



201 N. ILLINOIS STREET, INDIANAPOLIS, IN



DOWNTOWN'S CAPITAL JEWEL

Capital Center stands as a crown jewel in the heart of Indianapolis, Indiana.

This prestigious trophy building rises 23 stories above the bustling streets of downtown and offers over 655,000 square feet of premier office space, catering to a diverse array of high-profile tenants. Its state-of-the-art amenities exemplify the pinnacle of commercial real estate in the Midwest, making it a coveted address for businesses seeking unparalleled prestige and functionality in the Hoosier State's capital.



Trophy office tower with 655,000 SF spanning 23 stories



Unprecedented array of amenities unlike any other in the CBD



Upscale Moxy Hotel coming to the top floors of the south tower



Stunning, modern interior common spaces



Centrally located with an abundance of walkable restaurant and shopping options



Minutes from downtown's most iconic destinations including Monument Circle and Mass Ave



On-site retail including Bar Louie, Starbucks, and Cunningham Restaurant Group's Café 251



Fully-furnished spec suites and flexible floorplans with outdoor patio opportunities



WORK MEETS WOW!

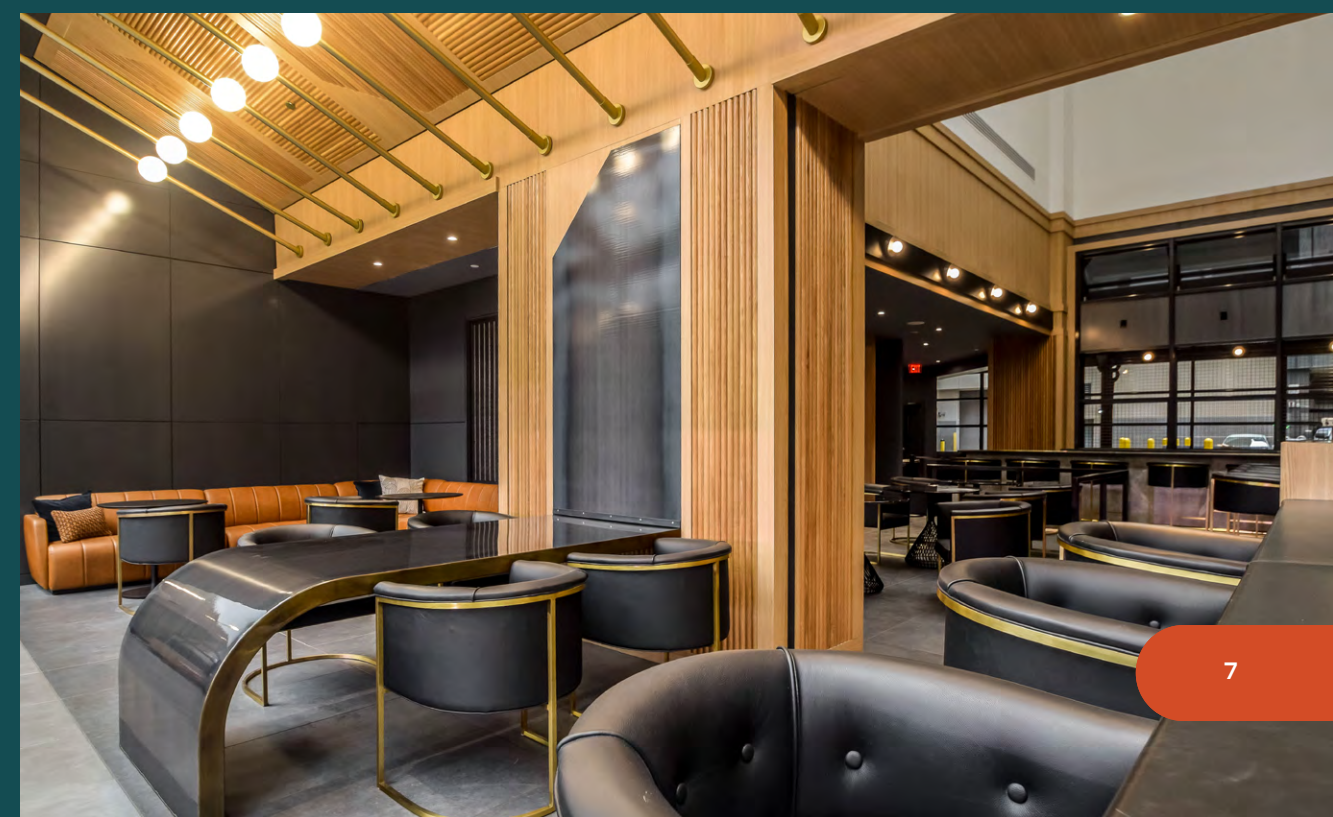
