



2955

North Meridian St

INDIANAPOLIS, IN





# the property

- Multi-story atrium creates an immediate sense of arrival
- Tree-lined walkway, fountains, campus-style landscaping
- 565 free parking spaces - gated and secured
- Onsite property management, maintenance, and engineering
- Fitness center, tenant lounge, game room, outdoor patios



## Why 2955 North Meridian Street?

565

*free, gated parking spaces*

### Park Without Compromise

An abundant, secured supply that downtown buildings simply can't match - meaningful for hiring, retention, and visitor experience.

± 62,000

*RSF turnkey & furnished*

### Move In On Day One

Lightly used, fully furnished space across two contiguous floors. Private offices, workstations, conference rooms - ready to operate.

3 min

*to I-65 - 6 min downtown*

### Midtown Gateway Location

Adjacent to the Red Line and within an easy commute of Carmel, Fishers, and Brownsburg - anchored by Midtown's office labor force.

YOU HAVE ARRIVED

# amenity gallery

- 4 -



- Modern fitness center with shower and lockers
- Tenant lounge and outdoor patio
- Game room with ping pong, shuffleboard and more
- Bike share program
- Conference and training rooms
- Tenant café and vending
- Full building backup generator
- Loading dock with garage door for deliveries

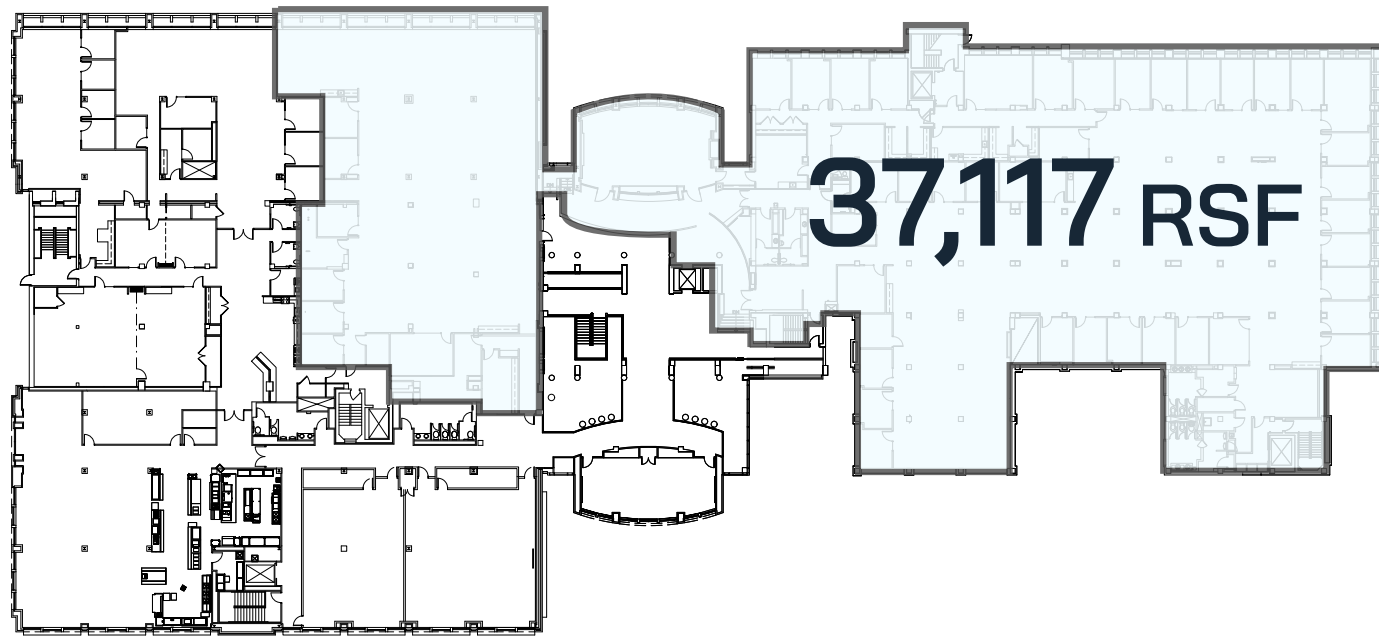
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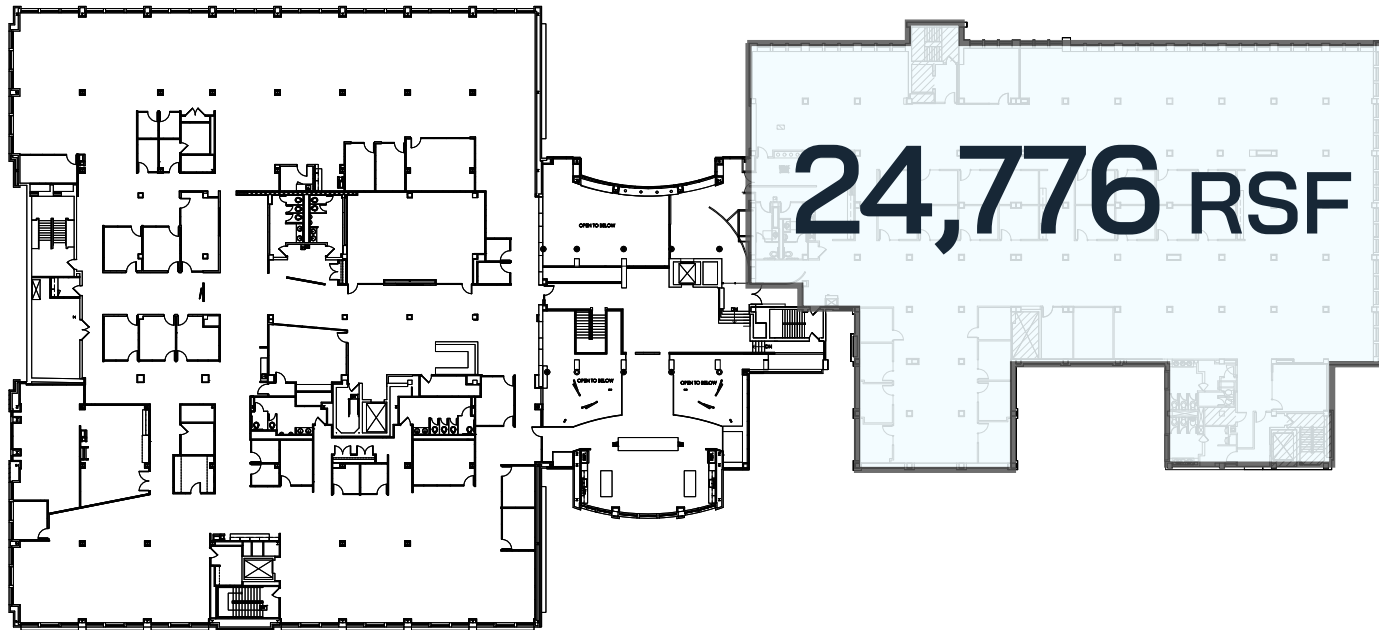
# amenity gallery

