

130 EAST WASHINGTON



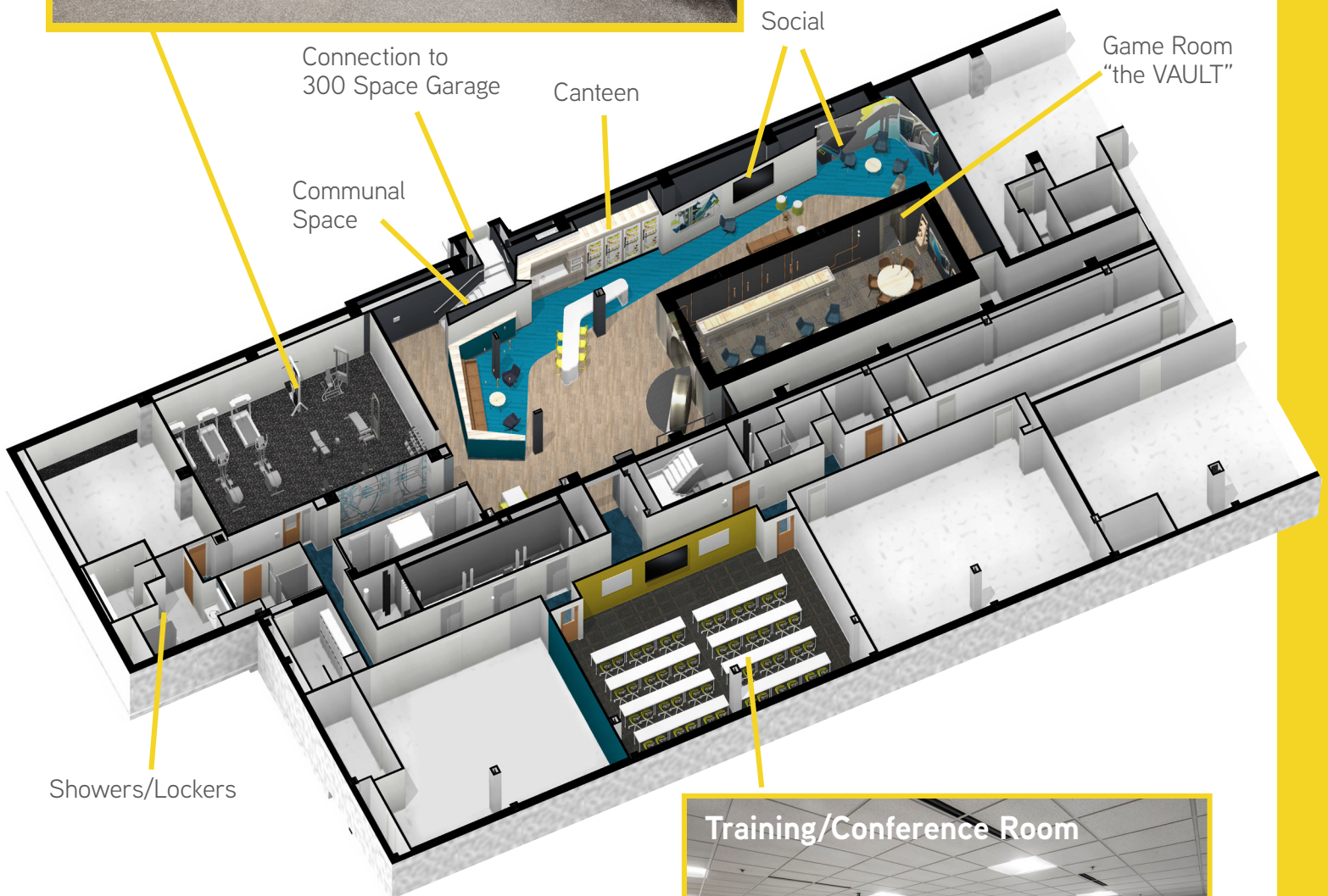
LOBBY



AMENITY FLOOR



Fitness



Training/Conference Room

GAME ROOM - “the VAULT”



