

For Lease

Timeless Architecture

# 22 E Washington Street

## Indianapolis, IN

### Victoria Centre

#### Property Highlights

- ± 67,000 SF office building
- Up to ± 18,500 SF of contiguous space available
- 2-story atrium with strong architectural detail
- Exterior signage available
- Numerous parking options in close proximity
- Located on IndyGo bus line
- Nearby: Monument Circle, Circle Centre Mall, Indiana Convention Center, State Capitol and Government Center, Gainbridge Fieldhouse
- Indianapolis Cultural Trail and Pacers Bikeshare steps from front door
- Located within the Wholesale District
- Unbeatable amenity base (lodging/dining)



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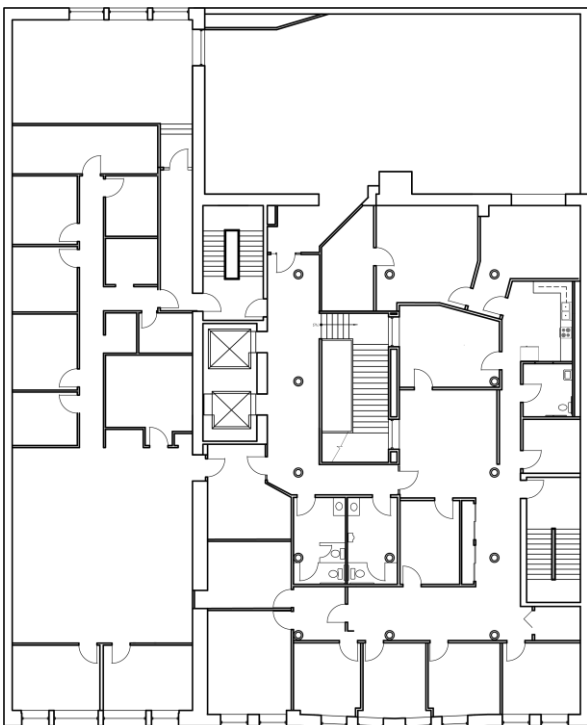
For more information, please visit [OfficeIndy.com](http://OfficeIndy.com).

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## Typical Floor Plate

Floor Plan | ± 9,300 SF



## Property Information

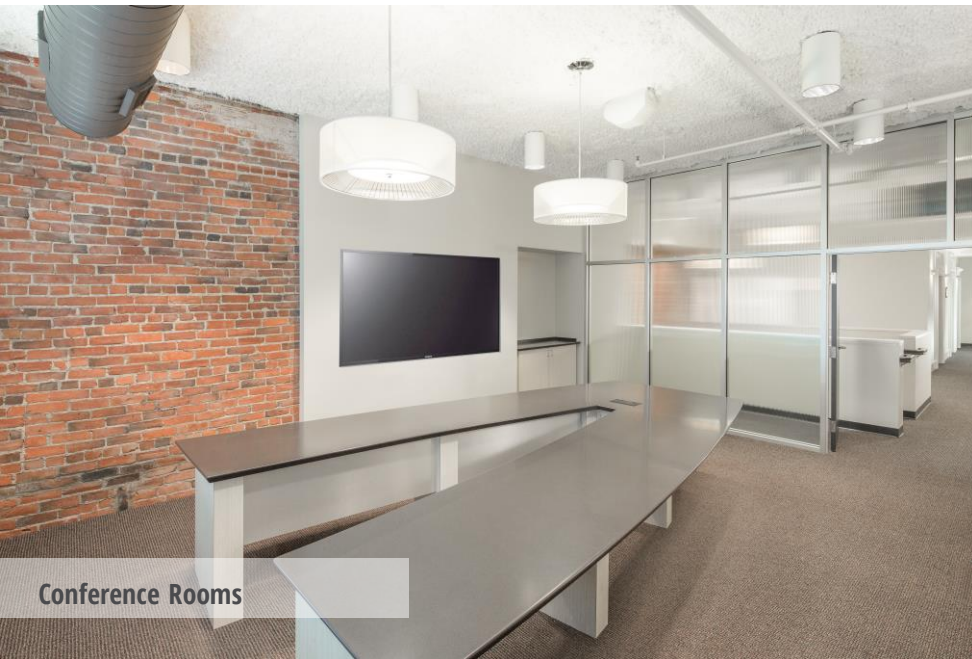
Total Area	± 67,000 SF
# of Floors	7
Elevator(s)	2 passenger
Data	High speed on-site
Year Built	1902
Restrooms	Central
Submarket	CBD
Access	Fob security, 24/7 access
Security	Camera monitoring
Interstate Access	Strong access to I-455, I-70 & I-65
Zoned	CBD1
Rental Rates	\$16.00 - \$19.00 psf Full Service