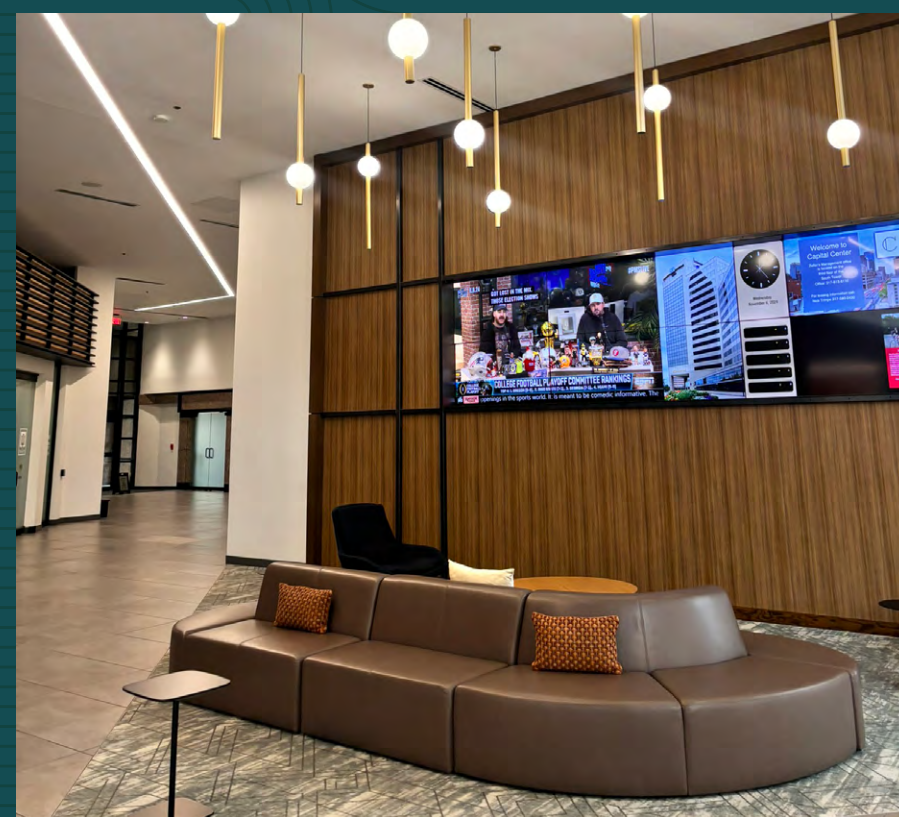
Capital Center redefines the modern downtown workplace with an impressive array of cutting-edge amenities offering an unparalleled environment that seamlessly blends productivity with convenience, comfort, and style. Capital Center delivers on every front and provides the ultimate experience the modern worker expects.

- Dynamic social center, complete with inviting seating clusters and a bustling Starbucks coffee shop
- Light-filled atrium flows seamlessly into an outdoor oasis with a fireplace
- Conference center with training spaces, an executive board room, and breakout areas with a kitchen
- Fitness center featuring a full range of weight machines, treadmills, Peloton bikes and locker rooms with showers
- On-site management and 24 hour security
- Upscale Moxy Hotel
- Underground parking with bike storage and scooter parking
- On-site retail including Bar Louie, Starbucks, Café 251, banking options, dentist, and family and sports medical clinic
- Weekly tenant events at the building

LOUNGE IN LUXURY

As you step into Capital Center, the opulent atrium lounge unfolds before you.

Offering a welcome embrace of sophistication and comfort where employees and visitors can relax and work together.





