



BROUGHER PLAZA

INDIANAPOLIS — INDIANA

2960 N. MERIDIAN STREET,
INDIANAPOLIS, INDIANA

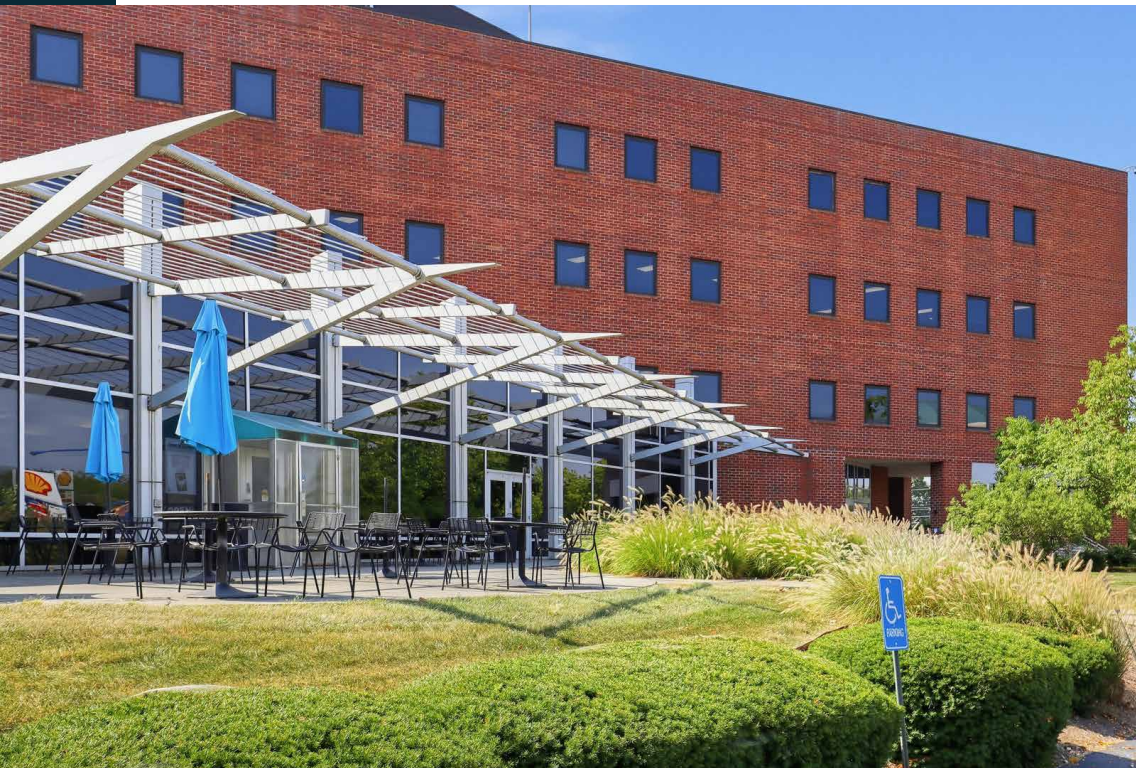
FOR SALE IN THE HEART OF MIDTOWN

2 BUILDINGS / 8.25 ACRES / FULL CITY BLOCK



TABLE OF
CONTENTS

04	Property Overview
16	Location Overview



Please Direct All Offers To:

JON R. OWENS, SIOR
Executive Vice President
+1 317 590 3508
jon.owens@jll.com

JOSHUA GRAHAM
Senior Vice President
+1 317 632 7496
joshua.graham@jll.com

LUKE LONNEMAN
Senior Associate
+1 317 632 7498
luke.lonneman@jll.com

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the Property to market it for sale. Information concerning the Property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Properties may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026

Jones Lang LaSalle IP, Inc. All rights reserved.



