

220

NORTH MERIDIAN

220 NORTHMERIDIAN.COM

KEYSTONE REalty
REALTY GROUP

 **JLL**

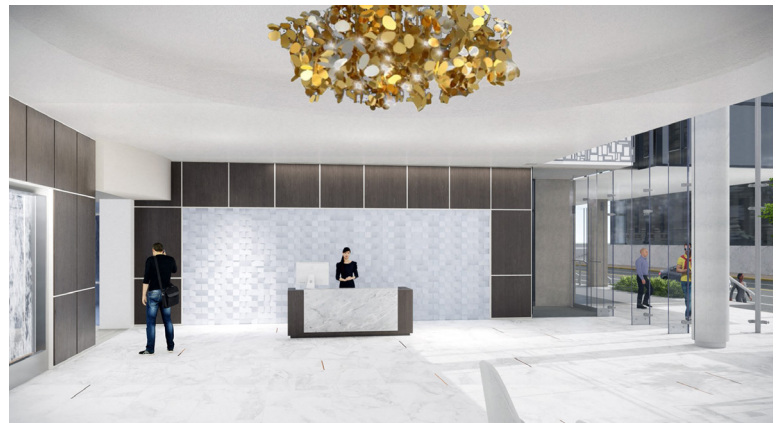


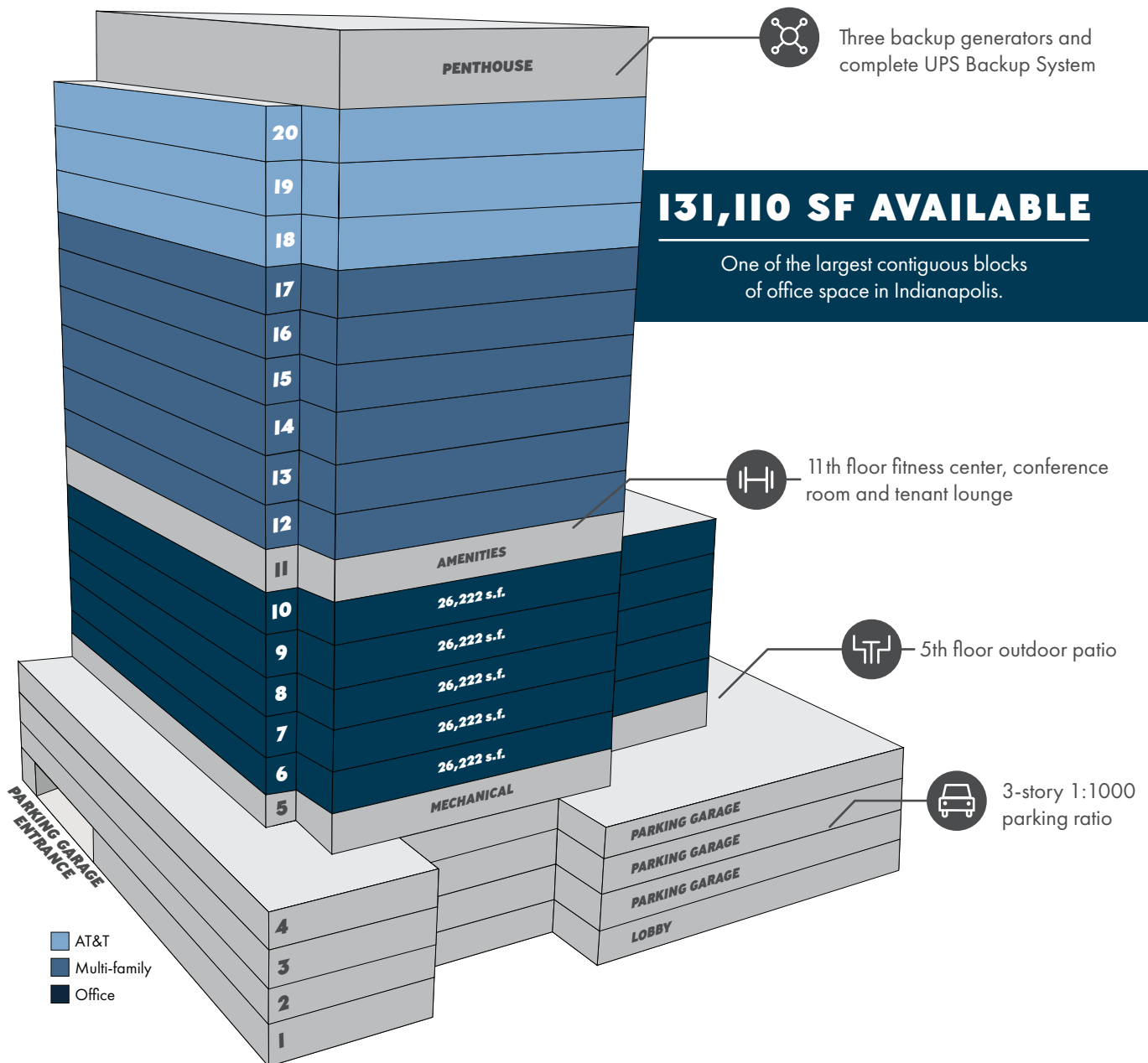
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PROPERTY OVERVIEW