# Gallery

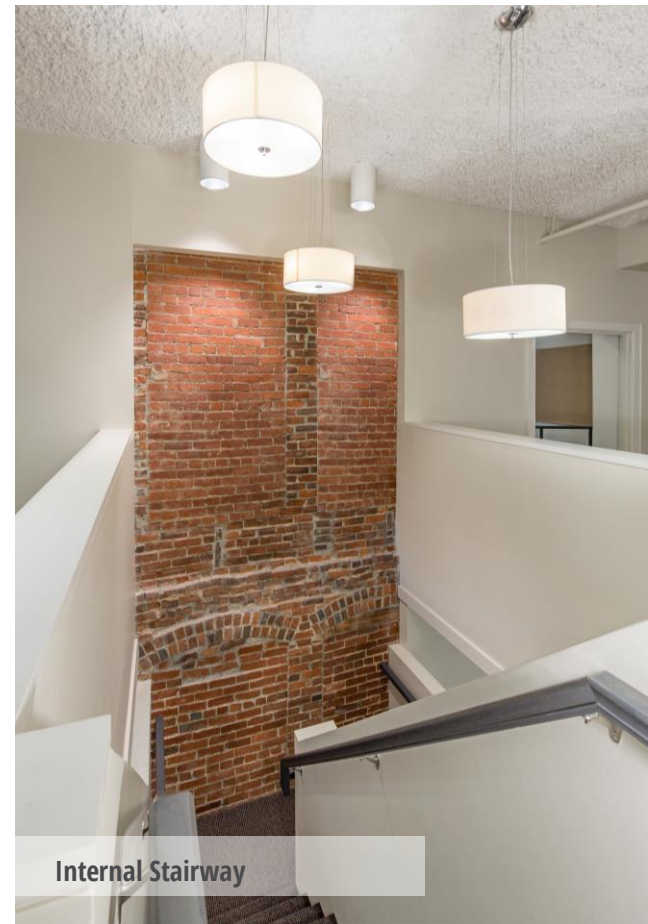
- Historic charm
- Exposed brick
- Unique columns
- Wood floors
- Exposed ductwork



