



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF
1,871-10,007 SF

LEASE RATE
NEGOTIABLE

PROPERTY HIGHLIGHTS

- The historic Guaranty Building is a 10-story office building with retail on the first floor & office on remaining floors
- Office space for lease directly on Monument Circle in Downtown Indianapolis
- Full floors available - some fully furnished, w/ conference room facility access, & views of The Circle
- Rooftop patio access, w/ gorgeous views of Downtown Indy

FOR LEASE

GUARANTY BUILDING

20 N. Meridian St.,
Indianapolis, IN
46204



JIM LOGAN

O: 317.697.6139 | C: 317.697.6139
jlogan@premiercres.com

STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com

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Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

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PROPERTY DESCRIPTION

Office space for lease, located directly on the Circle in Downtown Indy. Major foot traffic, public transit, visitors, & tourists are constantly on Monument Circle, which has been getting an upgrade as of late. You cannot beat this location! Over the years, the Guaranty Building has retained most of its original design. The curved limestone facade continues to underscore the importance of its location on Monument Circle.

Office spaces can be subdivided to fit your needs, some areas come furnished, have roof access, & beautiful views of the Circle.

LOCATION DESCRIPTION

This literally couldn't be a better location. This historic building is located directly on Monument Circle in Downtown Indianapolis. Often filled with life on the lunch hour or during one of the many events that happen year-round, the Circle is a must-see for anyone visiting the Circle City. A local architectural firm designed the Guaranty Building in 1922, with construction completed in 1923.

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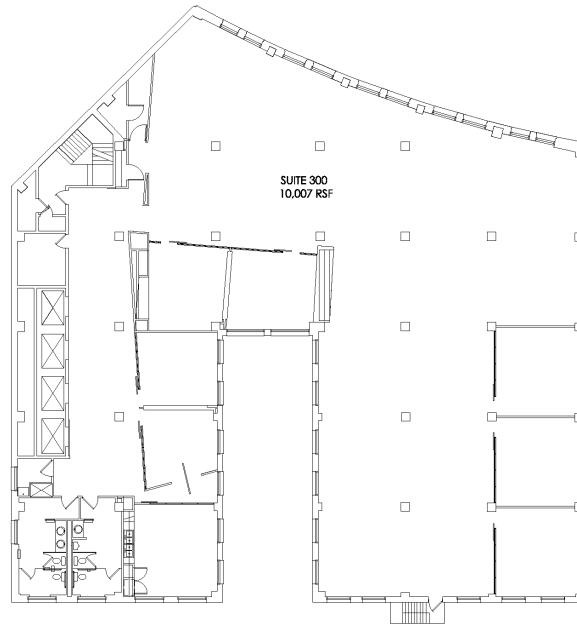
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GUARANTY BUILDING

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FOR LEASE



THIRD FLOOR

GUARANTY BUILDING
20 NORTH MERIDIAN STREET, INDIANAPOLIS, IN 46204

schott design
www.schottdesign.com
SCALE: NOT TO SCALE
REVISED 04/2024



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	5,465 SF	Full Service	Negotiable	Available in ~30 days.
Suite 201	Available	1,871 SF	Full Service	Negotiable	Available in ~30 days.
Suite 300	Available	10,007 SF	Full Service	Negotiable	Can be subdivided. Available in ~ 30 days.
Suite 400	Available	4,500 - 10,000 SF	Full Service	Negotiable	Can be subdivided. Full floors available. Conference rooms & roof deck access.
Suite 500	Available	10,007 SF	Full Service	Negotiable	Can be subdivided.
Suite 600	Available	10,007 SF	Full Service	Negotiable	Can be subdivided.
Suite 900	Available	10,007 SF	Full Service	Negotiable	Can be subdivided.