AVAILABLE

2nd Floor



3rd Floor



LET'S GO

- ± 62,000 RSF total available across two contiguous floors
- Fully furnished - workstations, offices, conference rooms
- Mix of private offices, open-plan workstations, huddle rooms
- Multiple conference rooms and well-appointed break rooms
- Ideal for users seeking speed-to-occupancy with minimal capex
- Operate from day one - no buildout delay, no furniture spend





# MOVE-IN READY

- Modern furniture systems already installed
- Multiple kitchens with full-size refrigeration
- Private offices furnished with desks and seating
- Conference rooms wired for audio visual
- Cubicle workstations with task lighting and storage
- Collaborative break and lounge zones in place

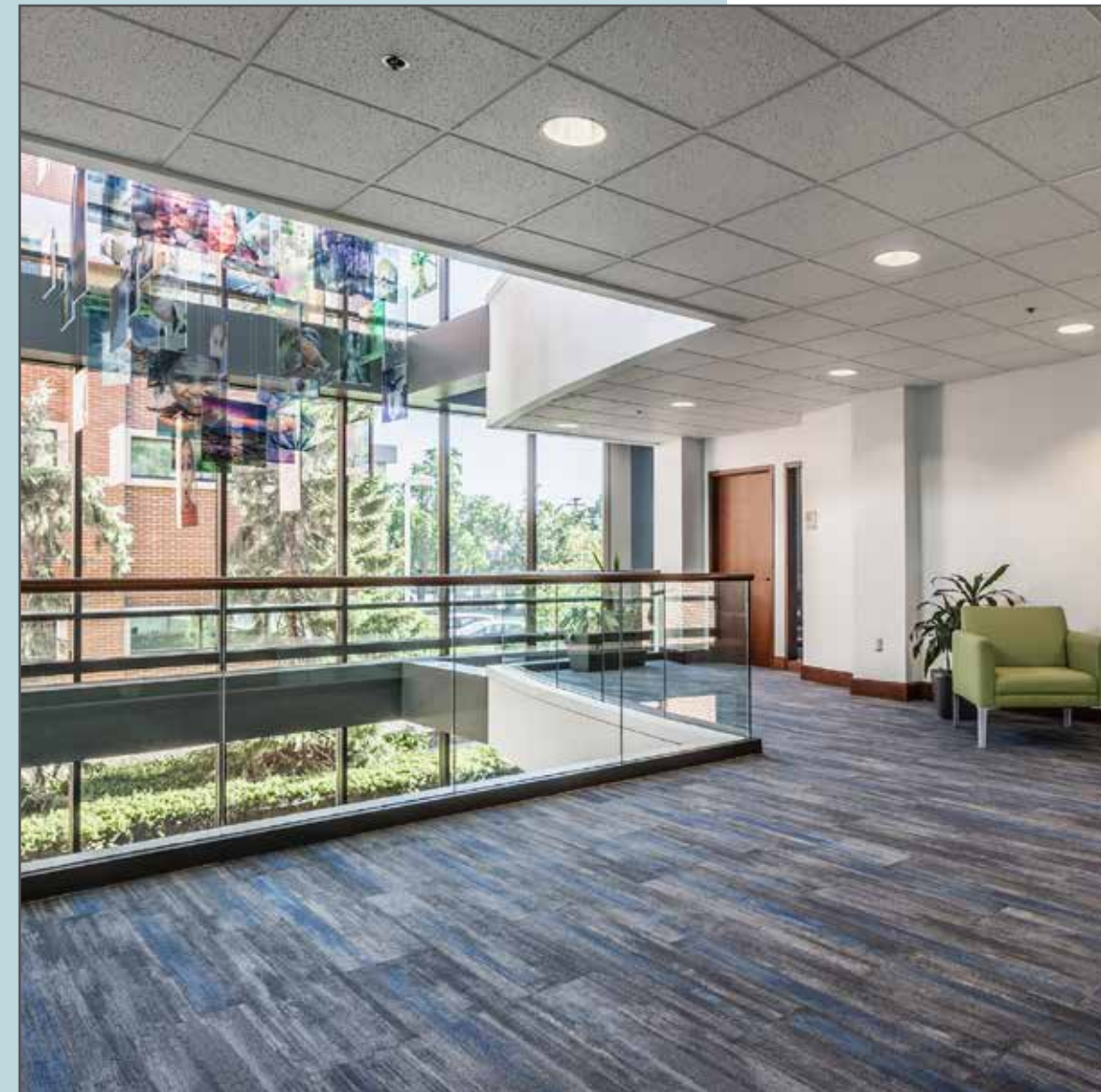




# 565 Free Parking Spaces

*gated, secured, adjacent to building*

- Dedicated visitor parking
- No monthly parking fees for tenants or guests
- Material cost advantages vs. downtown buildings
- Easily accessible spaces - short walk to entry



# property details

Total SF	<b>185,370</b>
Site acreage	<b>8.89 acres</b>
Floors	<b>4</b>
Elevators	<b>5 including freight</b>
Parking	<b>565 (gated &amp; secured)</b>
Public Transit	<b>Adjacent to Redline</b>
Access	<b>Easy access to I-65</b>
Other	<b>Security desk check-in</b> <b>Full building backup generator</b> <b>Dock area including 1 garage door for deliveries</b> <b>Tenant lounge/vending</b> <b>Conference &amp; training rooms</b> <b>Onsite maintenance/engineering</b> <b>Outdoor patio space</b> <b>Bike share</b> <b>Tenant game room</b> <b>Fitness room - showers/lockers</b>



# CONVENIENT LOCATION

Located in Midtown with immediate access to I-65, downtown Indianapolis, and the northern suburbs—**2955 North Meridian Street** sits in the heart of a significant office labor force.