With new ownership and an extensive redevelopment plan, 220 North Meridian brings a new, Class A building to the downtown market. Renovation plans include top of the line amenities, a parking garage and new ground level retail.

220 North Meridian presents one of the largest contiguous blocks of space in Indianapolis with approximately 131,110 s.f. available. The prestigious North Meridian address puts tenants in the heart of a thriving downtown within walking distance to an abundance of restaurants, hotels, sporting venues, shopping and cultural destinations.



PROPERTY HIGHLIGHTS



Top of the market amenities – restaurants, fitness center, on-site security, tenant lounge, conference center



New retail to include ground level restaurants with outdoor seating



Located in the heart of the CBD with a prestigious North Meridian address, one block north of Monument Circle



Three backup generators and complete UPS backup system



Top of building signage available



One of the largest contiguous spaces in Indianapolis



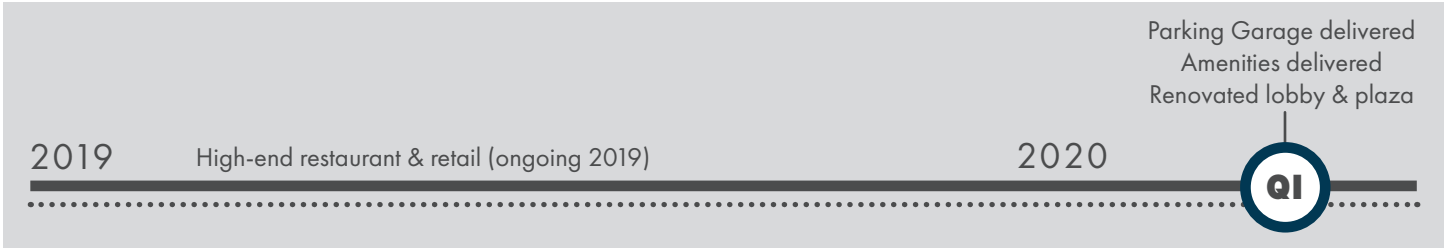
Newly constructed parking garage with Meridian Street entrance/exit with a 1:1,000 parking ratio



5th floor outdoor patio



RENOVATIONS



PREVIOUS IMPROVEMENTS

Project	Cost
Fire Alarm Separation	\$ 182,359
HVAC Split	\$ 140,000
Veeder Root	\$ 5,761
Waterproofing	\$ 705,963
Generator/Switchgear	\$ 16,223,329
Chillers	\$ 700,000
Elevator Modernization	\$ 2,049,990
Lobby Remodeling	\$ 708,964
Total	

Project	Cost
Freight Elevator Modernization	\$ 188,250
Water Softener	\$ 21,170
Security Cameras	\$ 31,661
Steam Trap Replacement	\$ 104,314
Security Access System	\$ 20,259
Wiring Backbone	\$ 3,152
FireLine Replacement	\$ 10,350
Media Fill	\$ 74,000
Total	\$ 21,169,522

LOBBY RENOVATIONS



AMENITIES

CREATING A ONE OF A KIND TENANT OFFERING.