ELEVATE YOUR DOWNTIME

Capital Center unveils a stunning bourbon bar, where plush leather seating and ambient lighting create an intimate retreat for after-hours networking and relaxation.

To kickstart your day or for an afternoon pick-me-up, enjoy the on-site Starbucks coffee shop.



AMP FITNESS CENTER

State-of-the-art fitness center.

Featuring private spa-like locker rooms with fresh towel service, a variety of group and individual classes, and all-new equipment including Peloton bikes





An exquisite conference center with everything your company needs including a trio of rooms equipped with various meeting types:

- Axis board room with 14 seats
- Fuse East with 56 seats
- Fuse West with 95 seats
- Connected social hub

FUSE CONFERENCE CENTER

OUTDOOR OASIS

Extending from the atrium, a large outdoor oasis awaits, complete with plush seating arrangements and a cozy fireplace for year-round enjoyment.

During summer evenings, the space comes alive with the melodies of live performances every Tuesday and Thursday, creating the perfect backdrop for after-work relaxation.



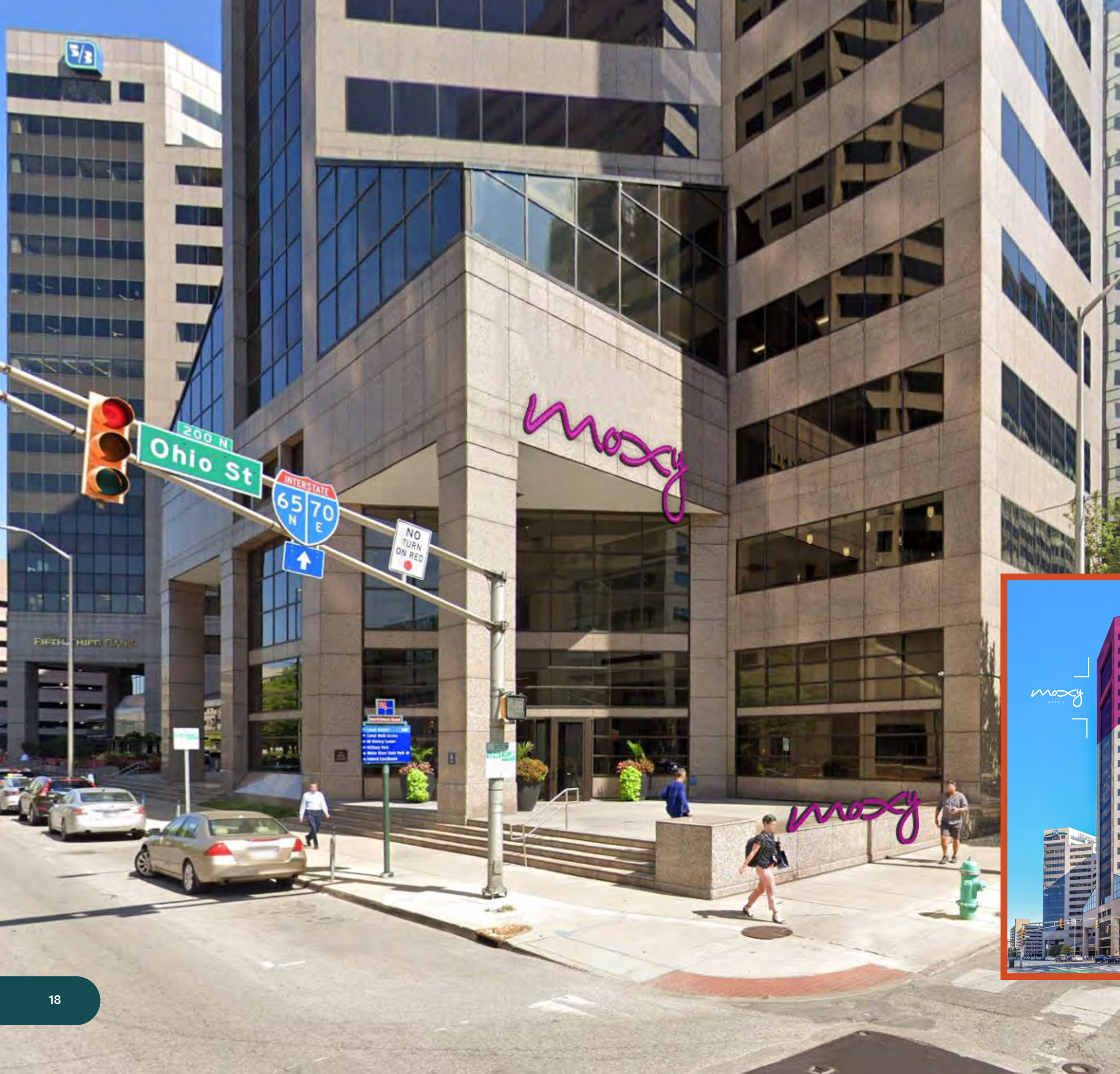


Reference image shown.
A new Bar Louie will be built concurrently
in the ground floor of the north tower.

CAPITAL CULINARY

Capital Center elevates workplace dining with two exceptional on-site options to satisfy every craving.

Cunningham Restaurant Group's Café 251 serves up quick and delicious breakfast and lunch fare, along with convenient catering services, while Bar Louie (coming soon) offers an upscale gastropub experience for those looking to impress clients or unwind after hours with craft cocktails and gourmet bites.



MEET MOXY

Capital Center is set to undergo an exciting transformation, with plans to convert the top seven floors of its south office tower into a luxurious Moxy Hotel.



This innovative project will introduce 161 stylish hotel rooms to the heart of the city, offering guests a unique blend of modern comfort and urban sophistication. The hotel will feature two dedicated elevators that will serve only the hotel floors, accessible exclusively to guests and ensuring separate office floor access for employees and business visitors. Clients in town for business? The Moxy Hotel offers the convenience and upscale accommodations business travelers and tourists are seeking all with breathtaking panoramic views of the downtown Indianapolis.