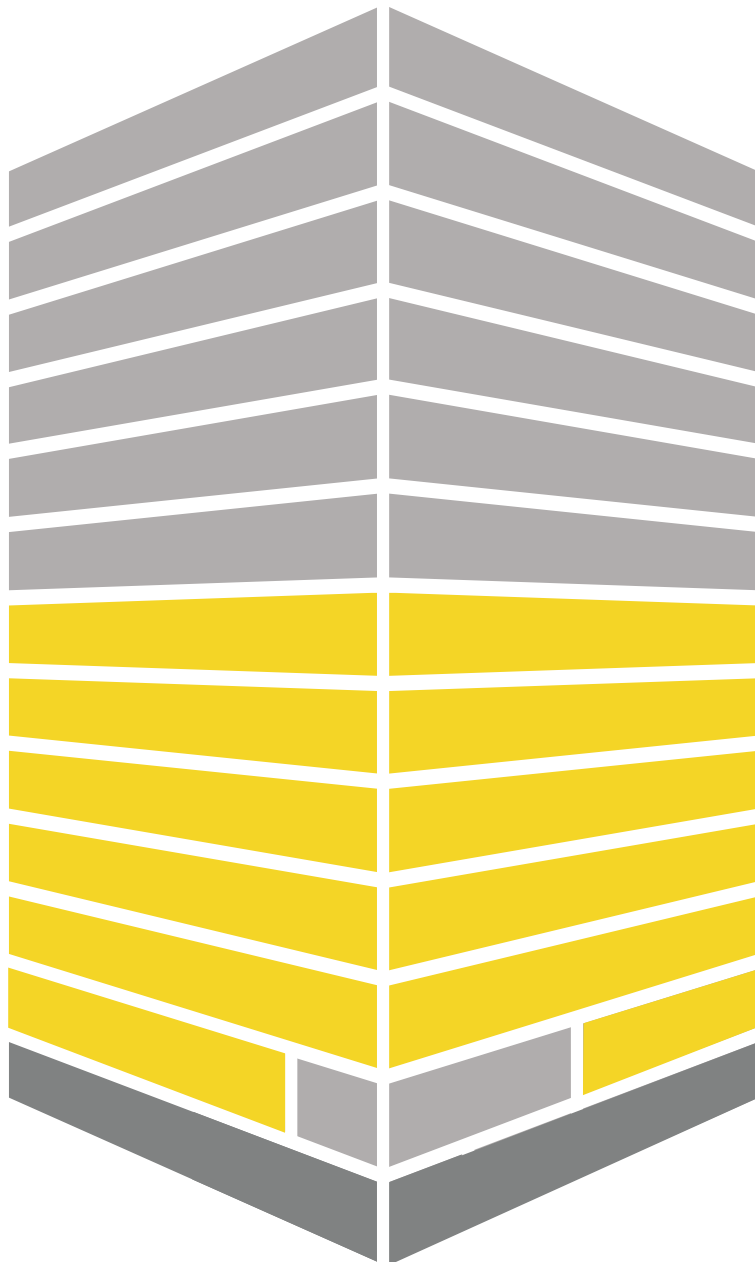
- High design, progressive, and well thought out
- On the Cultural Trail
- New exterior entry and canopy area
- New lobby and upgraded common areas throughout
- New LARGE exterior windows = energizing natural light
- Fitness, Showers/Lockers, Tenant Lounge + Game Room, Multiple Training Rooms
- ± 102,000 SF available

COMMUNAL SPACE / CANTEEN + “the VAULT”



- Up to ± 86,000 SF of contiguous space available
- Dedicated elevator entrance available
- Large floor plates (17,000+ SF)
- Exterior building signage available
- Controlled parking via connected garage
- New energy management systems
- Attended and secured lobby with digital surveillance
- Future retail on the first floor (eatery or other building amenity)