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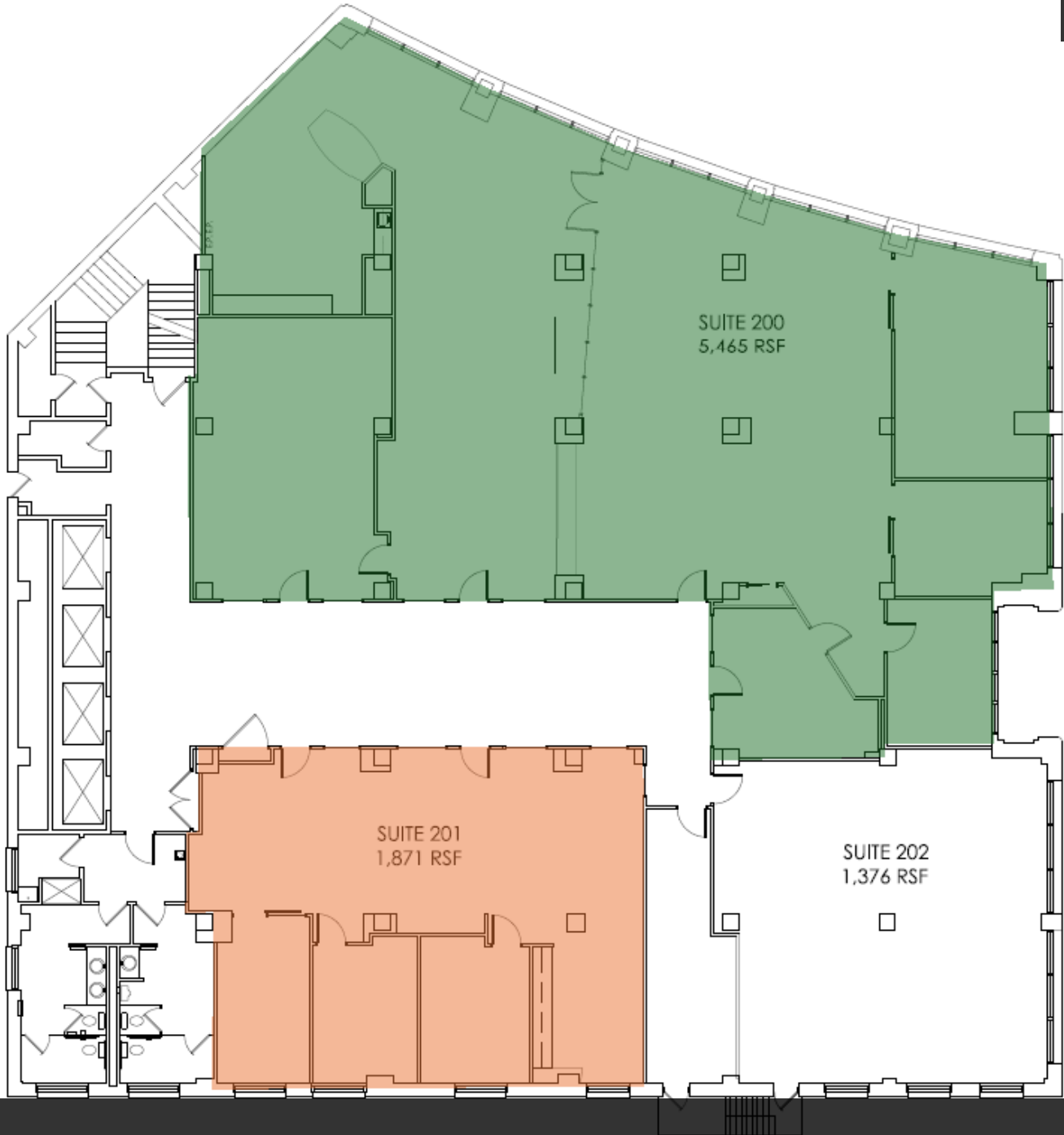
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(Not to Scale)