moxy
HOTELS



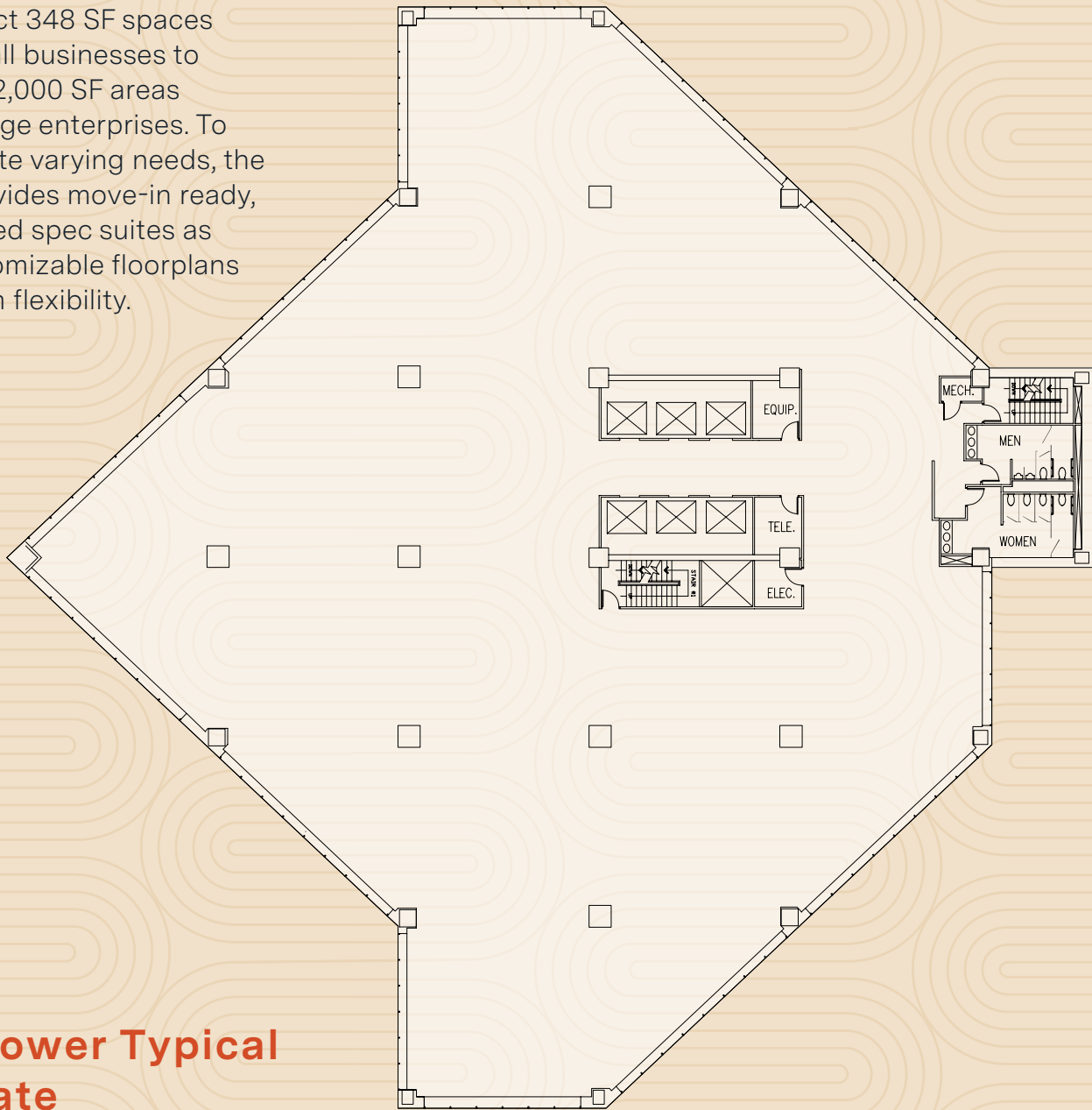
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