01

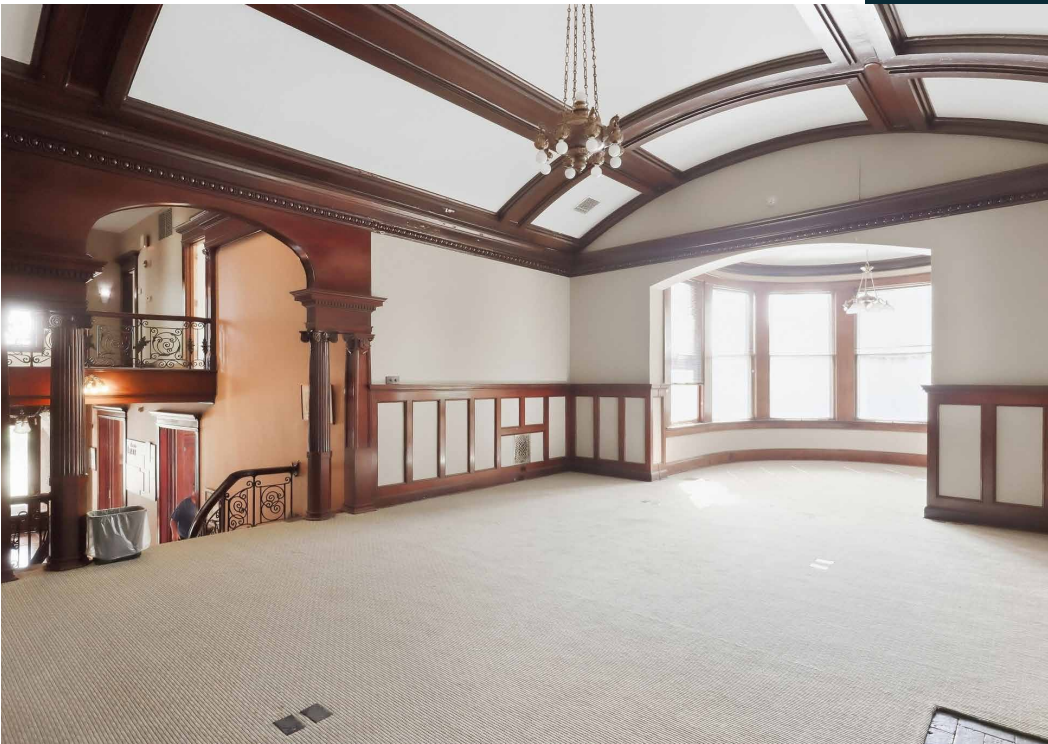
PROPERTY OVERVIEW

OFFERING SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker, has been retained as the exclusive sales representative for the sale of Brougher Plaza in Indianapolis, IN.

Brougher Plaza represents a rare opportunity to acquire a distinguished multi-building office campus in the heart of Indianapolis' prestigious Historic Meridian Park neighborhood. Situated on 8.25 acres at the prominent corner of Meridian and 29th Streets, the property comprises a modern four-story office building and the historically significant Levey Mansion, offering a combined 195,000 square feet of flexible, amenity-rich workspace with abundant on-site parking.

The property presents an ideal opportunity for an owner-occupant seeking a signature headquarters location with immediate rental income potential. With substantial available space, a new owner can take immediate possession while benefiting from interim cash flow from existing tenants. The current tenant mix includes several nonprofit and community-serving organizations, making this an especially compelling opportunity for nonprofit organizations, foundations, healthcare-adjacent entities, educational institutions, or social service providers seeking a mission-aligned headquarters with built-in income supplement to offset occupancy costs.



INVESTMENT HIGHLIGHTS



Strategic Midtown Location
Prominently positioned at the corner of Meridian and 29th Streets in one of Indianapolis' most prestigious and institutionally anchored neighborhoods



Children's Museum Adjacency
Located immediately south of The Children's Museum of Indianapolis - one of the world's largest and most visited children's museums - providing exceptional visibility



Flexible Campus Configuration
Two-building campus allows for phased occupancy strategies, program separation, or distinct uses while maintaining unified ownership and shared amenities



Substantial Available Space
Available across a modern four-story building and historic mansion, offering flexible occupancy options for owner-occupants of varying sizes



Access to Talent Pipeline
Proximity to Butler University, IU Indianapolis, Purdue Indianapolis, Ivy Tech, and established neighborhoods provide access to educated workforce and volunteer pools



Public Transportation Access
Convenient access to IndyGo bus routes serving the Midtown corridor enhancing accessibility for workforce members throughout the metropolitan area



Superior Highway Connectivity
Easy access to I-65, providing convenient connectivity to downtown Indianapolis, Indianapolis International Airport and the broader Central Indiana region



Mission-Aligned Tenant Base
Current tenants include nonprofit and community-serving organizations, creating opportunities for income supplement while maintaining a mission-driven campus environment



Recent Capital Investment
Newly renovated common areas reduce near-term capital expenditure requirements



THE PROPERTY

PROPERTY DETAILS	
Address	2960 N. Meridian Street
City	Indianapolis
Submarket	Midtown
Buildings	2
Stories	4 and 3
Total RSF	195,000
Acres	8.25
Existing Tenants	INHP, Keller & Keller, Christel House, Teach for America, Indiana Family Health Council, Fathers and Families, Vital Visa
Parking	417 striped with additional expansion opportunity



Free On-Site Parking
Generous surface parking eliminates monthly parking expenses, representing a significant cost savings compared to downtown Indianapolis office locations



Park-Like Campus
Extensively landscaped campus featuring mature trees and generous green space, creating a park-like environment that distinguishes the property from typical urban office settings and enhance employee well-being and outdoor collaboration opportunities.