STACK

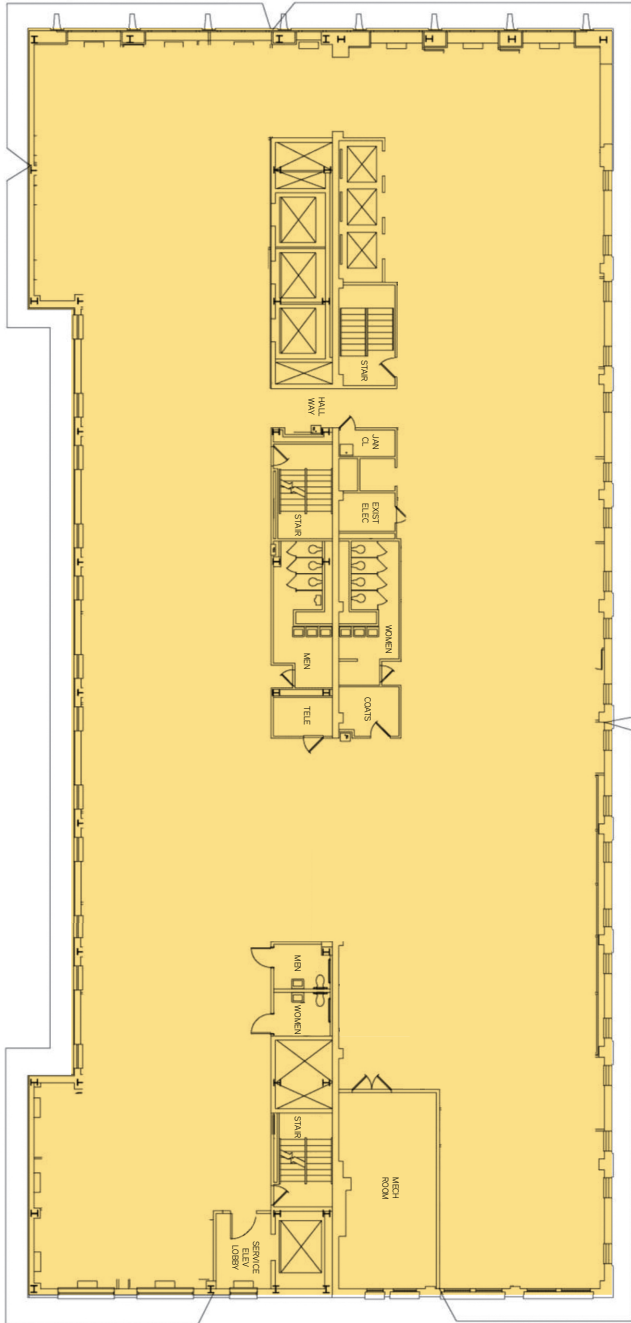


Floor SF Available

12	Leased
11	Leased
10	Leased
9	Leased
8	Leased
7	Leased
6	17,403
5	17,401
4	17,389
3	17,313
2	17,118
1	Retail
LL	Amenity Floor

- Available
- Leased
- Fitness, Showers/Lockers, Tenant Lounge + Game Room, Multiple Training Rooms

TYPICAL FLOOR PLAN



PROPERTY DETAILS

- 212,000 SF
- 12 floors plus finished lower level
- Caged storage area in lower level
- 301 parking space connected garage (building has rights to 250), ample surrounding surface & structured parking at economical rates
- Common drive-in door available for use
- Freight elevator directly off back drive-in entrance

NEARBY AMENITIES



1 MIN WALK

Fogo De Chao
Morton The Steakhouse
O'Reilly's Irish Bar & Grill
Pearl Street Pizzeria & Pub
Pita Pit
Scotty's Brewhouse
Winner's Circle Pub, Grille, OTB

3 MIN WALK

Au Bon Pain
Buffalo Wild Wings
Charblue Steakhouse
Chipotle Mexican Grill
Dick's Bodacious Bar-B-Q
Hubbard & Cravens Coffee & Tea
Jimmy Johns
Napolese Pizzeria
Nicky Blaine's Lounge
Prime 47
Rock Bottom Brewery
Tin Roof

5 MIN WALK

Bangkok Restaurant & Jazz
Broken English Taco Pub
Champps
Giorgio's Pizza
Hard Rock Café
Hot Box Pizza
Howl at the Moon
Hyde Park Prime Steakhouse
India Garden Restaurant
Jason's Deli
Kilroy's Bar & Grill
King David Dog
Nada
Oceanaire Seafood Room
The Old Spaghetti Factory
Palomino
Panera Bread
P.F. Changs
Potbelly Sandwich Shop
Punch Bowl Social Pub
Punch Burger
Qdoba

Red, The Steakhouse
Ruth's Chris Steak House
Starbucks
South Bend Chocolate Café
Weber Grill
Yardhouse
Yolk

10 MIN WALK

Bakersfield
Bazbeaux Pizza
The Eagle
The Garden Table
Harry & Izzy's
Louie's Wine Dive
MacNiven's
Mikado
Primanti Bros
St. Elmo's Steak House
The Tap

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