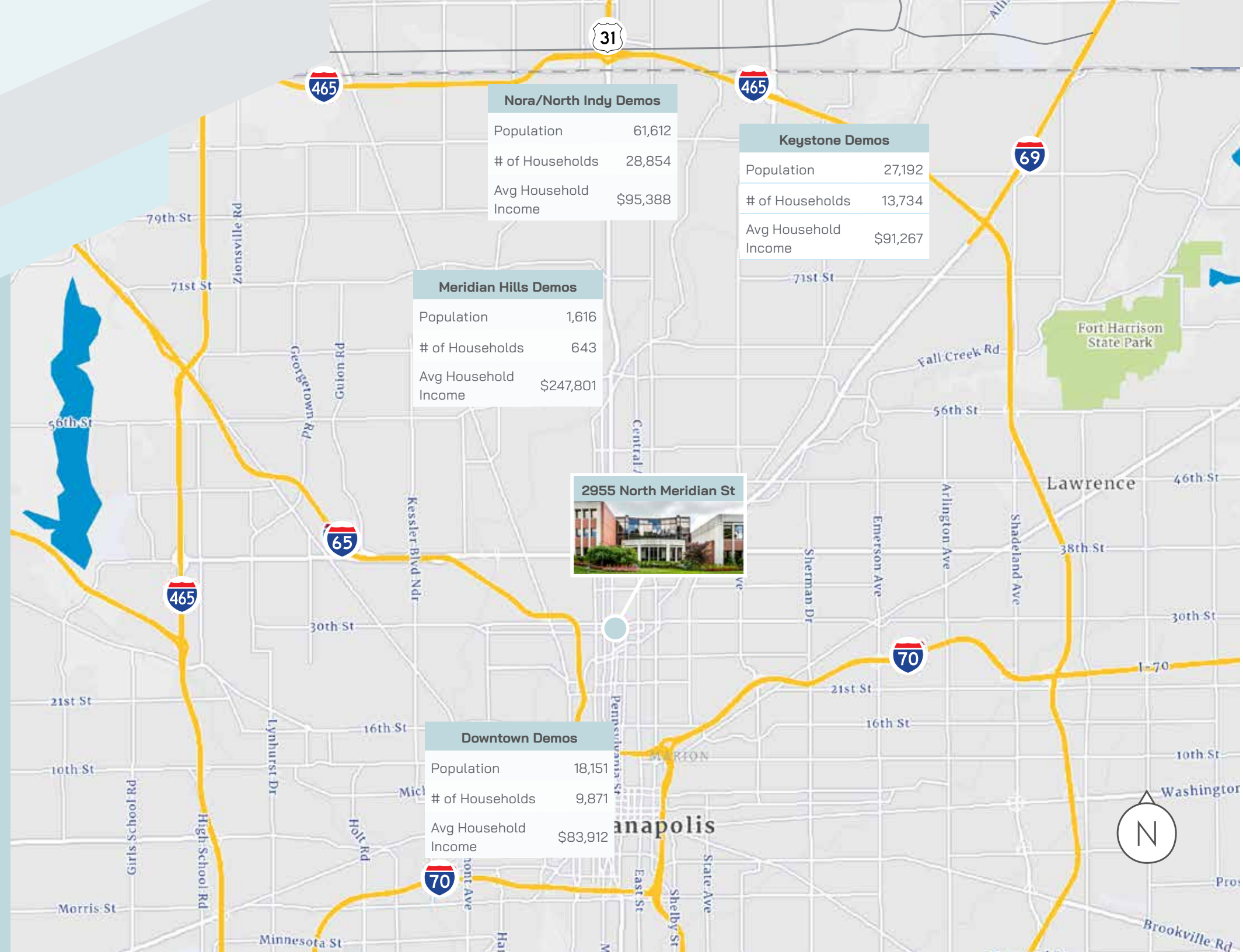
**Downtown Indianapolis**  
6 min / 3 mi