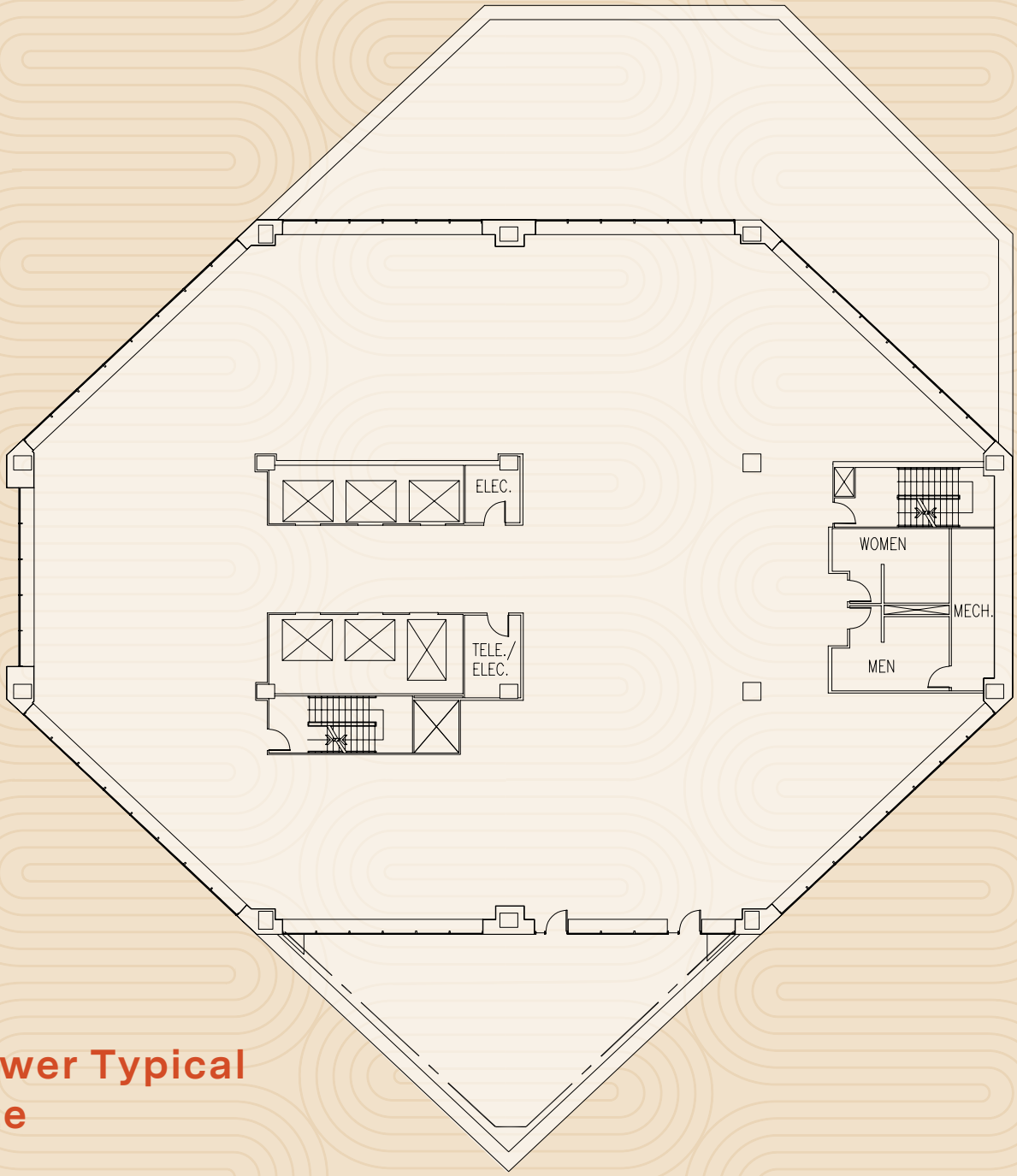
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CAPITALIZE ON SPACE

