

KEYSTONE X

JLL



Time-honored Address,  
Forward-Thinking Space

120 Monument Circle, Indianapolis, IN



120  
MONUMENT  
CIRCLE

# A Monumental Presence



Welcome to 120 Monument Circle, an unparalleled opportunity in the heart of downtown Indianapolis. Situated on iconic Monument Circle, this distinguished and highly sought-after address offers premium office and retail space where history meets modern business excellence.

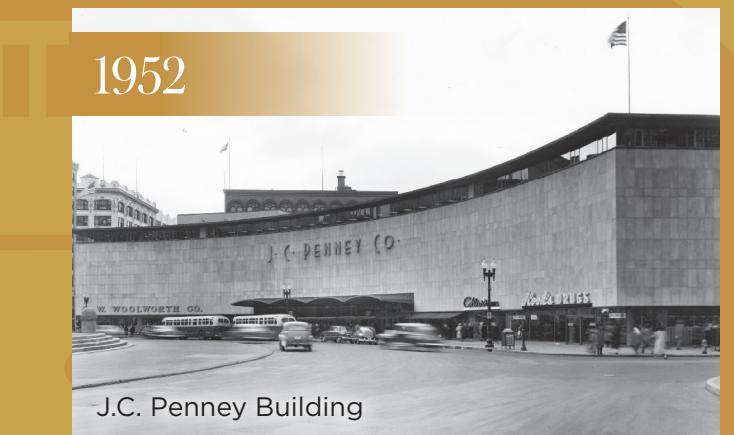
- Expansive property featuring 213,760 SF of Class A space on 4 floors
- ±123,000 SF of premium office space available throughout floors 1-4
- ±25,000 SF of prime street level retail space available
- Commands one-fourth of the iconic Monument Circle
- Ideal headquarters opportunity
- Stunning views overlooking Monument Circle
- Features the largest available floorplates in the CBD

- Convenient access to parking via garage connected by skywalk
- Impressive atrium streams natural light creating a welcoming environment
- Two exclusive rooftop terraces located on the 4th floor
- Multiple well-appointed conference and training rooms for various business needs
- Extremely walkable location to nearby dining, shopping, and Indianapolis most well-known destinations