Conference Center



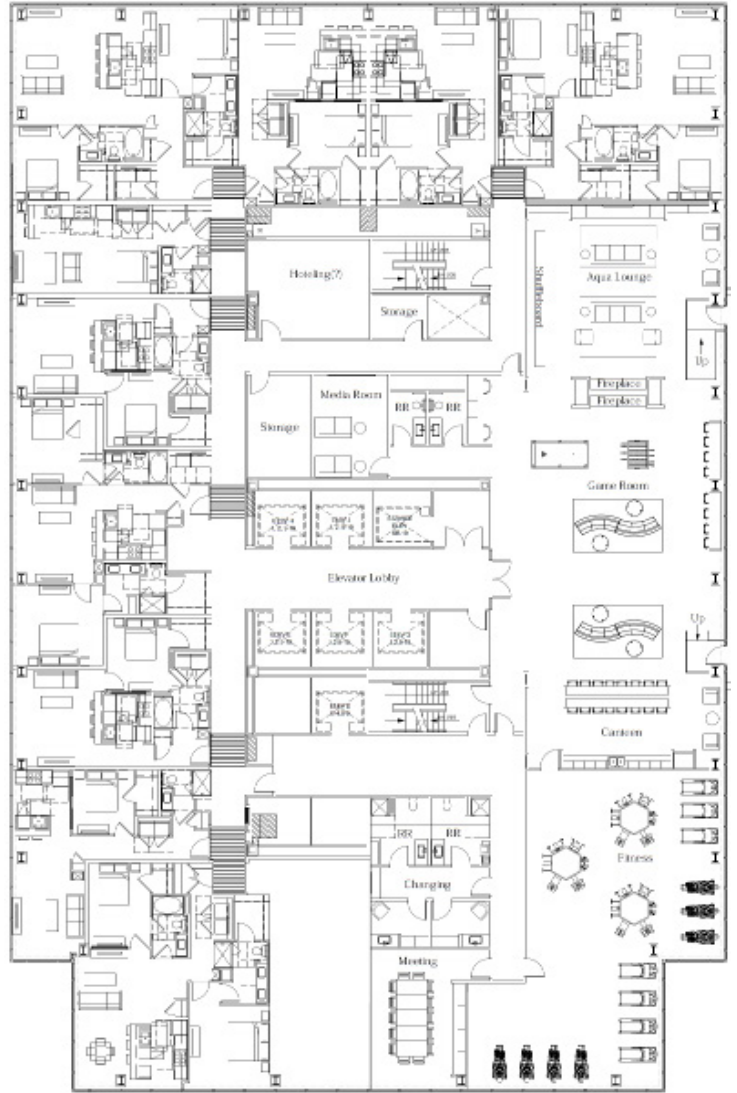
Tenant Lounge



Fitness Center



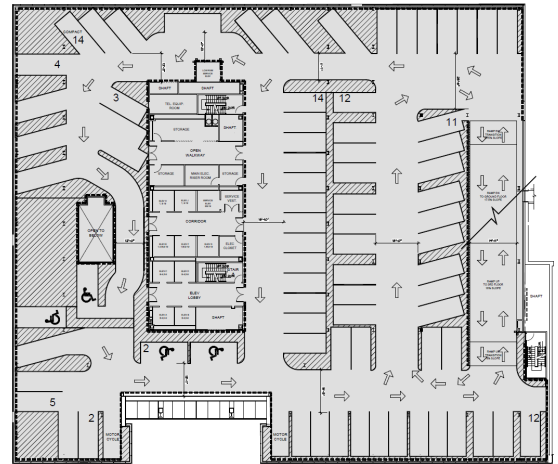
Rooftop Patio



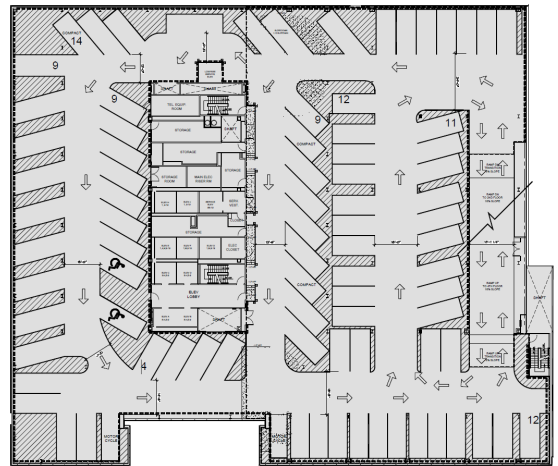
PARKING

Project Overview	
Floors	2 - 4
Project completion	5 months
Parking ratio	1.0/1,000 sf
No. of parking spaces	277
Additions and Improvements	
Ohio Street entrance and exit	
Reserved and unreserved spaces	
Electronic fob and validation system	

