



Modern Functionality and Historic Charm: Versatile for office, education, retail, public or mixed-use

525

Jackson Street
Columbus, IN 47201



Experience the Pulse of Progress in Downtown Columbus

Site Overview:

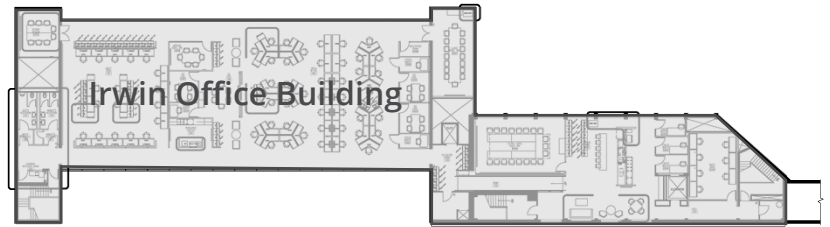
- Consists of three buildings: Irwin Office Building & Conference Center, and Building D
- Zoned CD - Commercial Development
- ± 1.90 Acres
- Adjacent to Cummins Corporate HQ

Irwin Office Building & Conference Center:

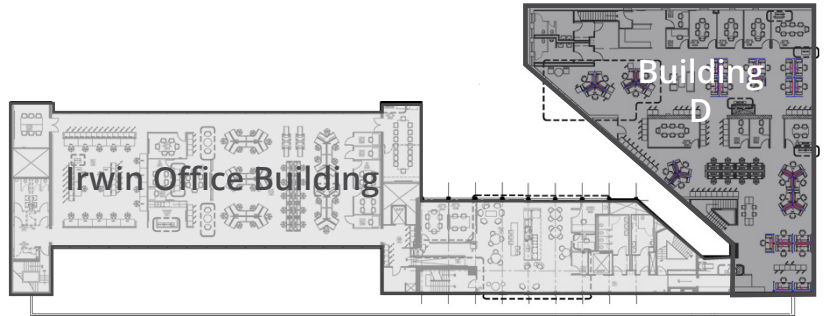
- ± 75,438 SF facility
 - IOB: ± 60,264 SF
 - ICC: ± 15,174 SF
- ICC designed by Eero Saarinen
- Built in 1954
- IOB designed by Kevin Roche, John Dinkeloo & Associates & built in 1973
- Designated a National Historic Landmark by the National Park Service in 2001
- Expansive glass throughout the building to enhance natural light & openness
- Conference rooms in repurposed bank vaults

Building D

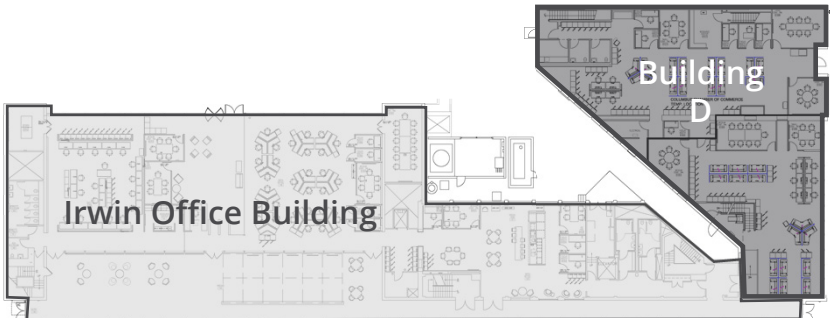
- ± 15,356 SF
- Formerly a separate structure, Building D can be demised to accommodate an owner-occupant
- High-end, modern finishes throughout
- Direct entrance off of Washington Street - the primary corridor in downtown Columbus



