



THE BROADBENT BUILDING

117 EAST WASHINGTON STREET

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LAST SUITE REMAINING ON 2ND FLOOR

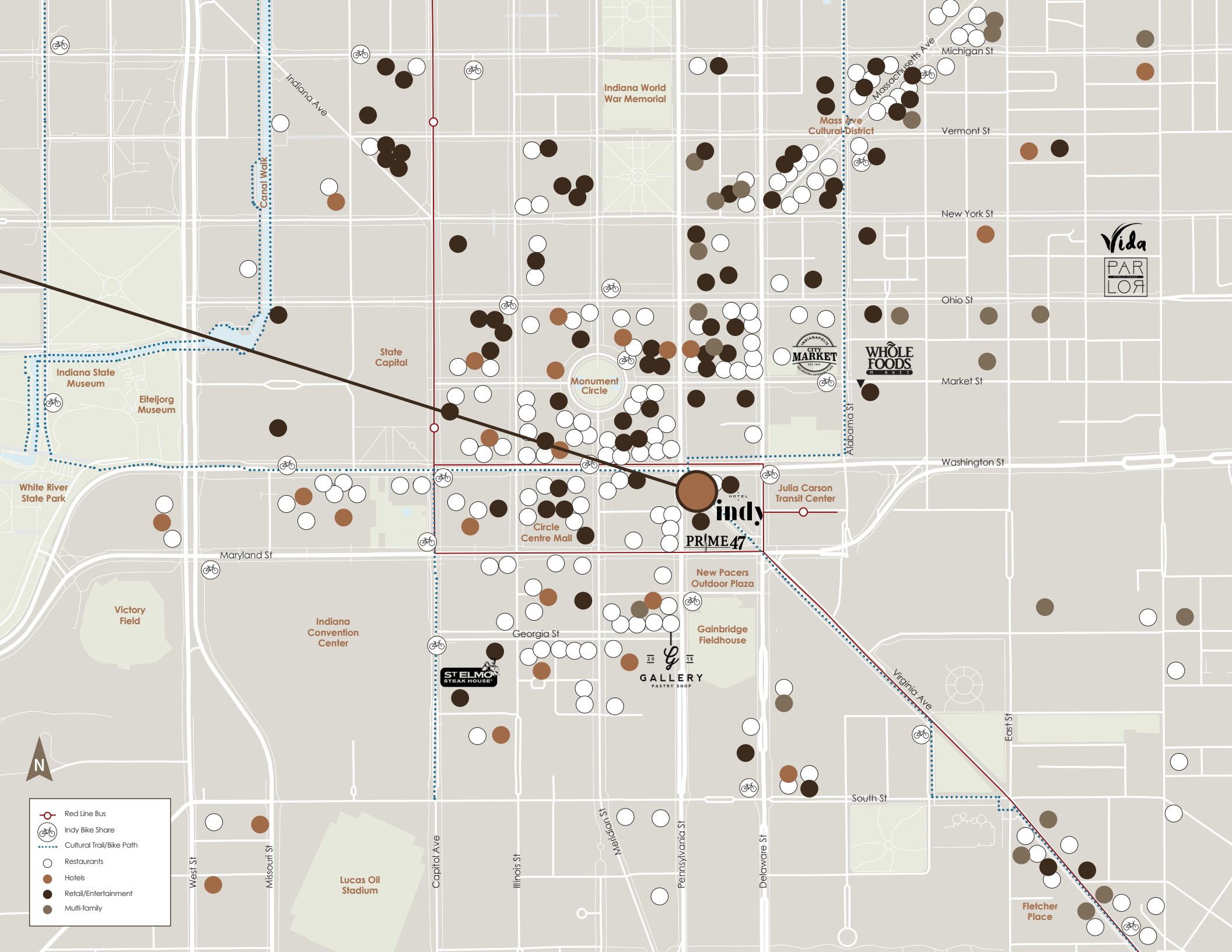
- » 8,067 RSF available in iconic, historic building located in the heart of downtown Indianapolis on the Cultural Trail
- » Space features secured entry and outstanding window lines
- » Prominent exterior signage available for maximum visibility
- » Dedicated gated parking with direct, secured access 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