2nd FLOOR

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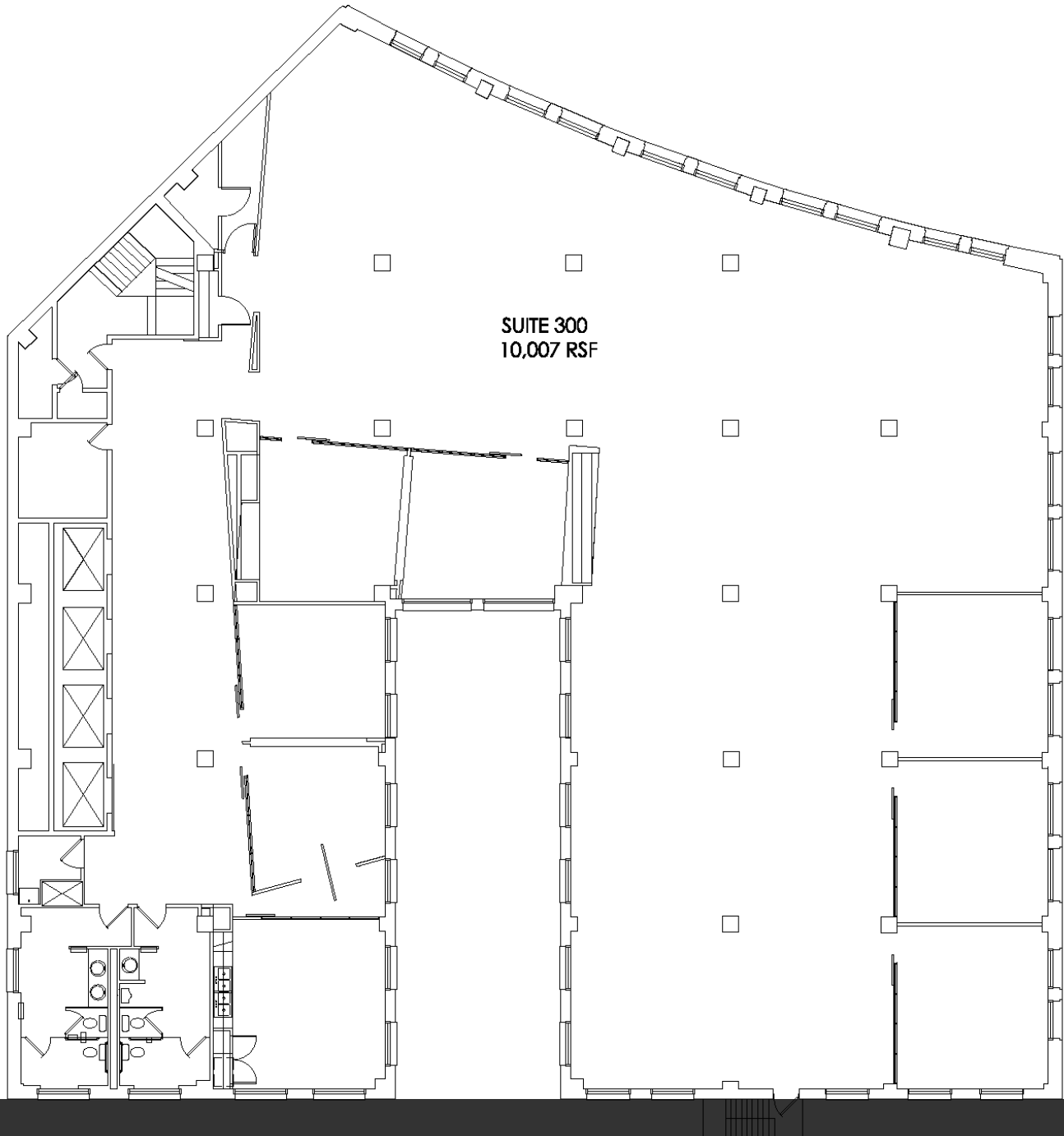
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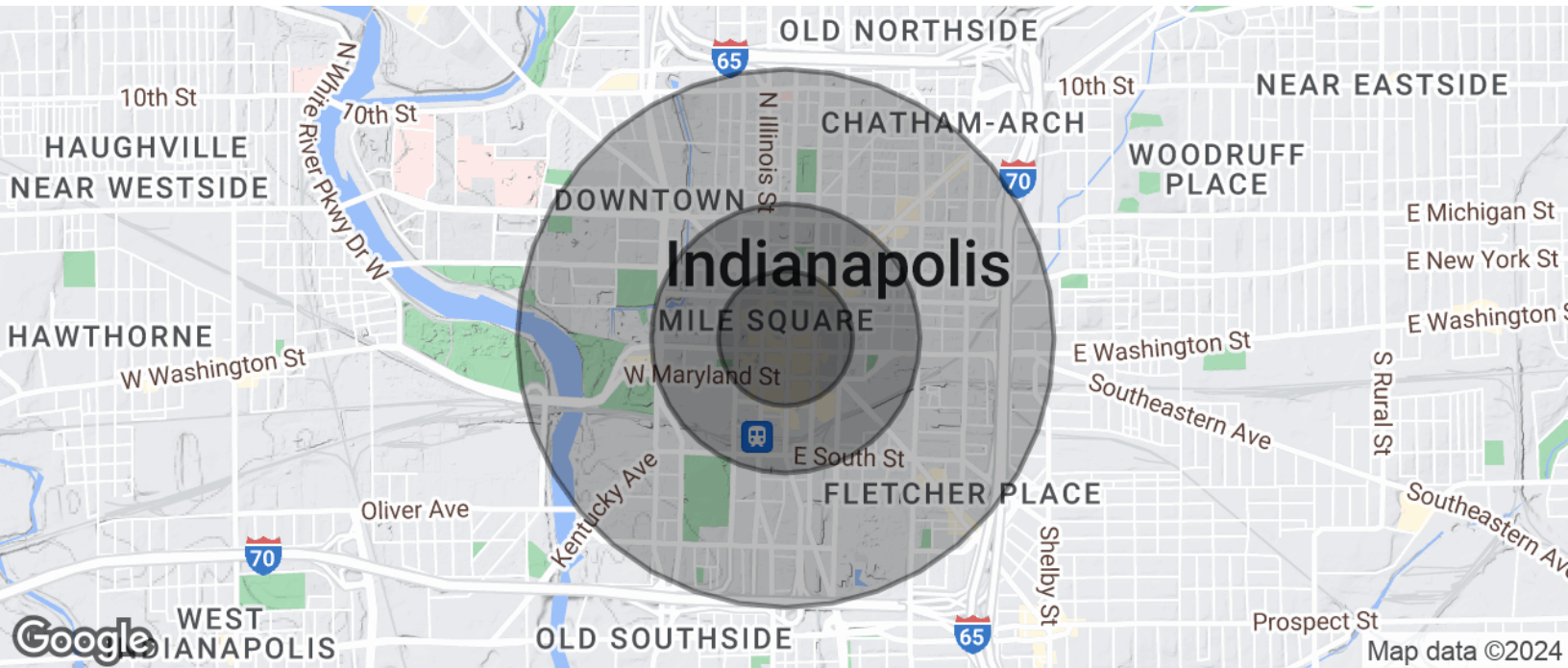
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,014	5,046	17,738
Average Age	27.2	29.9	32.0
Average Age (Male)	26.2	30.0	32.3
Average Age (Female)	29.5	30.5	30.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	573	2,705	9,116
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$87,837	\$84,672	\$89,318
Average House Value	\$541,469	\$397,853	\$329,860

2020 American Community Survey (ACS)

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