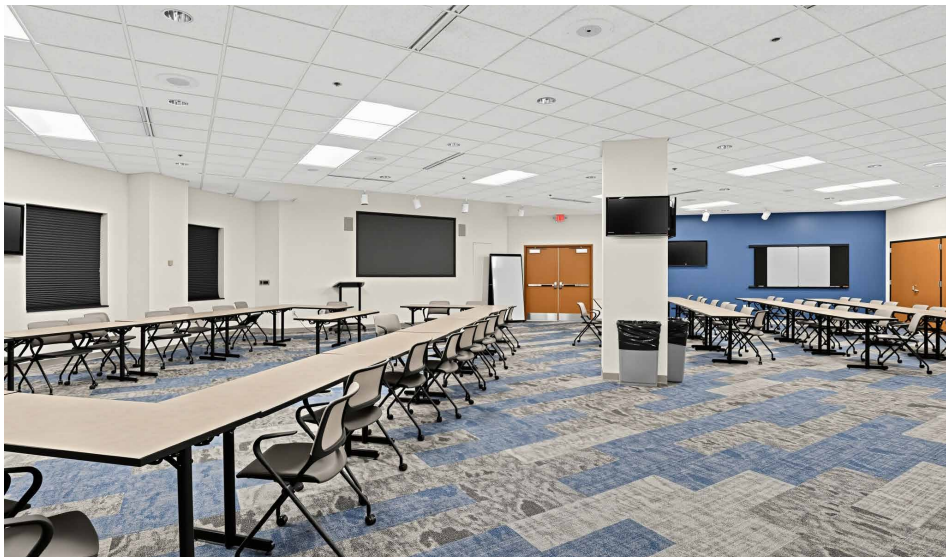
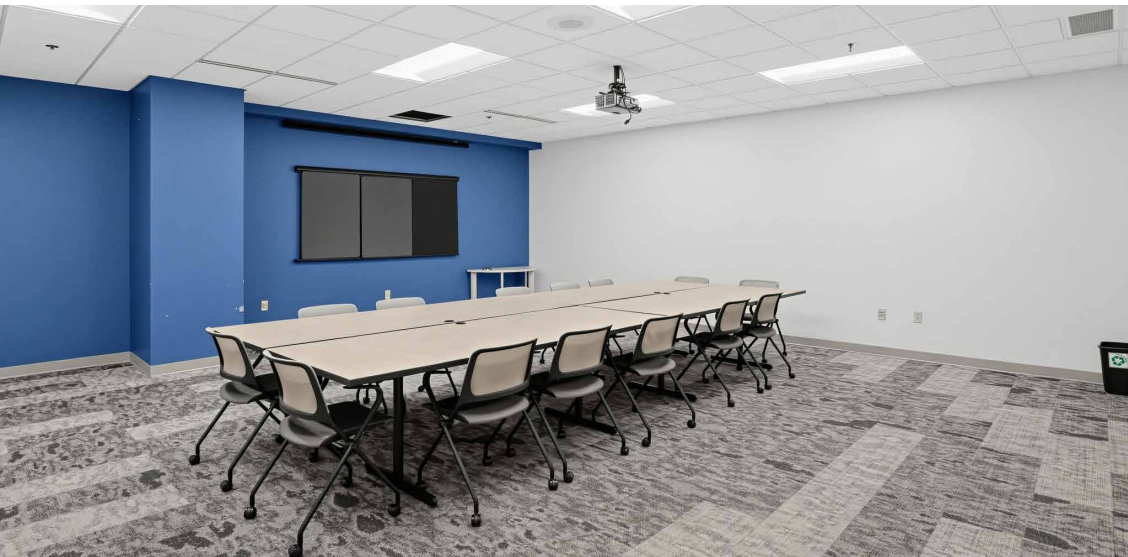