1923

English Hotel



1952

J.C. Penney Building



1985

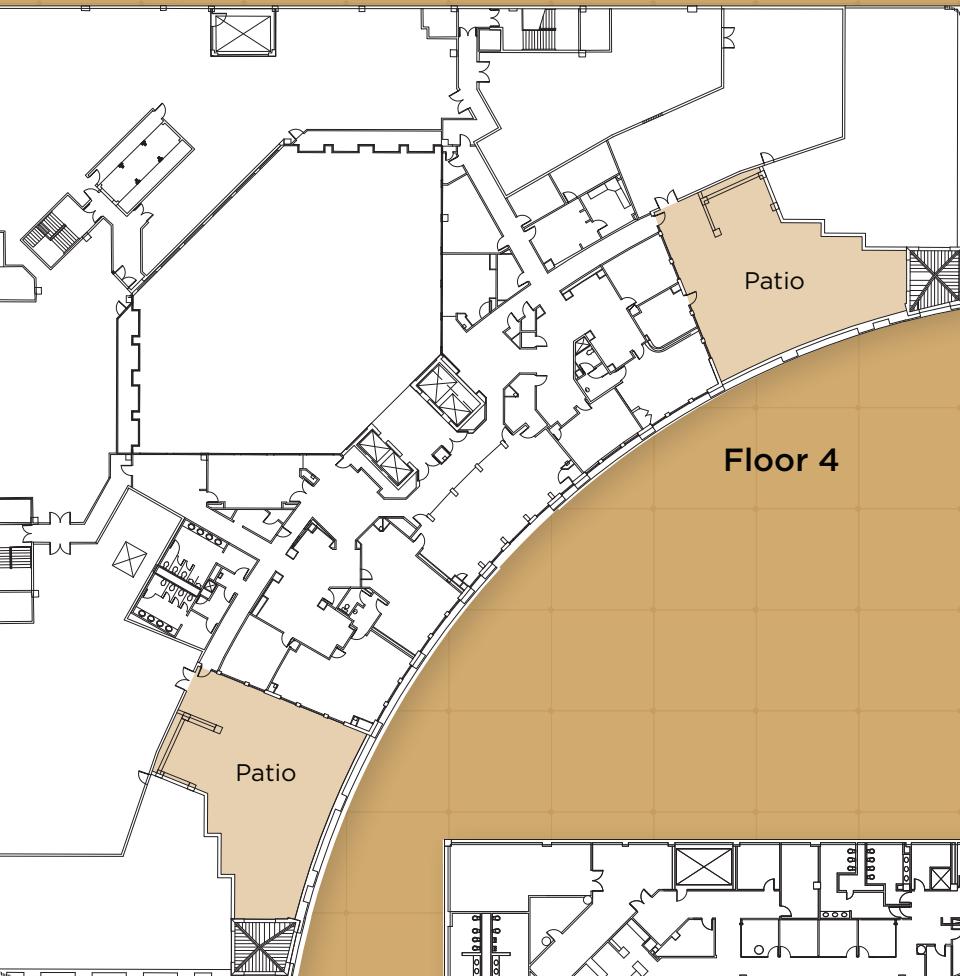
120 Monument Circle



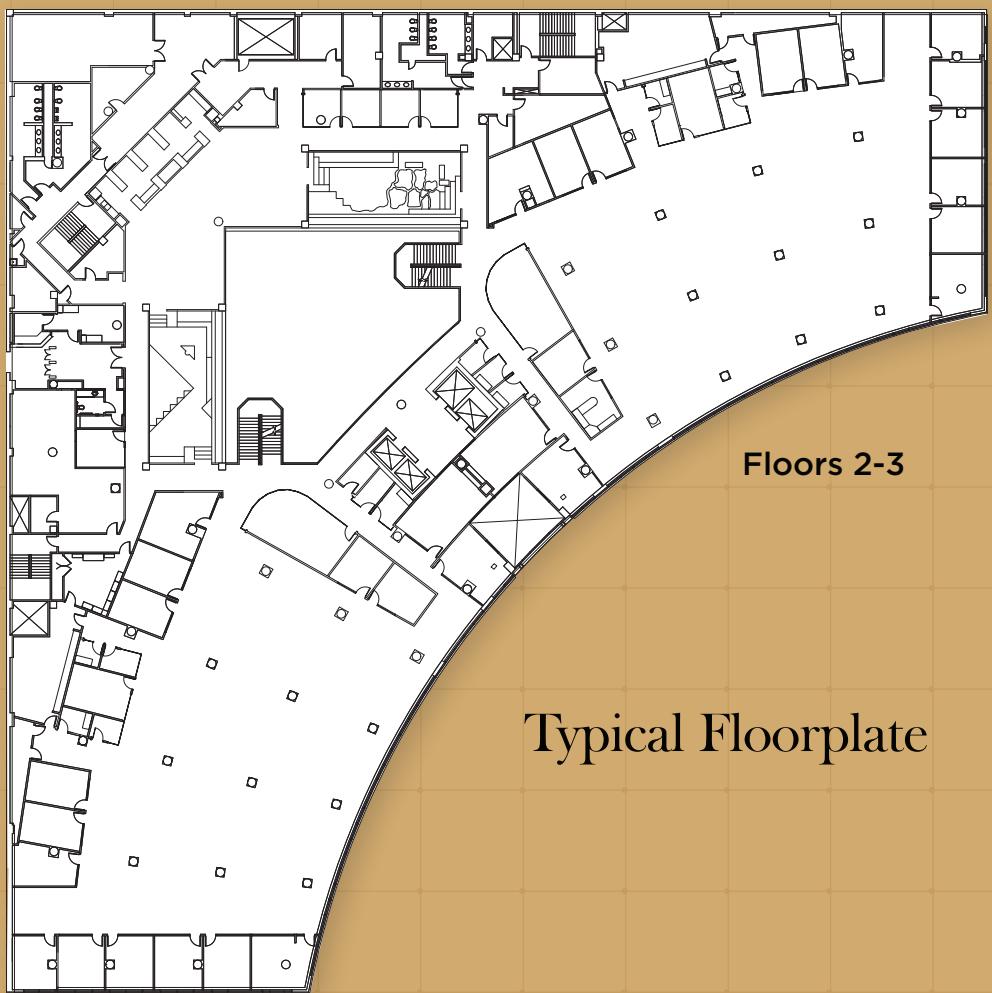
# A Monumental Future

120 Monument Circle will undergo a transformation, elevating this premiere property and introducing a curated collection of amenities and upgrades designed for the contemporary workforce. Businesses will thrive through:

- New on-site lower-level parking
- Enhanced atrium lobby
- Activated first floor retail offering work-day conveniences
- Connectivity to neighboring Sheraton hotel
- Modernized rooftop terraces, a rare downtown office amenity
- Technology bar and tenant lounge exclusive to tenants



Floor 4

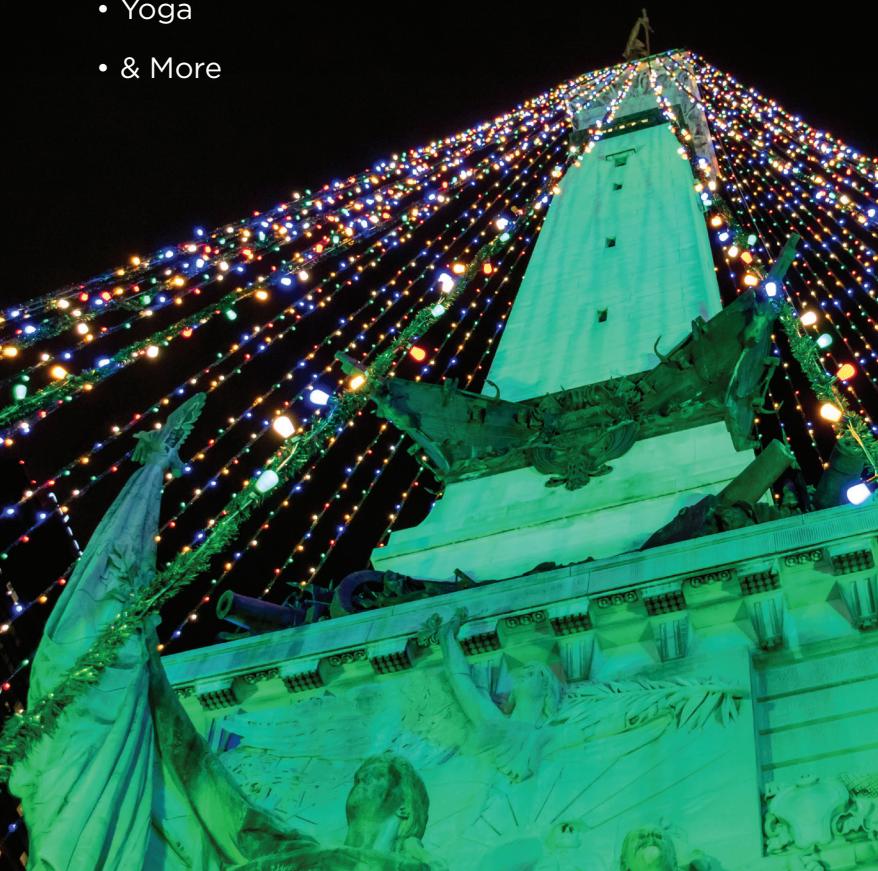


Floors 2-3

Typical Floorplate

Monument Circle pulses as the vibrant heart of Indianapolis, hosting a dynamic calendar of events throughout the year and 120 Monument Circle tenants have a front row seat to it all, including:

- Weekly farmers markets
- Annual Circle of Lights Celebration - Indy's most time-honored tradition
- Indianapolis Symphony Orchestra live stream on Monument Circle
- Ice cream socials on the circle
- Pop-up markets at Spark on the Circle
- Spark X WNBA All-Star art market
- Indianapolis pizza festival
- Strawberry festival
- Oktoberfest
- S'mores on the circle
- Howl + Hide
- Concerts
- Yoga
- & More



May through September, SPARK transforms Monument Circle into a pedestrian only, vibrant urban oasis offering complimentary ping pong and chess, shaded seating areas, café serving food and drinks, creative art installations, and live, local music all right outside our doorstep.

