

1776 N. MERIDIAN STREET, INDIANAPOLIS, IN 46202

FOR SALE



**UNIQUE INVESTMENT / CONVERSION / OWNER-USER OPPORTUNITY
IN THE PATH OF PROGRESS**



STRATEGIC LOCATION

1776 N. Meridian Street sits at the heart of Indianapolis's thriving Indy Health District with direct IndyGo Rapid Bus Stop access via red and purple lines and proximity to the \$4 billion IU Health campus expansion. This rapidly evolving neighborhood combines vibrant residential developments like Wesley Place and The Stella with IU School of Medicine innovation, creating a unique live-work environment where healthcare leaders, researchers, and business professionals collaborate daily. With expanding dining and retail options plus direct access to Indiana's largest healthcare ecosystem, this location positions your organization within Indianapolis's most significant economic development success

DISTANCE TO



1
MIN

**INDYGO RAPID
BUS STOP**

2
MIN

**THE STELLA &
WESLEY PLACE**

4
MIN

CVS & WALGREENS

4
MIN

**IU HEALTH
METHODIST HOSPITAL**

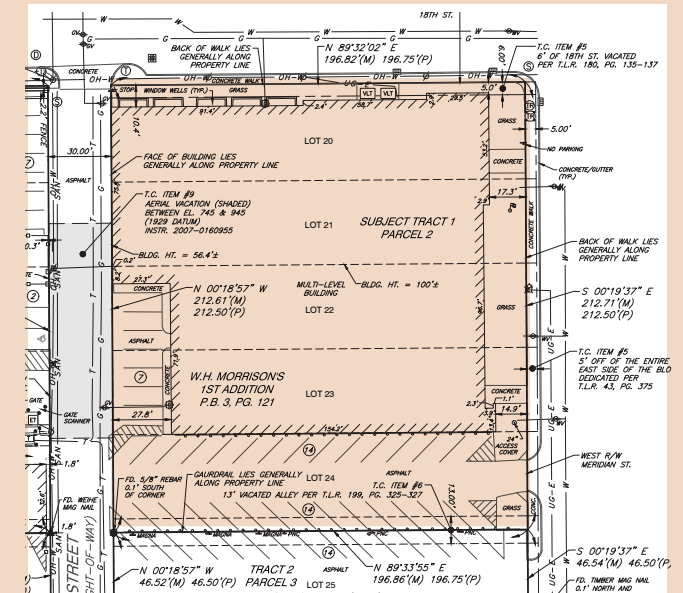
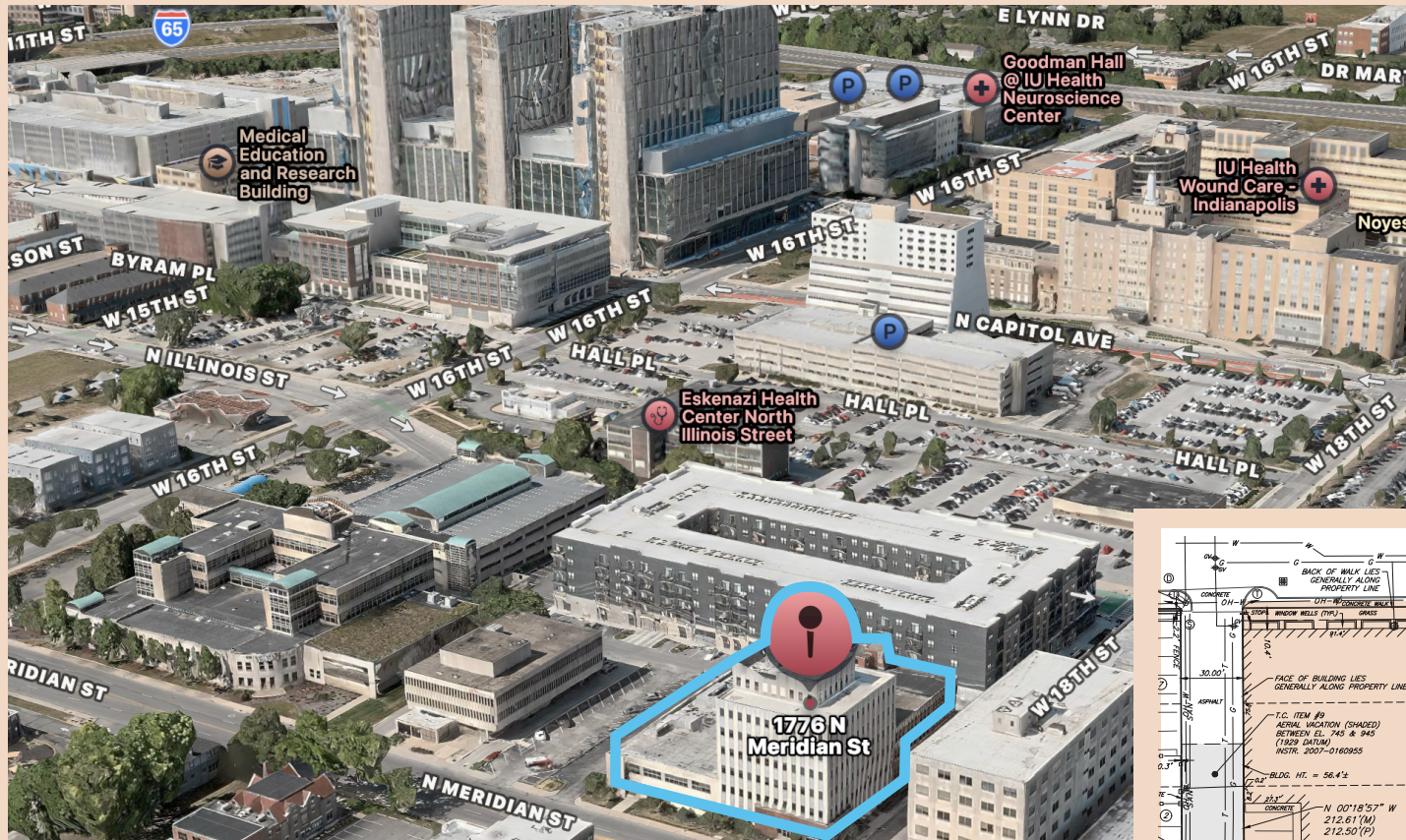
5
MIN