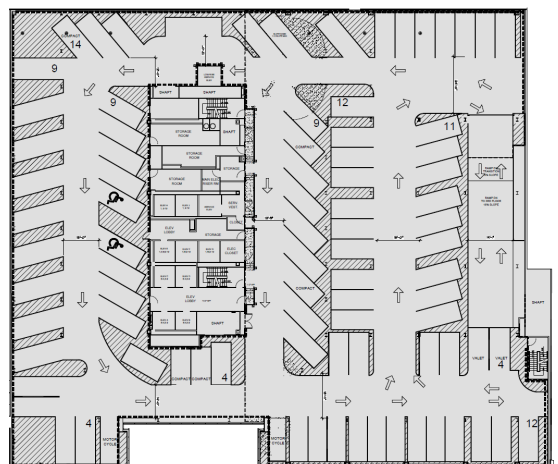
2ND FLOOR



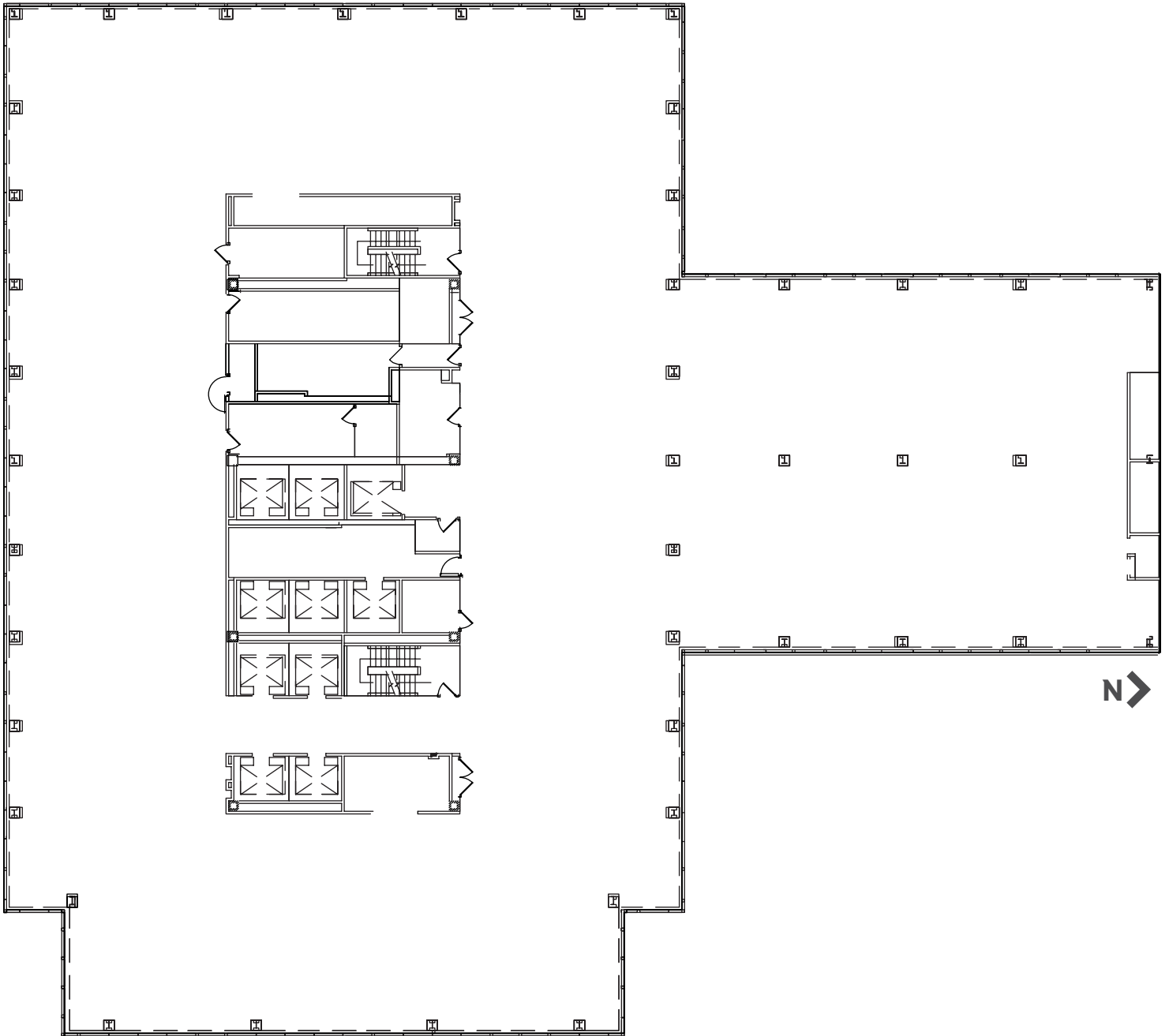
3RD FLOOR



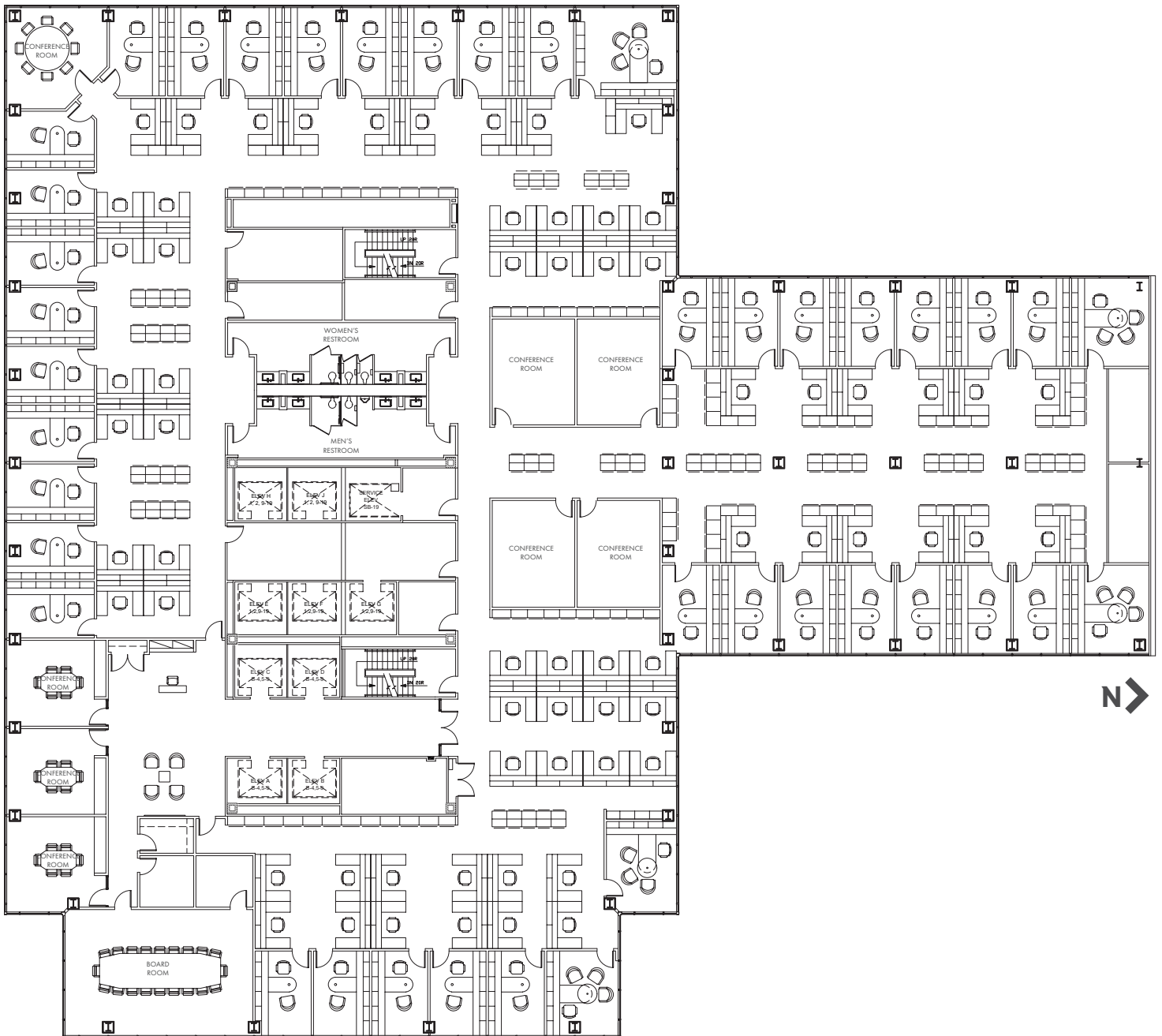
4TH FLOOR



TYPICAL FLOORPLAN



MOCK SPACE PLAN



BUILDING INFORMATION

General

Address	220 North Meridian Street Indianapolis, IN 46204
Building Type	Class A – Multi-tenant office
Landlord	Affiliate of Keystone Realty Group
Asset Manager	Keystone Realty Group
Building Manager	Keystone Realty Group 220 N. Meridian St. Indianapolis, IN 46204 +1 317 490 3241
Location	Located just north of Monument Circle, the center of the Indianapolis CBD Bound by: Meridian, Ohio and Pierson Streets
Year Built	1974
Total # of Floors	20 – 2 below grade and 2 mechanical penthouse floors
Building Height	284 feet
Gross Area	555,453 SF
# of Passenger Elevators	10
# of Service Elevators	1
Structure Type	Glass and Steel – Curtain Wall
Parking	7 indoor garage spots – Future parking garage to fit 277 spaces (1.00/1,000 sf)
Building Hours	Monday – Friday 6am-6pm HVAC is operated 24/7

Structural

Structural System	The exterior walls are clad with a metal-framed, curtain wall system. The curtain wall system is anchored to the superstructure. The curtain wall has horizontal bands of tinted, glazed, vision panels.
Lobby Interior	A complete lobby renovation is underway, to include new flooring, ceiling, lighting, seating, electronic directory, and lobby retail shops and restaurants.
Typical Floor Size	Floors 6-10: 26,222 RSF; Floors 11-20: 20,884 RSF
Ceiling Height	8 to 8½ feet to grid; 11 ½ feet to slab