**I-65**  
3 min | 1.3 mi  
**I-465**  
7 min / 3.5 mi



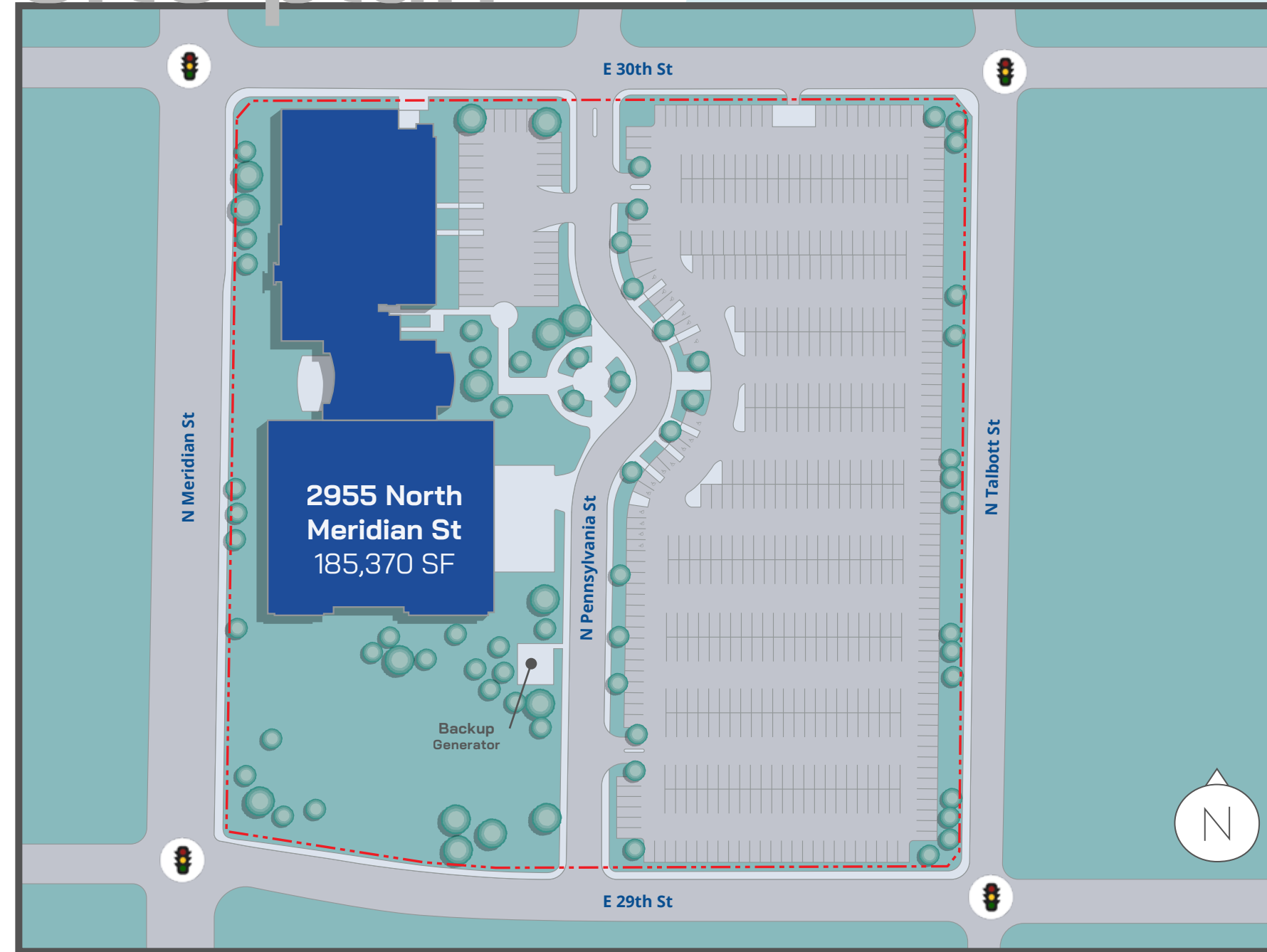
**Indianapolis Int'l Airport**  
21 min / 17 mi



# LOCATION OVERVIEW



# site plan



# 2955

North Meridian St  
INDIANAPOLIS, IN



## CONTACT

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