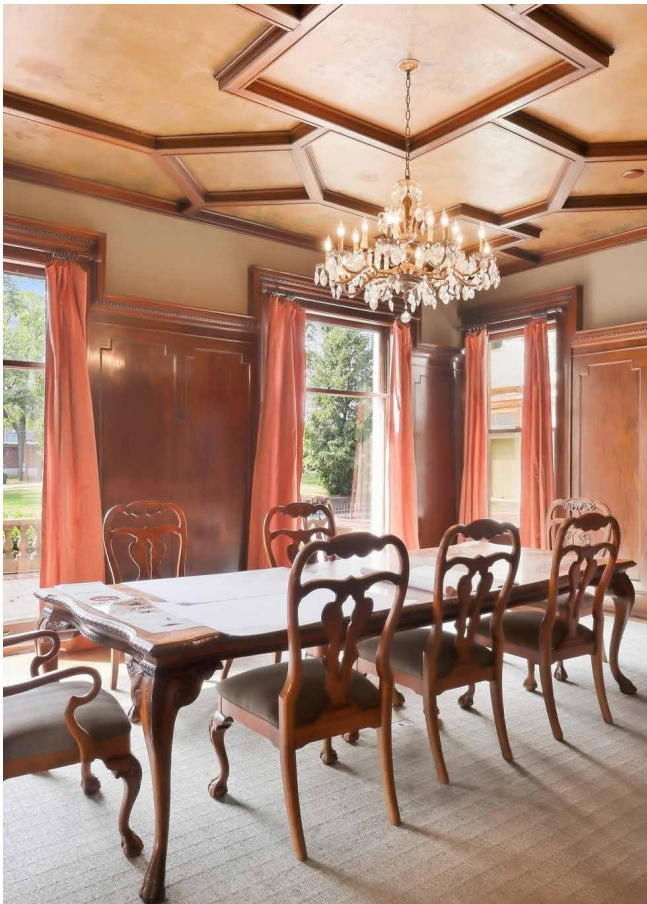
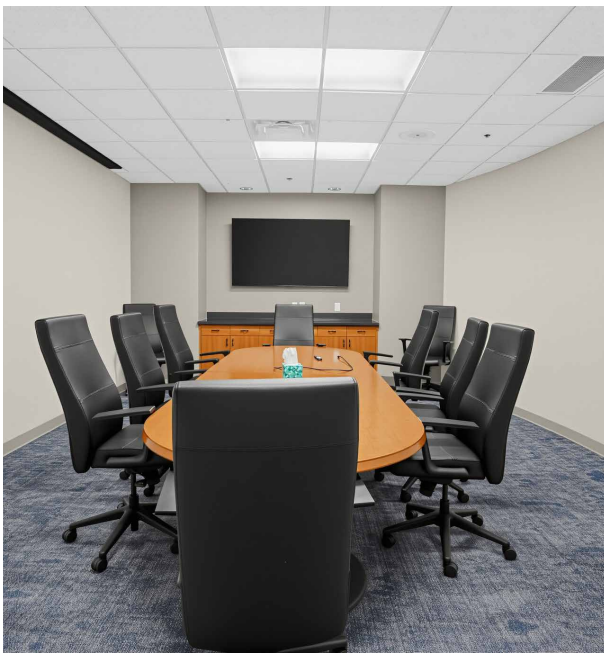


