



# 500 N. Meridian Indianapolis, Indiana

## Lease Opportunity

Meridian Real Estate, LLC, as exclusive agent for the lessor, invites your inquiry in leasing space in the following office building:

**300,000 Rentable Square Feet Available**



## 500 N. Meridian - Indianapolis, IN

For further information or to arrange a tour, please contact:

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[www.500nmeridian.com](http://www.500nmeridian.com)



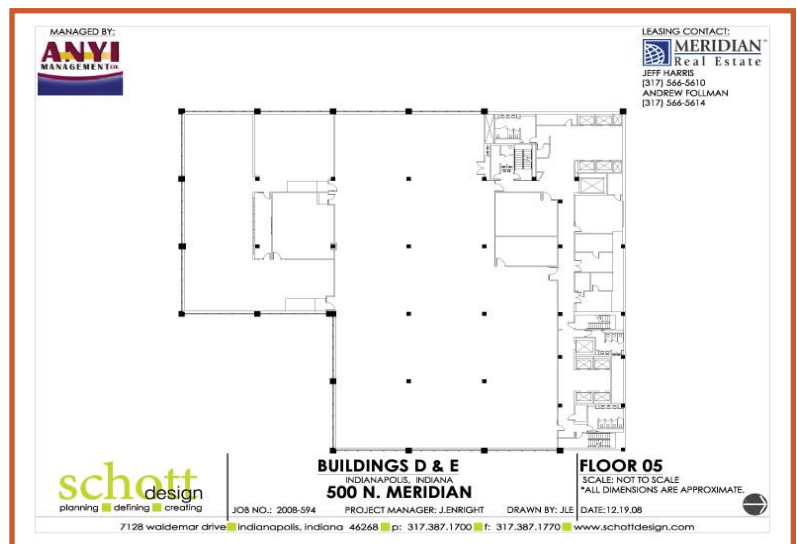
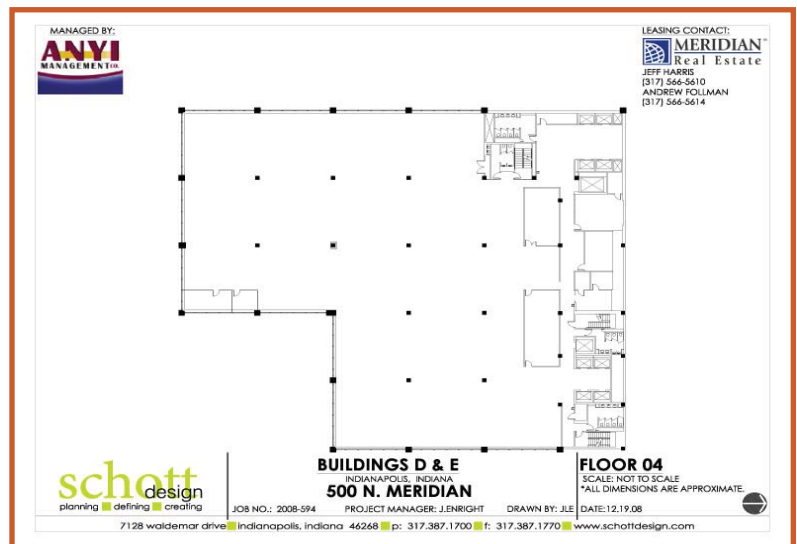
# 500 N. Meridian Street

Seven-story, Class "A" office building with large efficient floor plates. Ideally located in amenity rich downtown Indianapolis with a secure parking garage, ample surface visitor parking, on-site security along with excellent food service and conference facility.



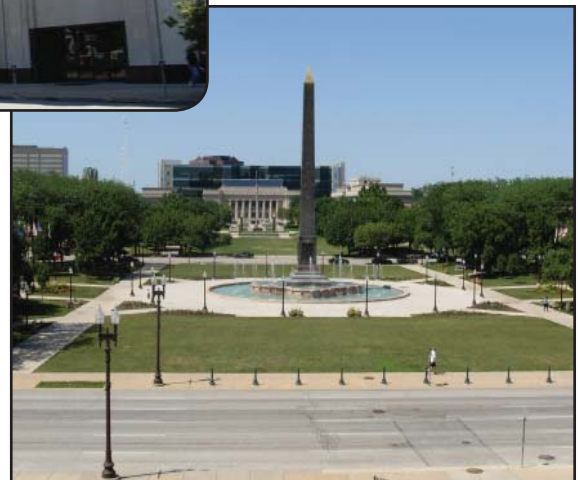
## Building Features

- 7 Stories
- 436,000 RSF building
- 32,000 RSF floor plates
- Divisible to 10,000 RSF
- 1,000 space parking garage; 200 space surface parking; convenient visitor parking; metered street parking
- On-site building security 24/7; card key system; backup generator on-site
- Load Factor 11%
- 8 passenger; 3 freight elevators
- 150 seat conference facility
- Sprinkler & alarm system throughout entire building
- On-site cafeteria
- HVAC consists of steam heat along with 2 rooftop cooling units that supply air conditioning via VAV diffusers to the premises
- Dual pane windows
- Free wireless internet access
- 5 blocks to Circle Centre Mall
- Standard USPS delivery; on-site DHL, FedEx, UPS boxes
- Public transportation bus lines on Meridian Street



## Other Benefits

- Across from University Park
- 10' ceiling heights
- Loading dock facilities
- Abundant residential nearby
- On-site property management
- Close to IUPUI Campus
- Public transportation
- Easy access to the interstate
- Numerous downtown amenities
- On-site security

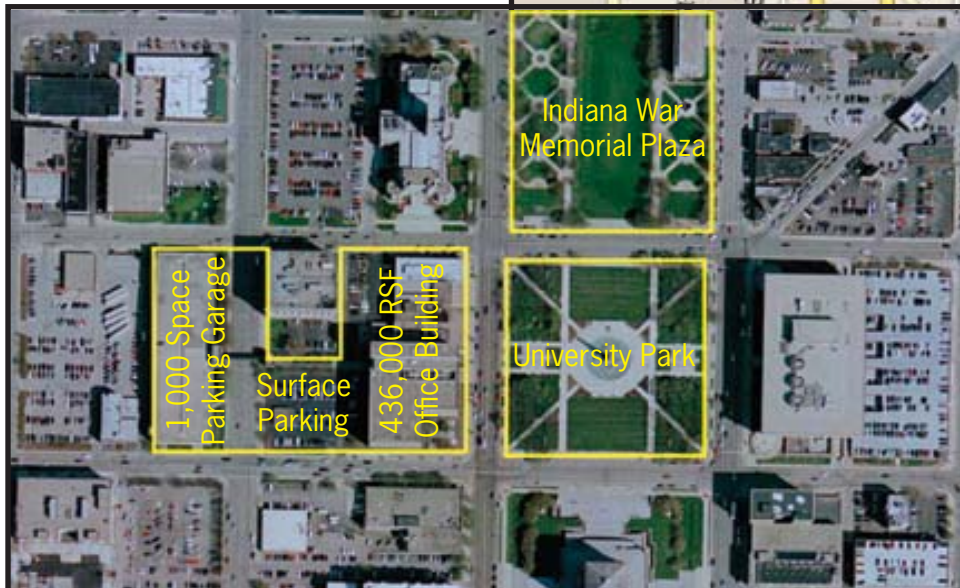


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# Marketed by Meridian Real Estate, LLC



Meridian Real Estate, LLC is one of the leading locally owned and operated commercial real estate services firms in Indiana. We provide our clients the highest quality commercial real estate services to help them achieve their personal and corporate real estate objectives.



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