Capital Center offers versatile office configurations, ranging from compact 348 SF spaces ideal for small businesses to expansive 22,000 SF areas suited for large enterprises. To accommodate varying needs, the building provides move-in ready, fully-furnished spec suites as well as customizable floorplans for maximum flexibility.



North Tower Typical Floorplate



South Tower Typical Floorplate

CAPITALIZE ON FUN

Capital Center fosters a vibrant community spirit through engaging weekly events.

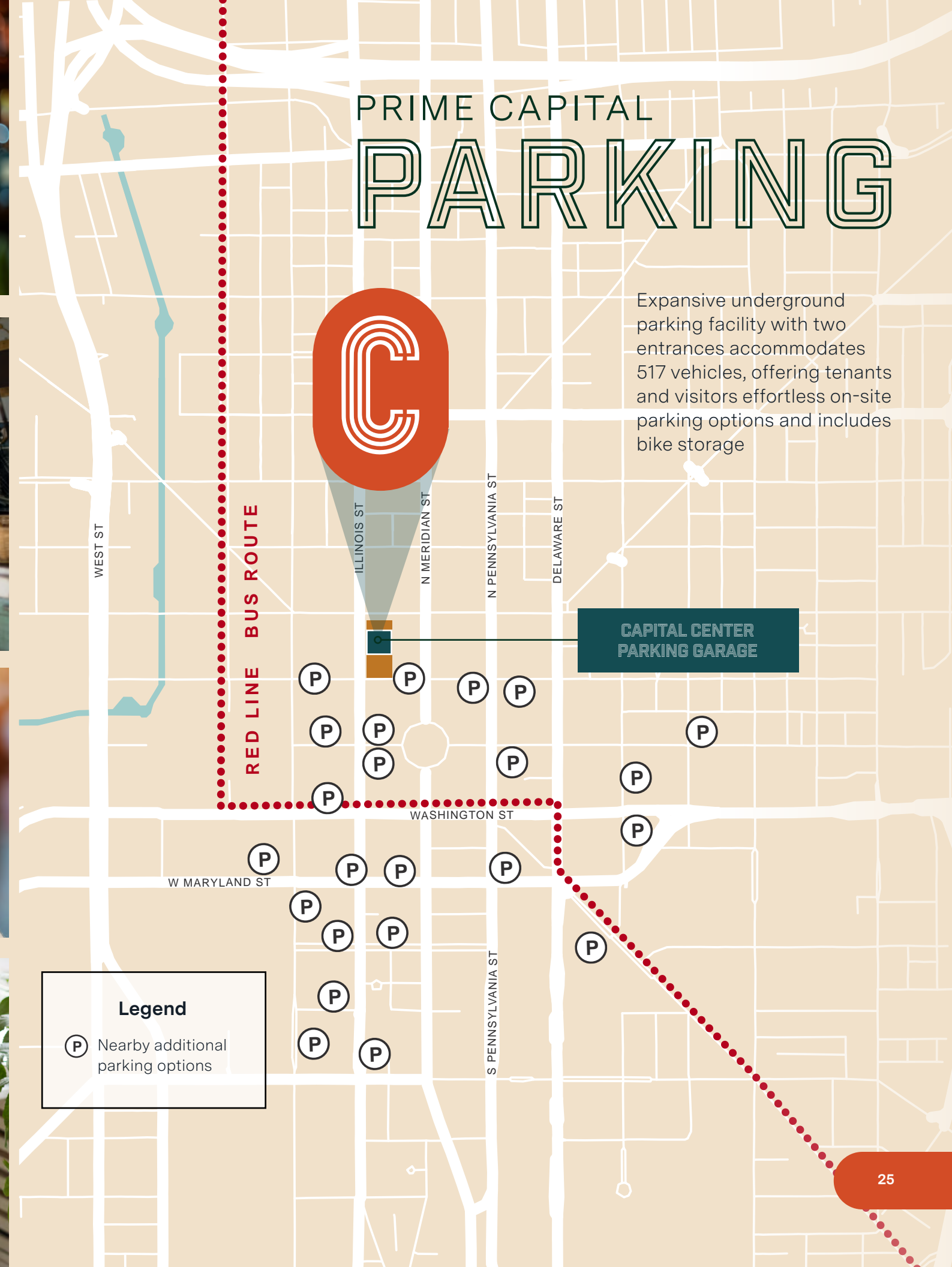
Tenants stay in the loop with our dynamic monthly newsletter, lively Instagram feed, and user-friendly building app, keeping them connected to upcoming gatherings, the latest building updates, exclusive perks, and exciting giveaways.

Past tenant events include live bands every week during the summer, happy hours with local breweries, mixology classes, food trucks, ice cream socials, a fall festival, a haunted house, March Madness watch parties, race car simulators for the Indy 500, flower arranging classes, charcuterie class, and more!



PRIME CAPITAL PARKING

Expansive underground parking facility with two entrances accommodates 517 vehicles, offering tenants and visitors effortless on-site parking options and includes bike storage



Legend

(P) Nearby additional parking options

CAPITAL LOCATION



Countless restaurants and shops within walking distance



Walking distance to Indianapolis' most iconic destinations



Just blocks to the Red Line Bus Route



Walking distance to the Canal Walk and the Cultural Trail, an 8-mile biking and walking trail connecting each of downtown's cultural districts with bike share stations and public art



Within a half hour drive to Indianapolis' most popular suburbs



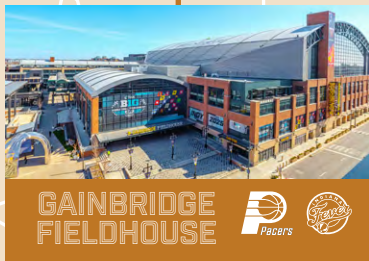
Less than a 20 minute drive to the Indianapolis International Airport