Strong Surrounding Amenities
Surrounded by 78+ restaurants, 13+ coffee shops, 5+ fitness centers, and multiple hotels giving employees access to amenities rarely found in suburban office locations



On-Site Amenities
5,000 SF conference center, cafe and catering services, fitness center with showers

ON-SITE AMENITIES



AVAILABLE SPACE

1ST FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR

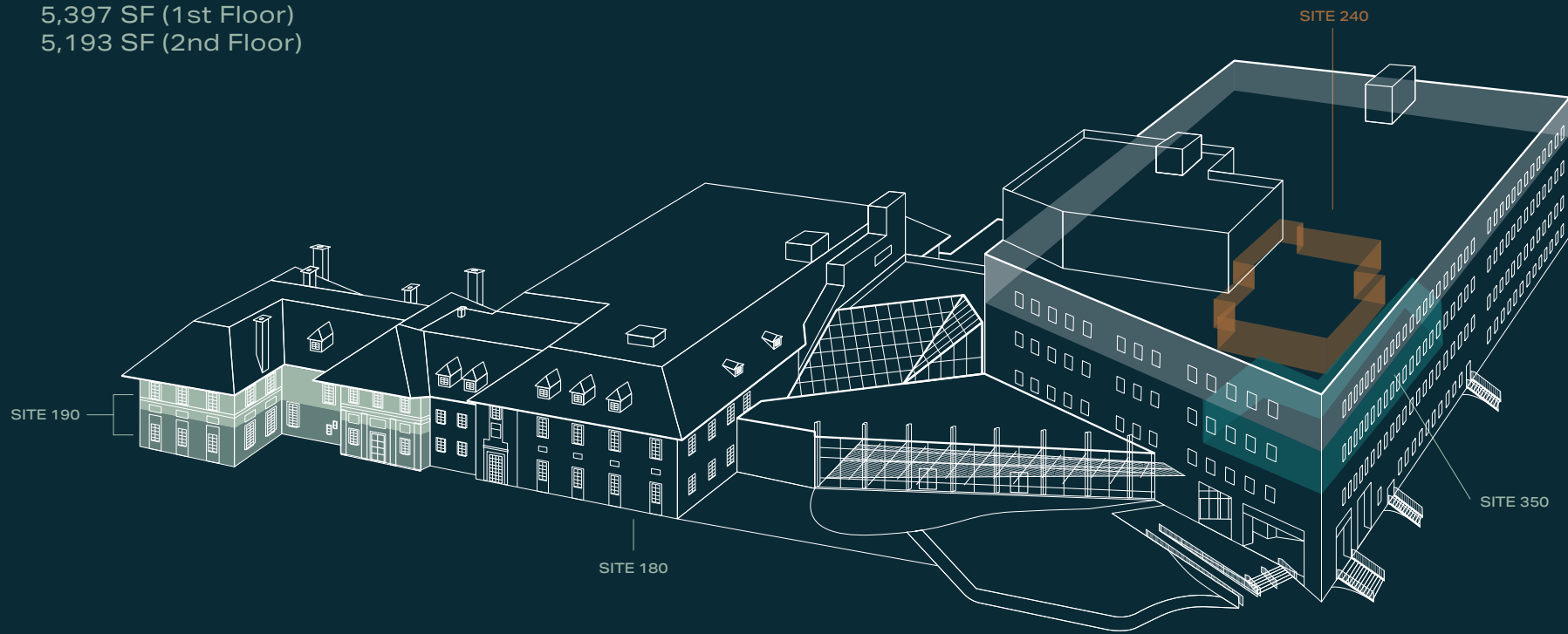
SUITE 180
5,547 SF

SUITE 240
6,432 SF

SUITE 350
7,504 SF

4TH FLOOR
33,679 SF

SUITE 190
5,397 SF (1st Floor)
5,193 SF (2nd Floor)