Restrooms	Each floor has a men's and women's washroom. Typically both washrooms have two (2) lavatories and three (3) water closets in the men's washrooms and six (6) water closets in the women's washrooms.

BUILDING INFORMATION

Mechanicals

The building is heated and cooled by a closed-loop, chilled and heated water system consisting of three chillers, two cooling towers, air handlers, and VAV boxes. The steam for the heating system is provided by the local utility, Citizens Thermal Energy. The steam is converted to hot water with two shell and tube heat exchangers. The hot water is circulated to perimeter baseboard heaters throughout the building.

HVAC

Chilled water for the central cooling system is supplied by three water-cooled chillers and a cooling tower. Each chiller is manufactured by Carrier, has a nominal rating of approximately 150 tons and uses R-134A as a refrigerant. The cooling tower is constructed of galvanized steel and is located on the roof. The cooling tower has a capacity of approximately 500 tons. Circulating pumps provide chilled water to air handler units and VAV boxes located throughout the building.

The main distribution panel (MDP) is rated as a 13,200 Volt, three-phase, four-wire, service feeding the main distribution panel (MDP), located in the electric room in the basement.

Electrical System

Three 2200-kW, diesel-fueled, emergency generators serve the building. The diesel fuel is stored in a remote, above ground storage tank. The generators also have day-tanks mounted adjacent to the units in the penthouse mechanical room. The property also contains an energy management system that controls the property lighting and HVAC systems.