Legend

- Restaurants & Bars
- Hotels
- Multifamily



CIRCLE CENTRE MALL
DOWNTOWN INDIANAPOLIS



RED LINE BUS ROUTE

CULTURAL TRAIL

WEST ST

ILLINOIS ST

N MERIDIAN ST

N PENNSYLVANIA ST

DELAWARE ST

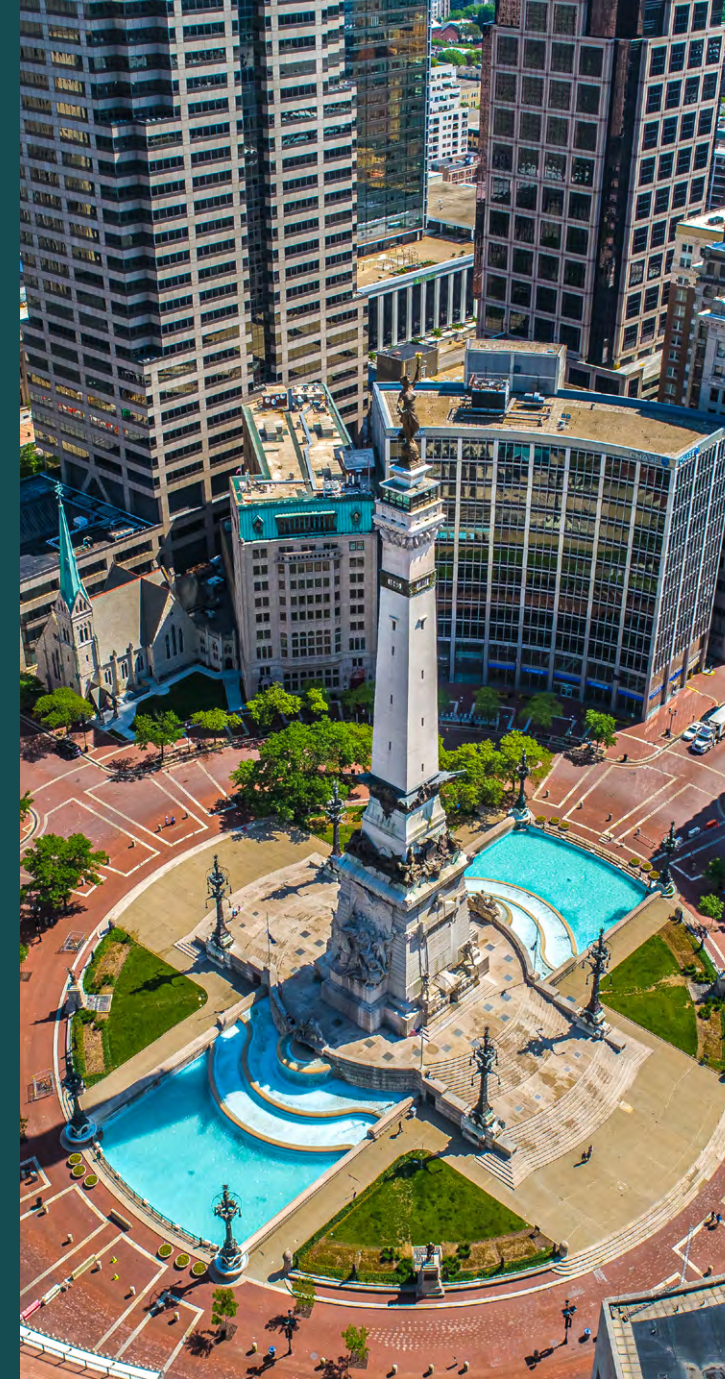
W MARYLAND ST

WASHINGTON ST

S PENNSYLVANIA ST

INTERSTATE 65

INTERSTATE 70
INTERSTATE 65



CHOOSE INDIANA'S CAPITAL

Downtown Indianapolis is a vibrant and bustling city center filled with excitement, energy, and a constant hum of activity and people. With so much to see and do, it's no surprise downtown Indianapolis is quickly becoming one of the most popular tourist destinations in the Midwest, and as one of the fastest-growing cities in the Midwest, Indianapolis is a hub for innovation, business, and entrepreneurship.

- **50.23** million visitors to downtown Indianapolis annually
- Rising tech scene with **1,700%** growth since 2006 – **Forbes**
- **Second** Best State in the U.S. for Starting a Business – **Forbes 2024**
- **#5** in the U.S. for Cost of Doing Business – **CNBC 2024**
- Anchored by **8** Fortune 1,000 companies
- **4** major interstates intersect the Indianapolis metro area making commuting a breeze
- **Racing capital** of the world with the largest single day sporting event in the country the Indy 500
- Hub for **major** sporting events
- Home to the Indiana Convention Center, one of the **largest** convention centers in the country
- Home to **several** iconic landmarks and museums including the largest children's museum in the country



C A P I T A L C E N T E R

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