LEVEY MANSION AVAILABLE SPACE

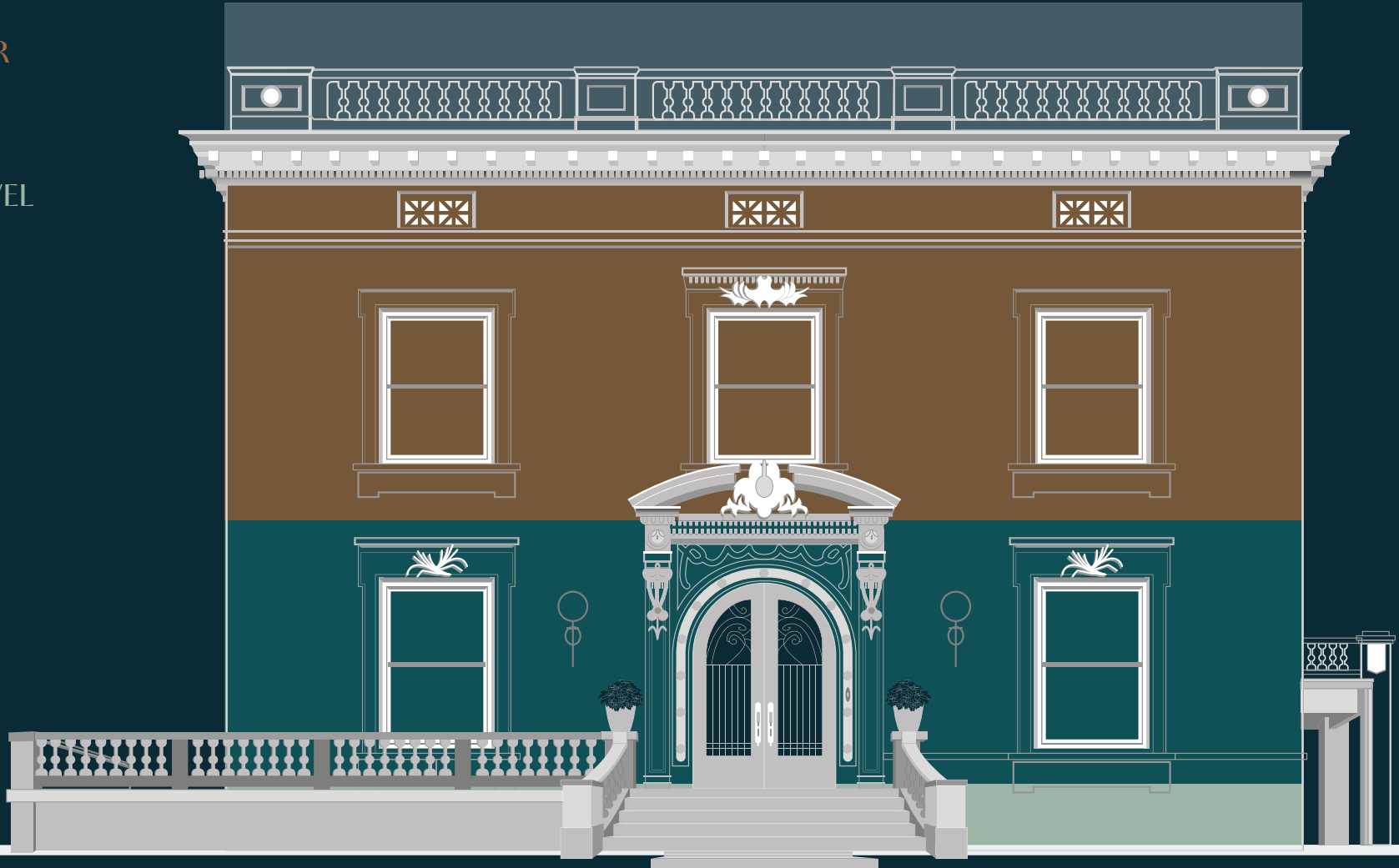
3RD FLOOR

2ND FLOOR

1ST FLOOR

LOWER LEVEL

6,828 SF
AVAILABLE



02

LOCATION OVERVIEW

GREATER INDIANAPOLIS

Indianapolis offers compelling value propositions for office real estate investors, combining Midwestern affordability with a strong economic foundation. The city’s cost of living sits approximately 8-10% below the national average, which translates to lower operating costs and more competitive tenant rates while maintaining healthy margins. The Indianapolis office market benefits from diverse economic anchors including healthcare (Eli Lilly, IU Health), technology, advanced manufacturing, and logistics sectors, creating steady demand across multiple tenant categories. The city’s central location within a day’s drive of major Midwestern metros, pro-business regulatory environment, relatively low property taxes compared to coastal markets, and stable workforce pipeline from universities including Indiana University and Purdue create favorable conditions for long-term office investment. Beyond business fundamentals, Indianapolis offers strong quality-of-life amenities that support workforce attraction and retention—critical factors for office tenant stability. The city is a major sports hub hosting the NFL’s Indianapolis Colts at Lucas Oil Stadium, the NBA’s Indiana Pacers at Gainbridge Fieldhouse, and the WNBA’s Indiana Fever, while the Indianapolis Motor Speedway draws hundreds of thousands annually for the Indianapolis 500 and other racing events. Downtown features a robust cultural district with museums, theaters, and the revitalized Mass Ave arts corridor, complemented by an extensive urban trail system and accessible neighborhoods with diverse housing options from historic districts like Broad Ripple to modern downtown living. The city regularly hosts major conventions, NCAA tournaments, and large-scale events thanks to significant convention center infrastructure, creating consistent economic activity that supports the broader commercial real estate ecosystem and demonstrates Indianapolis’s capacity to attract and retain both businesses and talent.

2,219,170 POPULATION	0.76% POPULATION GROWTH 2026-31	\$118,450 AVERAGE HOUSEHOLD INCOME
38.1 MEDIAN AGE	50.1% ASSOCIATE DEGREE+	1,180,813 DAYTIME POPULATION



TOP RANKED BUSINESS ENVIRONMENT

TOP 25
City on the Rise - LinkedIn, 2025

TOP 10
Business tax climate - Tax Foundation, 2025

#3
In economic outlook - ALEC, 2025

#10
State for Doing Business - CNBC, 2026

Top 5
For startup and small business survival - Kauffman Indicators of Entrepreneurship

#2
Best state to start a business - Forbes, 2025

No local income taxes on businesses

Lower commercial real estate prices than most major metros

Competitive tax structure, including one of the lowest corporate tax rates in the U.S.