Immediate Suite Access Via Elevators



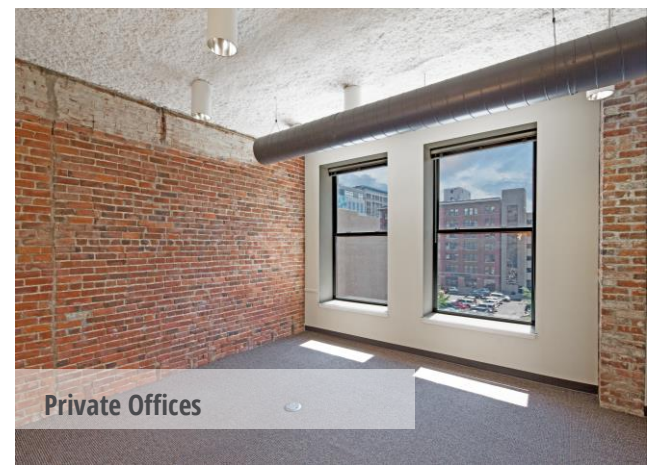
Conference Rooms



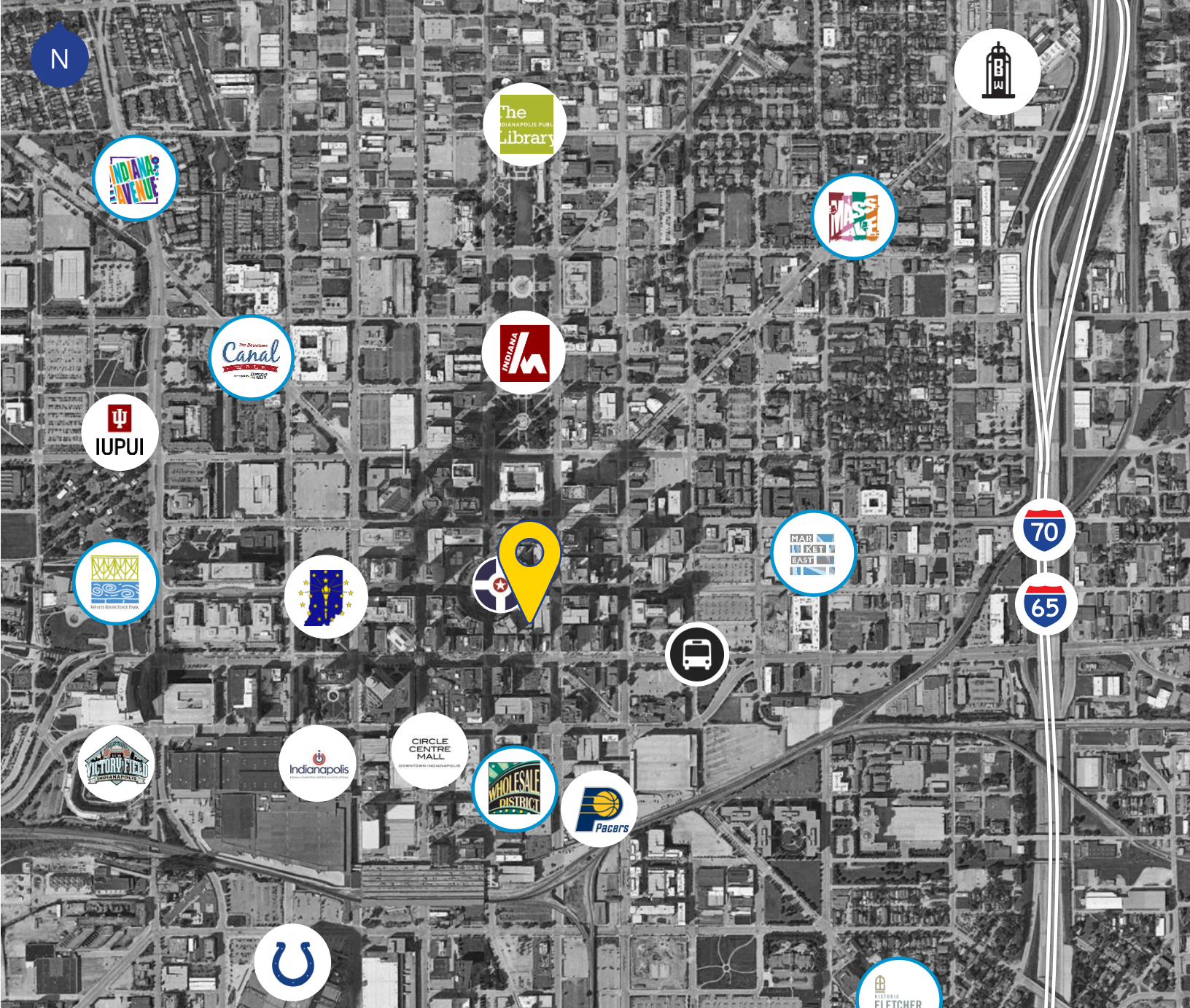
Internal Stairway



Progressive Work Areas



Private Offices



22 E Washington Street | Numbers to Know

7

Entertainment + Sport Venues

40+

Dining Options

5

Art + Theatre Venues

18+

Hotels + Lodging Options

97

Bike Score

97

Walk Score

69

Transit Score



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