**IU SCHOOL
OF MEDICINE**



1776 N. MERIDIAN STREET

AERIAL & SURVEY



ONE INDEPENDENCE CENTER

One Independence Center is a six-story professional office building totaling approximately 50,000 SF. The property features two elevators and two stairwells. With customizable floorplates, this building provides flexible and functional space that can be tailored to meet various requirements.



BASEMENT



FLOOR 1



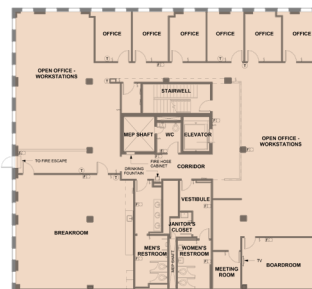
FLOOR 2



FLOOR 3



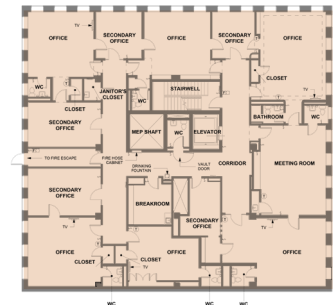
FLOOR 4



FLOOR 5



FLOOR 6



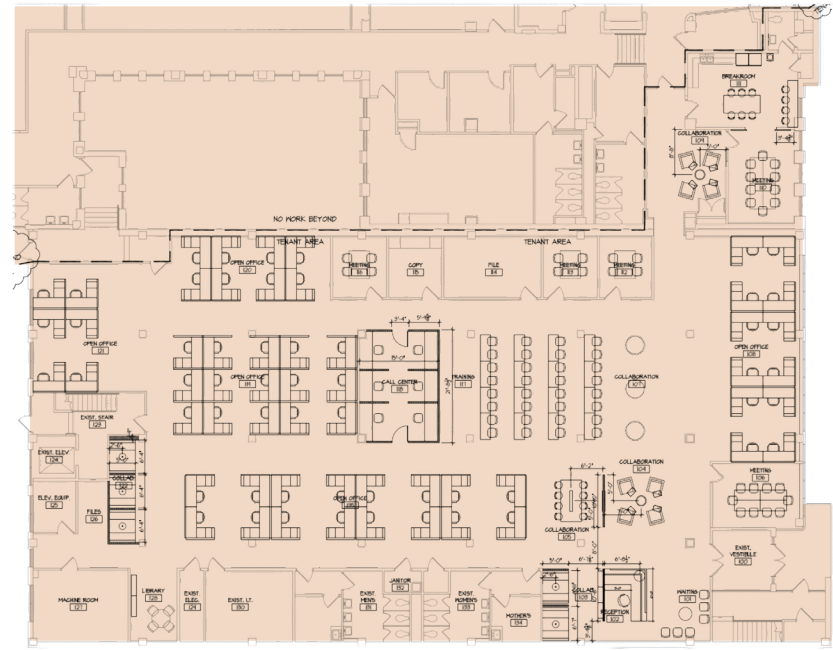
THE ANNEX

The Annex is a well-maintained 23,743 SF two-story professional office building positioned in Indy Health District. The first floor has a tenant in place, while the second floor is available and can connect to adjacent space via an internal second-floor walkway. This property delivers the essential amenities and flexible spaces that modern businesses require, with white-box conditioning that allows for complete customization to meet any tenant's needs.

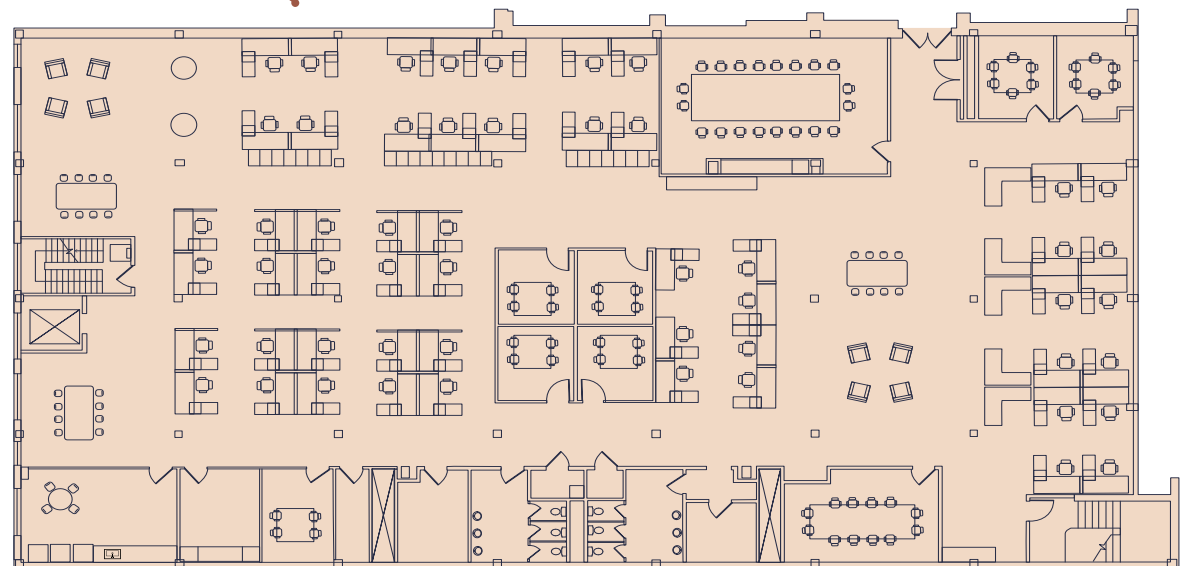
- Rental income in place via 1st floor tenant
- On-site surface-level parking
- Secured building with 24/7 key code access
- Prominent signage opportunity
- Located on high-traffic Meridian Street
- Direct proximity to IndyGo Rapid Bus Lines



FLOOR 1



FLOOR 2



Note: Current space does not have furniture.
Plan given is used as an example layout

BUILDING SYSTEMS

1776 N. MERIDIAN STREET

HVAC

THE ANNEX:

Two rooftop packaged units, 12 fan-powered units, and 12 VAV boxes with quarterly maintenance.

ONE INDEPENDENCE CENTER:

Two boilers, two circulating pumps, one cooling tower, approximately 96 water source heat pumps, and one make-up air unit. Maintenance ranges from semi-annual to annual.

ELEVATORS

THE ANNEX:

Two elevators (one geared traction at 3,000 lbs/500 fpm, one hydraulic at 2,500 lbs/100 fpm)

ONE INDEPENDENCE CENTER:

One (1) service elevator in the Tower.

ROOF

Multi-section roof consisting of EPDM rubber, modified bitumen with spray foam and pitch + gravel



PRICING

PRICE

\$5,848,000

TOTAL SF

86,049

ACROSS 2 BUILDINGS

PRICE PSF

\$68.00



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