



# THE BROADBENT BUILDING

117 EAST WASHINGTON STREET

# B

## LAST SUITE REMAINING ON 2ND FLOOR

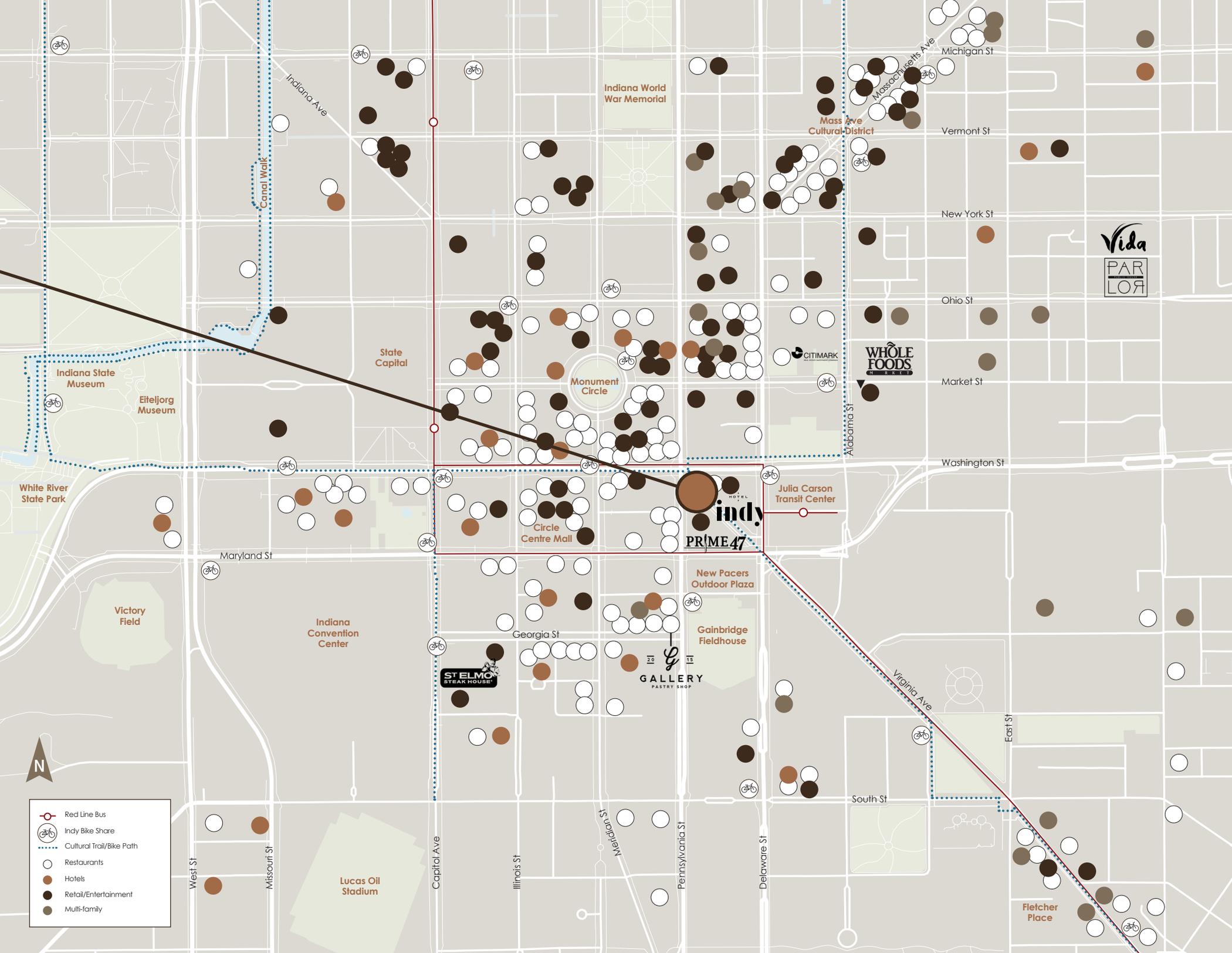
- » 2,177 RSF available in iconic, historic building located in the heart of downtown Indianapolis on the Cultural Trail
- » Space features secured entry and outstanding window lines
- » Prominent exterior signage available for maximum visibility
- » Dedicated gated parking with direct, secured access to the building - a rare luxury downtown
- » On-site building amenities include a lower level fitness center with men and women's locker rooms equipped with showers and a large break room with a kitchenette
- » Fogo De Chao is located on the first floor of the building
- » Building sits adjacent to new Hotel Indy which features an incredible first level restaurant, The Hulman, and a full-service rooftop bar - the perfect spot to grab a drink after work



# ICONIC LOCATION



1. Hotel Indy Rooftop Bar   2. Signage Opportunity   3. Fogo De Chao   4. Hinata Sushi



-  Red Line Bus
-  Indy Bike Share
-  Cultural Trail/Bike Path
-  Restaurants
-  Hotels
-  Retail/Entertainment
-  Multi-family

