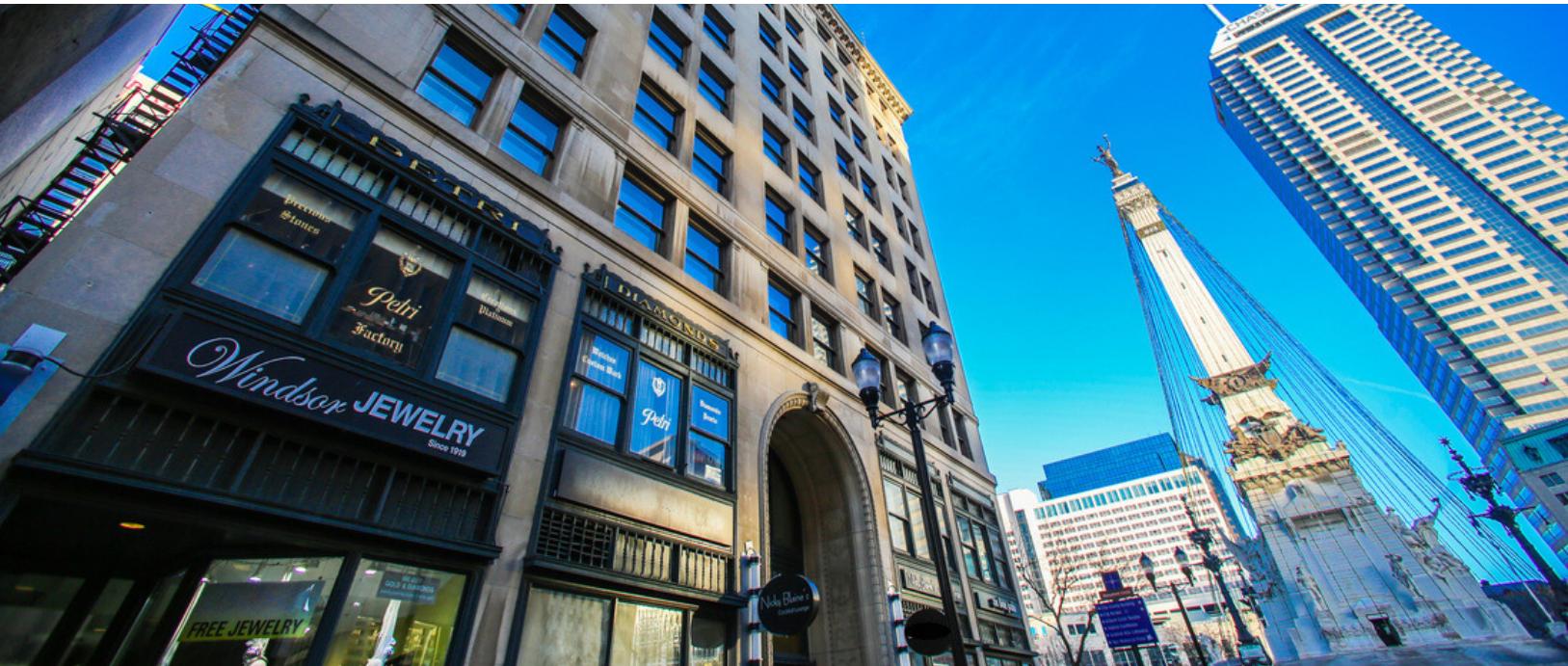


GUARANTY BUILDING

20 N. Meridian St., Indianapolis, IN 46204

FOR LEASE



PROPERTY HIGHLIGHTS

- Price Reductions!!
- 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

OFFERING SUMMARY

Lease Rate:	\$21.00 - 25.00 SF/yr (Full Service)
Number of Units:	21
Available SF:	1,871 - 10,007 SF
Building Type:	Historic Office/Retail
Building Size:	102,200 SF

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

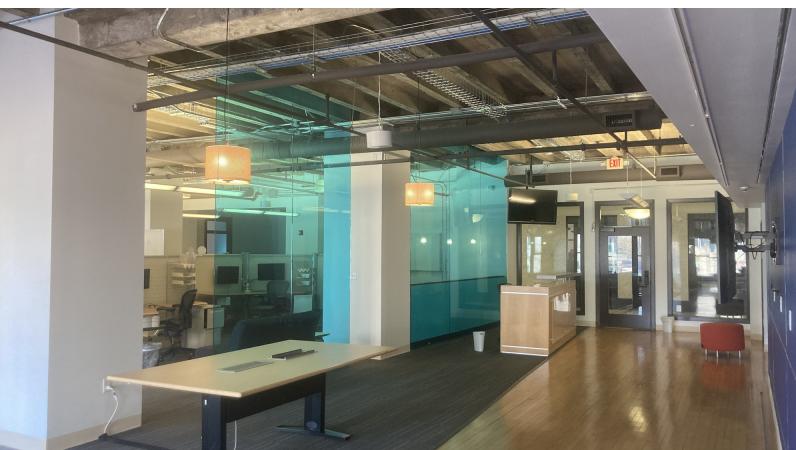
PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@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.