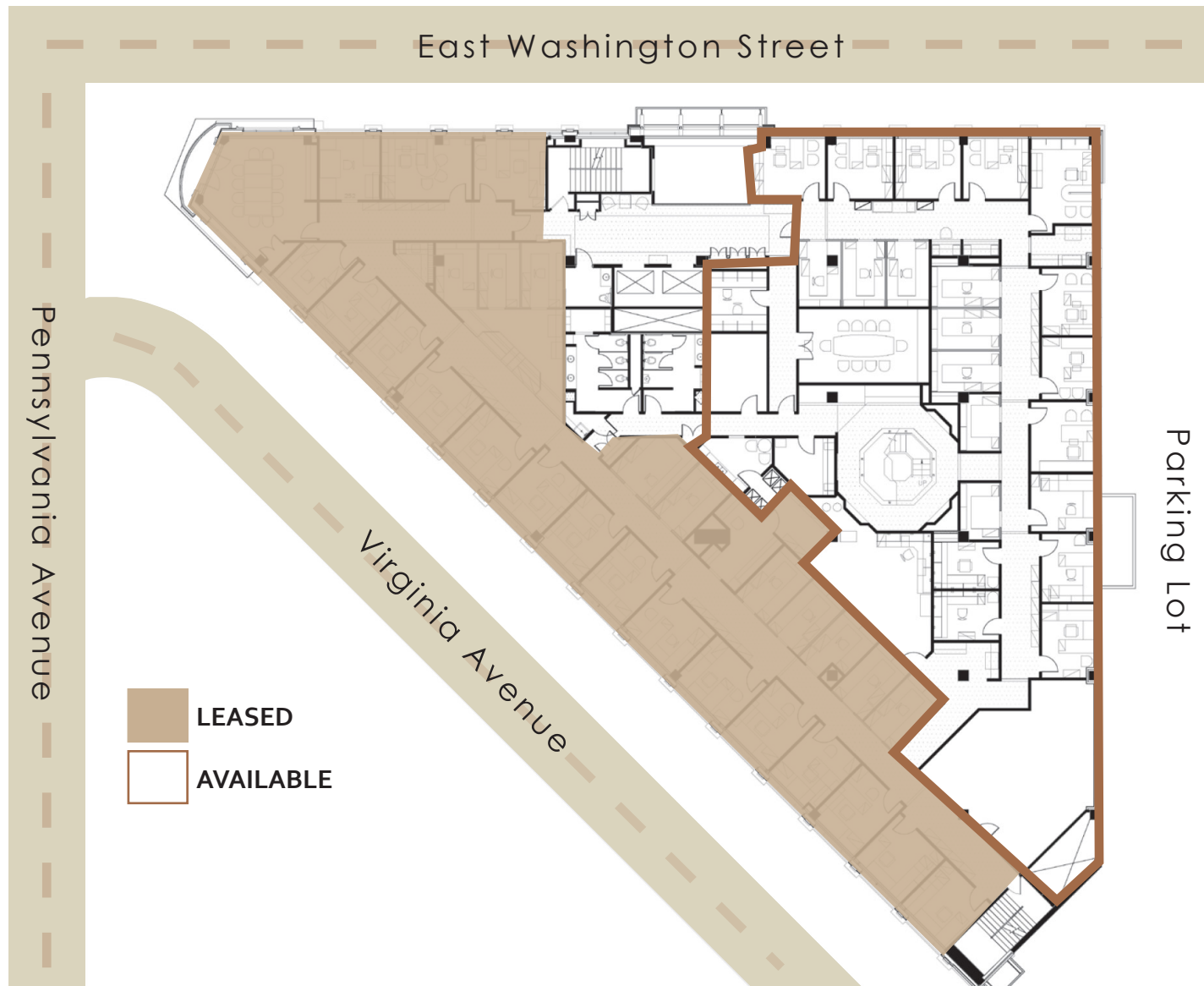


1. Hotel Indy Rooftop Bar 2. Signage Opportunity 3. Fogo De Chao 4. Hinata Sushi



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

FLOORPLAN



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