The building reportedly has copper wiring and standard electrical devices, switches, and fixtures consistent with the building use type. GFCI fixtures were observed in the kitchens and bathrooms during the survey.

Life Safety Systems

Fire and life safety systems serving the building include a multiple-zone, fire alarm control panel, an auto-dialer reportedly tying the system to the fire department or a 24-hour, monitoring service, hardwired with battery-backup, smoke and heat detectors, pull stations, illuminated exit lights with battery-backup, emergency battery lighting units, horn/light annunciators, fire extinguishers, building fire hoses, and a partial-coverage, wet-pipe, sprinkler system with check valves and tamper and flow switches.

A 1,000-gallon per minute fire pump augments the sprinkler system. Fire department connections are located on the exterior of the building. Fire hydrants are located along the adjacent municipal right-of-way. A chemical fire suppression system protects the kitchen hoods.

Security System

Proximity card access. Security guards on-site Monday-Friday 6am-6pm.

Telecommunications System

AT&T is on-site and can provide telephone and internet connectivity. Tenant has choice of provider.

THE POWER AT 220



The main distribution panel (MDP) is located in the basement electric room and is rated as a 13,200 volt, three-phase, for-wire service feeding the MDP.

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KEYSTONE
REALTY GROUP

JOHN ROBINSON
Managing Director
+ 1 317 810 7172
john.robinson@am.jll.com

KEVIN GILLIHAN
Senior Vice President
+ 1 317 810 7355
kevin.gillihan@am.jll.com