Indiana World War Memorial

Mass Ave Cultural District

State Capital

Monument Circle

Circle Centre Mall

indie HOTEL  
PRIME47

Julia Carson Transit Center

New Pacers Outdoor Plaza

Gainbridge Fieldhouse

GALLERY PASTRY SHOP

STELMO STEAKHOUSE

Indiana Convention Center

Lucas Oil Stadium

Fletcher Place

Vida PARLOR

WHOLE FOODS MARKET

CITIMARK



White River State Park

Indiana State Museum

Eiteljorg Museum

Victory Field

Indiana Ave

Canal Walk

Maryland St

West St

Missouri St

Capital Ave

Illinois St

Michigan St

Pennsylvania St

Delaware St

Alabama St

Virginia Ave

East St

South St

Vermont St

New York St

Ohio St

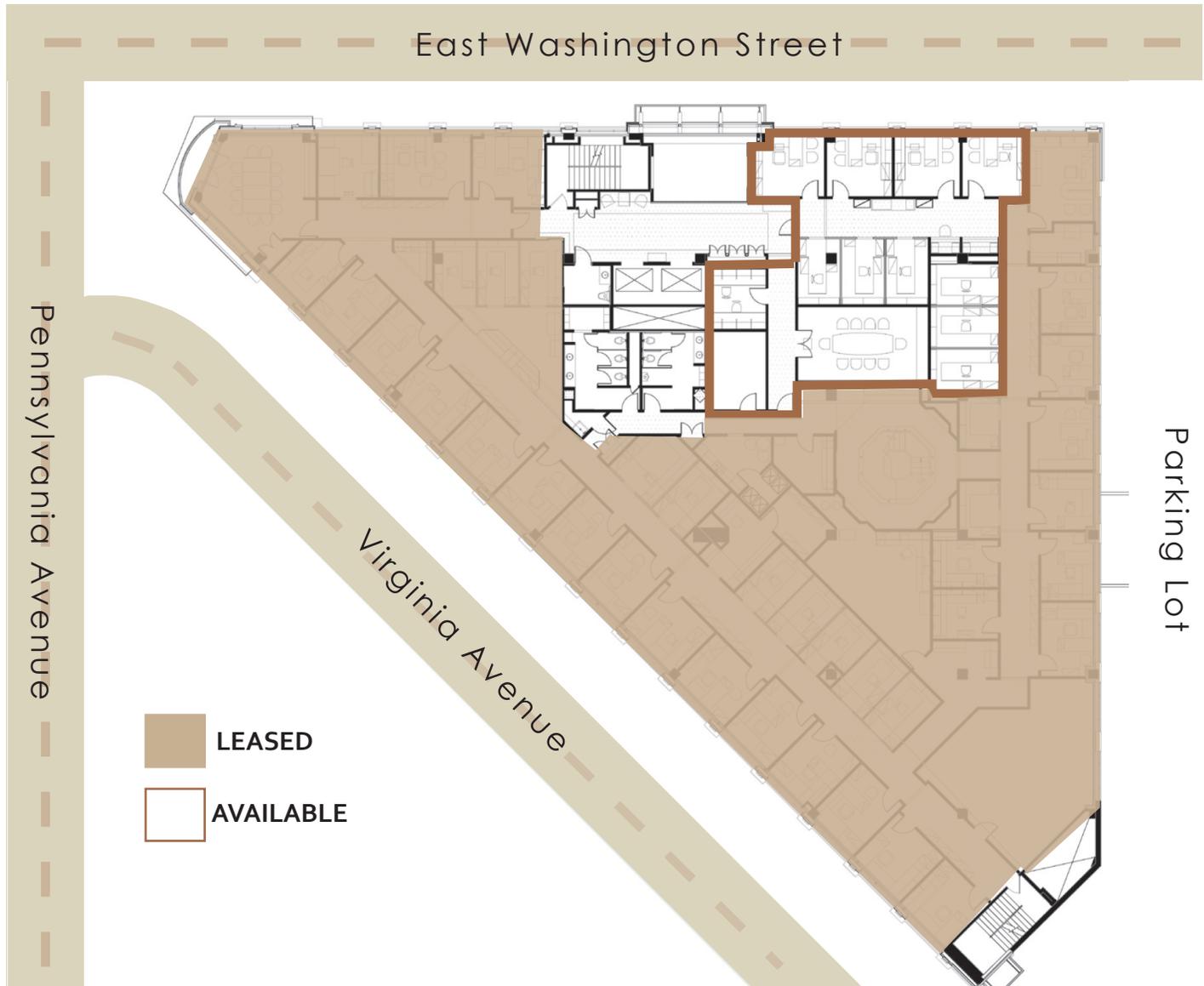
Market St

Washington St

Michigan St

Massachusetts Ave

# FLOORPLAN



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