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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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	5,465 SF	Full Service	\$25.00 SF/yr	Conference rooms
Suite 201	Available	1,871 SF	Full Service	\$25.00 SF/yr	-
Suite 300	Available	10,007 SF	Full Service	\$21.00 SF/yr	Can be subdivided. Full floors available.
Suite 400	Available	4,500 - 10,000 SF	Full Service	\$21.00 SF/yr	Can be subdivided.
Suite 500	Available	9,990 SF	Full Service	\$21.00 SF/yr	Can be subdivided.
Suite 600	Available	10,007 SF	Full Service	\$21.00 SF/yr	Can be subdivided.
Suite 900	Available	9,988 SF	Full Service	\$21.00 SF/yr	Can be subdivided.

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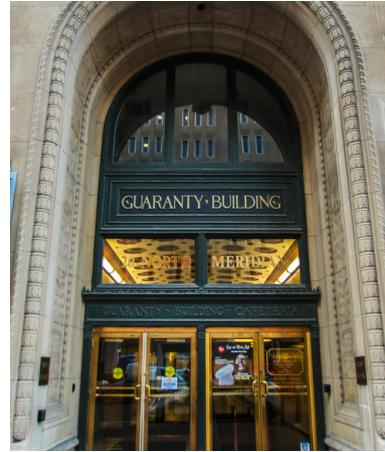
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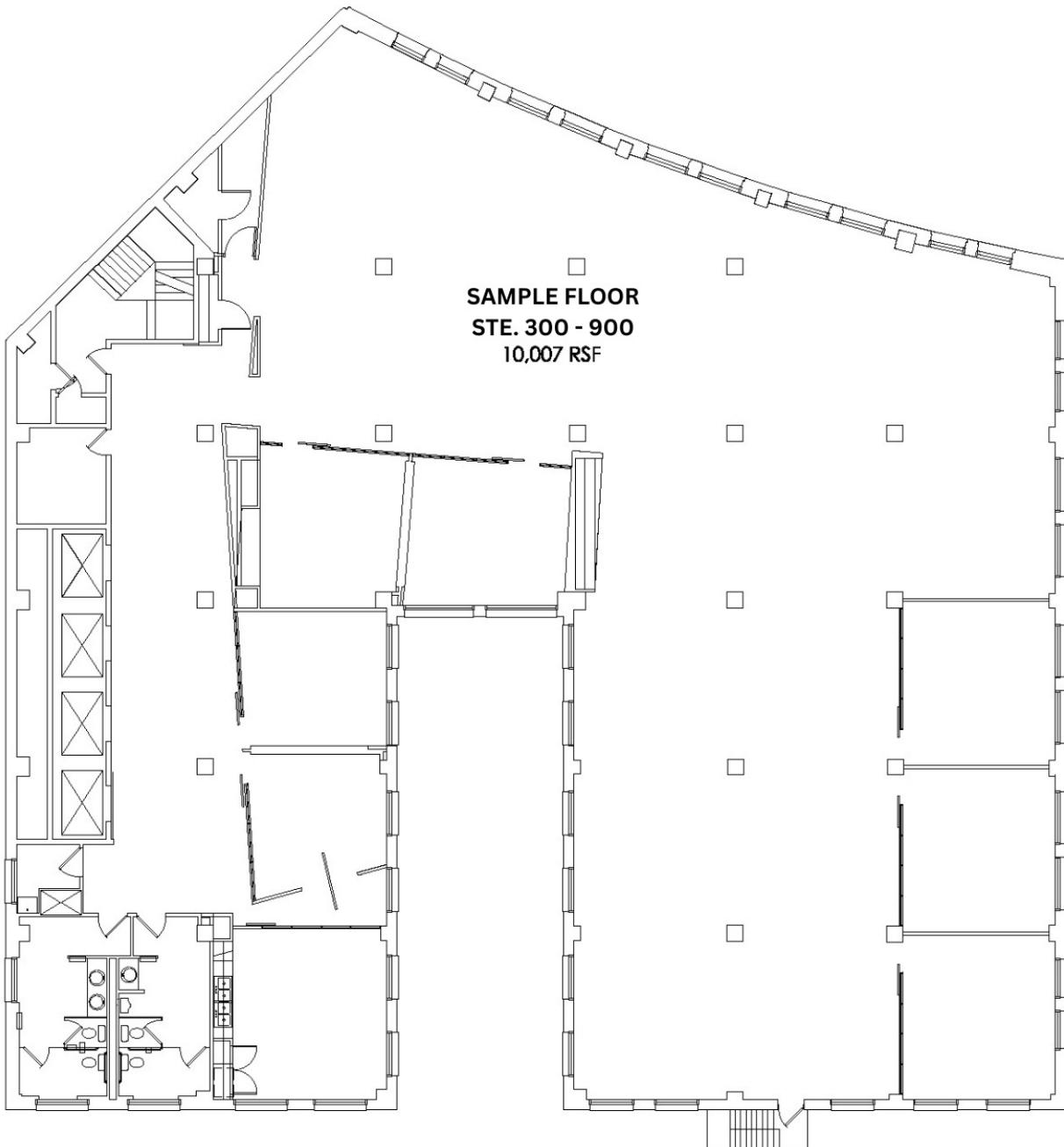
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O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

GUARANTY BUILDING

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THIRD FLOOR

GUARANTY BUILDING

JIM LOGAN

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

STEVE MONNOT

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PETE ALVEAL

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