Tech & innovation hub: Indy is home to major tech companies like Salesforce, Zylo, and High Alpha

Cost of living is **10-15% below the national average**

Small business support: Organizations like Indy Chamber’s Business Ownership Initiative and Elevate Ventures offer funding, mentorship and workshops

Indianapolis offers a wide range of **financial incentives and resources** for businesses looking to expand



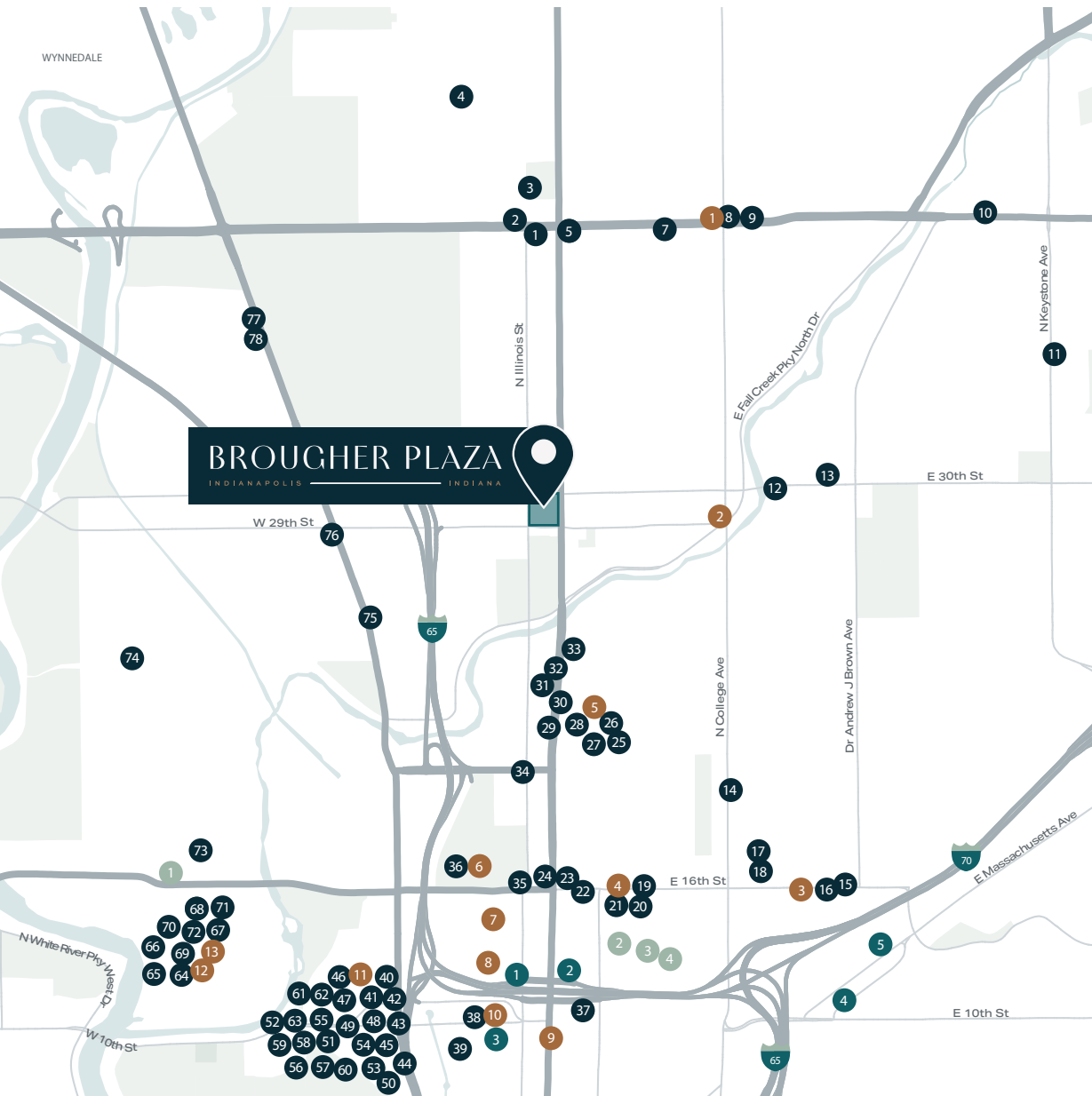
MIDTOWN INDIANAPOLIS

Midtown Indianapolis offers the perfect blend of urban energy and neighborhood character, making it one of the city’s most dynamic and desirable places to live, work, and do business. Stretching along the vibrant Meridian Street corridor, this thriving district seamlessly combines historic charm with modern amenities, featuring walkable blocks with locally-owned restaurants, boutique shops, and professional services. This is where Indianapolis’s past meets its future—a neighborhood on the move that maintains its authentic character while embracing innovation and growth.

