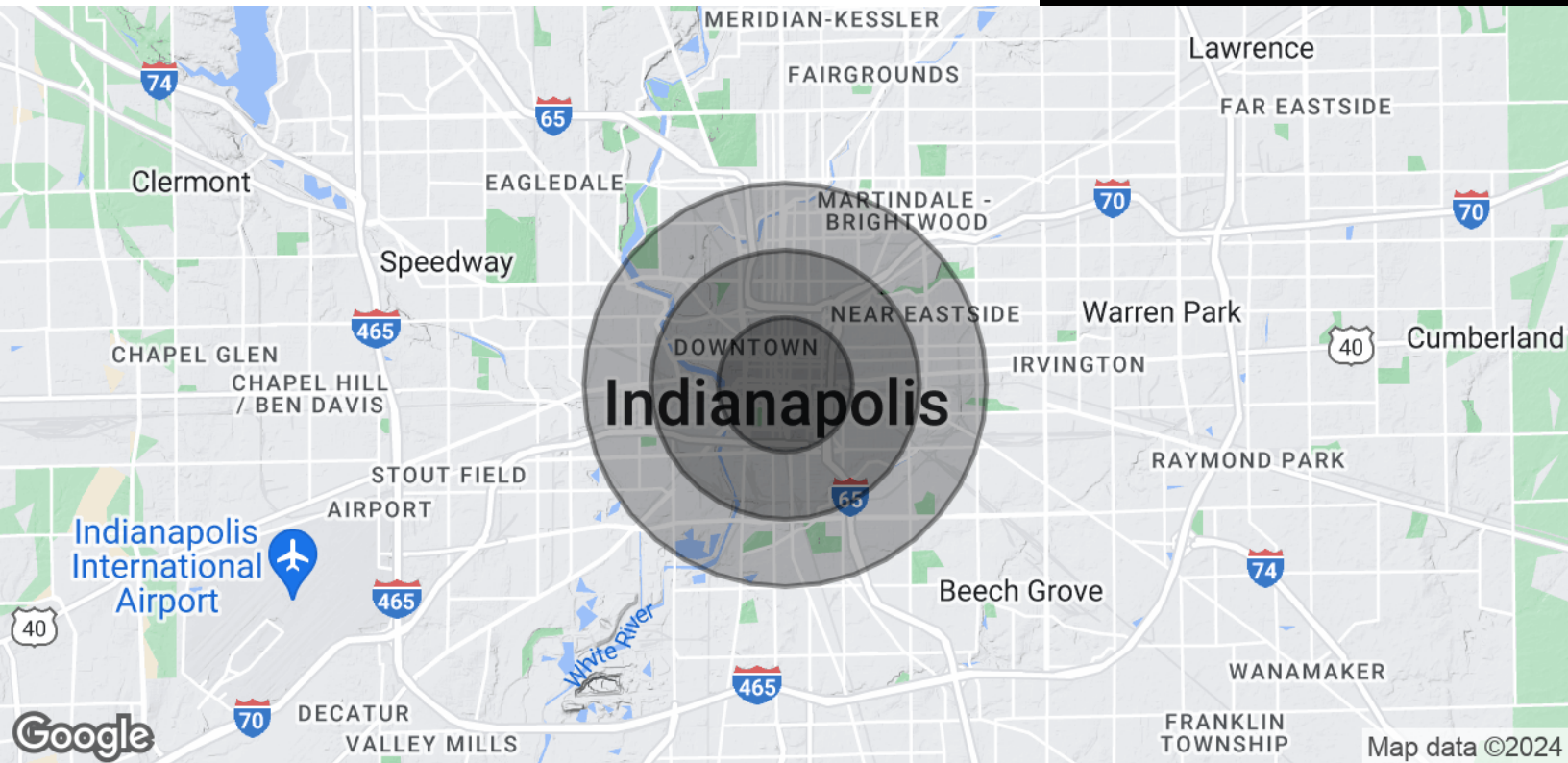
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 16,934 | 48,918 | 99,330 |
| Average Age | 32.1 | 33.1 | 33.4 |
| Average Age (Male) | 32.5 | 33.5 | 32.9 |
| Average Age (Female) | 30.9 | 33.0 | 34.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 8,658 | 27,287 | 53,168 |
| # of Persons per HH | 2.0 | 1.8 | 1.9 |
| Average HH Income | \$88,471 | \$61,639 | \$50,155 |
| Average House Value | \$322,173 | \$243,712 | \$174,828 |

2020 American Community Survey (ACS)

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