# Meet Monument Circle

# Monumentally Located



Countless restaurants, shops and Indianapolis' most iconic destinations within walking distance



Walking distance to the Canal Walk and the Cultural Trail, an 8-mile biking and walking trail



Less than 20 minutes drive to the Indianapolis International Airport and within 30 minutes to Indy's most popular suburbs

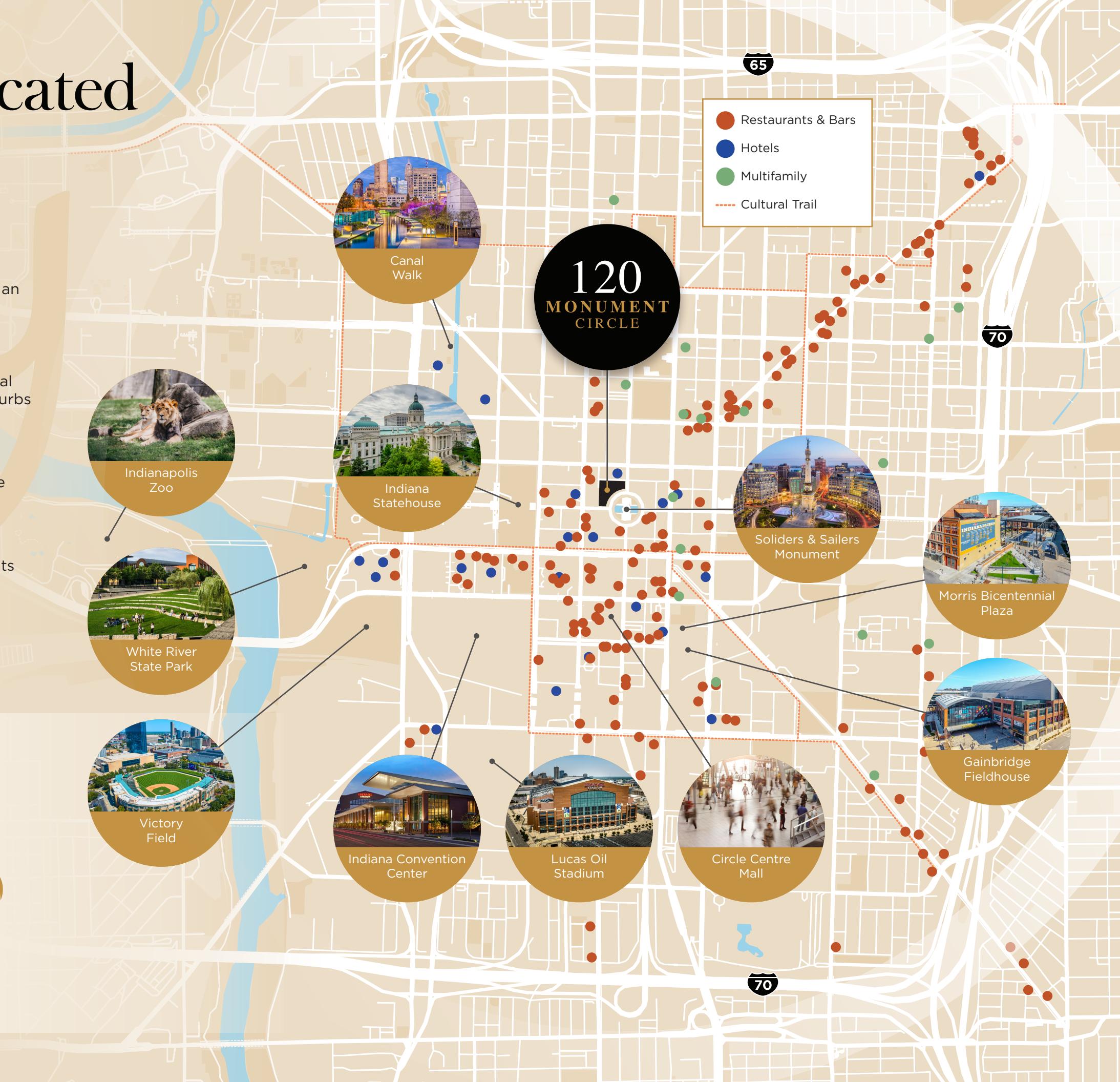


Quick access to I-70 and I-65 making commuting a breeze

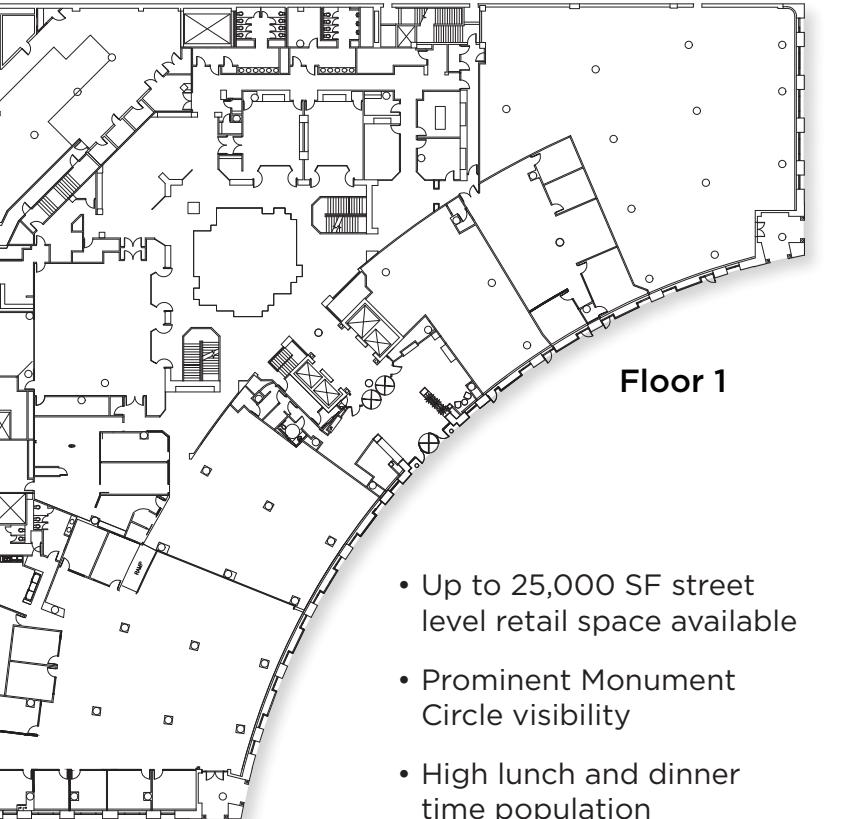


\$9.5 billion in planned downtown development investments  
(Source: IBJ)

Downtown Indianapolis is home to prominent headquarters and offices of:



# Monumental Retail Success



Up to 25,000 SF street level retail space available  
Prominent Monument Circle visibility  
High lunch and dinner time population



98

## Walkability Score



99

## Bike Score

Demographic	5 miles	10 miles	15 miles
Total Population	259,023	596,828	522,319
Daytime Population	371,605	554,453	592,146
Average Household Income	\$82,486	\$94,320	\$133,190
Median Household Income	\$59,438	\$69,282	\$101,462
Bachelor's Degree or Higher	33.5%	35.3%	49.8%



# Contacts

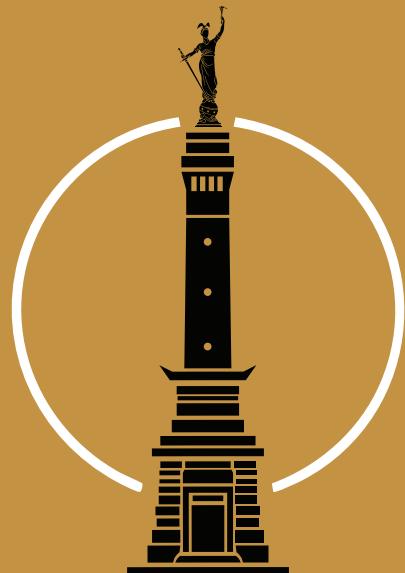
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