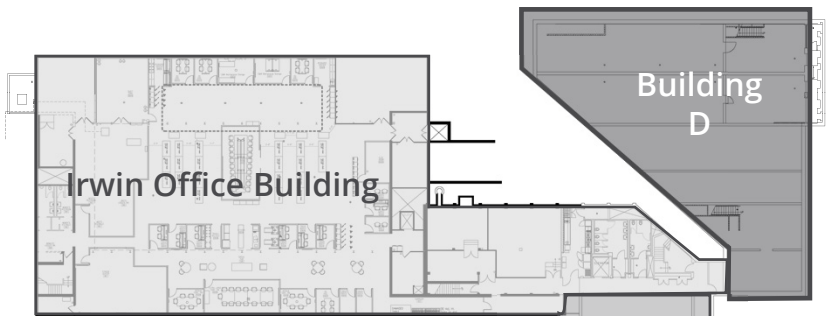
3rd Floor



2nd Floor



1st Floor

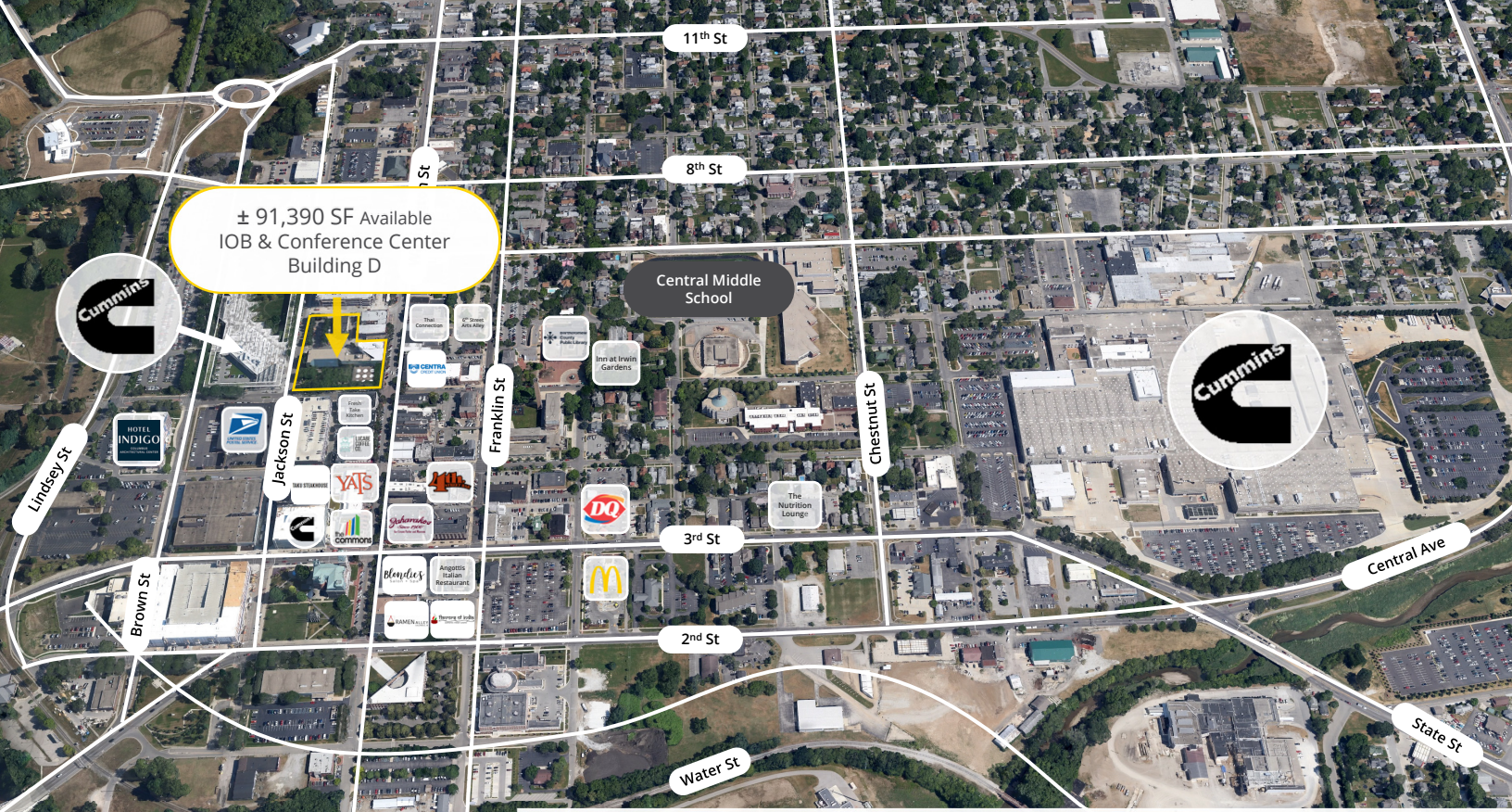


Basement



Gallery





In the Heart of Downtown

Recent Developments

6th and Washington Street

Flaherty & Collins proposed five-story, mixed-use development with 50 luxury apartments and 10,000 square feet of ground floor retail.

11th & Washington Street

Rubicon Investment Group proposed mixed use development includes a ground floor with nearly 50,000 square feet parking, 2,000 square feet for office/commercial space, plus four levels above residential 120 units.

725 2nd Street | The Taylor

\$41 Million mixed-use development with 200 apartments, space for a 10,000 square foot grocery store, and 400 parking spaces.

300 Washington Street | The Commons

The Commons is an indoor community and event center. It features modern event spaces and stage area, an indoor playground, public art, including the one-of-a-kind Chaos I sculpture by Jean Tinguely, plus several dining options.

200 Jackson Street | The Cole

Mixed used development completed in 2013 by Buckingham Companies with 146 residential units and ground floor anchor tenant German American Bank.

Awards & Recognition

“Columbus, Indiana the 2022 Community of the Year”

Recognized for its “robust business climate, philanthropic spirit, exceptional workforce, and quality of life.”
The Indiana Chamber of Commerce

Top Five U.S. Small Metros for Attraction & Expansion Projects

Site Selection Magazine “Governor’s Cup” Awards 2022

Top 35 “Best Small Places for Business and Careers”

Forbes.com 2019

Top Third “Best Performing Small Cities” for High-Tech GDP & Job Growth

Milken Institute Report 2019

#1 Metro in U.S. for affordability, education, & growth among young professionals

Stateline Analysis / Pew Charitable Trust, 2017

National “Talent Hub” City

Lumina Foundation, 2017

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