- Encompasses some of the oldest, most established neighborhoods in Indianapolis
- Transitional zone between the central business district and northern suburbs
- Midtown benefits from good connectivity via major thoroughfares like Meridian Street, College Avenue, and Central Avenue
- The Indianapolis Cultural Trail extends into portions of the area, providing pedestrian and bicycle connections
- The Children’s Museum of Indianapolis – The world’s largest children’s museum is located in Midtown, offering world-class educational exhibits and attractions that draw families from across the region.
- Anchored by Butler University, a nationally ranked, private institution ranked #1 in the Midwest by U.S. News & World Report



RETAIL & ENTERTAINMENT



- | | |
|-------------------------------------|-------------------------------------|
| 1. McDonald's | 41. Jimmy John's |
| 2. Subway | 42. Lincoln Square Pancake House |
| 3. Tea's Me Community Café | 43. Pizza Hut |
| 4. Hoagies and Hops | 44. City Barbeque |
| 5. China King | 45. Tropical Smoothie Café |
| 6. Big City Grill | 46. Panda Express |
| 7. Domino's Pizza | 47. Hardee's |
| 8. Rally's | 48. Arby's |
| 9. Taqueria La Chela | 49. Sushi Boss |
| 10. Taqueria Belinda | 50. Parlor Doughnuts |
| 11. Chef Oya's | 51. Donatos Pizza |
| 12. Bar-B-Q Heaven | 52. Taco Bell |
| 13. Monon 30 | 53. Naf Naf Grill |
| 14. Pure-Triton | 54. Insomnia Cookies |
| 15. Greek's Pizzeria | 55. Blaze Pizza |
| 16. Festiva | 56. Subway |
| 17. Scarlet Lane Brewing | 57. QDOBA |
| 18. West Fork Whiskey | 58. Noodles and Company |
| 19. Tinker Street | 59. Delhi Palace |
| 20. Gallery on 16th | 60. Bento Asian Bistro |
| 21. Gregs Indy | 61. Ali'i Poke |
| 22. LiftOff Cremery | 62. Toppers Pizza |
| 23. Isuka Hibachi Express | 63. Moe's Southwest Grill |
| 24. McDonald's | 64. Healthy Soul |
| 25. MashCraft on Delaware | 65. Prox Salads |
| 26. Loco Mexican Restaurant | 66. Pinkin Pies |
| 27. Baby's | 67. Circle City Sweets |
| 28. Bocca | 68. Vic's BBQ |
| 29. Gather 22 | 69. Poke Guru |
| 30. Wendy's | 70. Caplinger's Fresh Catch Seafood |
| 31. Lincoln Square Pancake House | 71. Mambo's at The Amp |
| 32. Jimmy John's | 72. Taste of Innova |
| 33. KFC | 73. Guggman Haus Brewing Co |
| 34. Jordans Fish, Chicken, & Gyro's | 74. Good Vegan Bad Vegan |
| 35. White Castle | 75. Bar-B-Q Heaven |
| 36. Au Bon Pain | 76. Bab's Steak |
| 37. Plantastic Indy | 77. Dairy Queen |
| 38. Turner's Bar | 78. Hank's Smoked Brisket |
| 39. Black Leaf Vegan Café | |
| 40. Chipotle | |

COFFEE SHOPS

1. Blue Mind Coffee
2. Command Coffee
3. Provider Coffee
4. Foundry Provisions
5. Tea's Me Community Café
6. Copper Moon Coffee
7. Starbucks
8. Starbucks
9. Quills Coffee
10. Barista Parlor Stutz
11. Starbucks
12. Tinker Coffee
13. Boba&Everything

FITNESS

1. Circle City Martial Arts & Fitness
2. Transformation Fitness & Wellness
3. Myriad Health + Fitness
4. Day Won Fitness
5. North Mass Boulder

HOTELS

1. Sleep Inn & Suites
2. Old Northside Bed & Breakfast
3. The Looking Glass Inn
4. Stone Soup Inn

DRIVE TIMES



Deal Team

JON R. OWENS, SIOR

Executive Vice President
+1 317 590 3508
jon.owens@jll.com

JOSHUA GRAHAM

Senior Vice President
+1 317 632 7496
joshua.graham@jll.com

LUKE LONNEMAN

Senior Associate
+1 317 632 7498
luke.lonneman@jll.com

Copyright © Jones Lang LaSalle IP, Inc. 2026

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. license # 19262. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

