

ONE PREMIER RESTAURANT
SPACE REMAINING
AT ONE OF INDIANAPOLIS'
HIGHEST PROFILE
DOWNTOWN
BUILDINGS IN THE MARKET
EAST DISTRICT



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**PUBLIC
GREENS**

Bank of America



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CUMMINS INDY

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Just as Eli Lilly, Rolls-Royce, Anthem and Angie's List have committed to downtown Indy, Cummins furthers its pledge, bringing a rare mix of innovation and civic responsibility to the heart of the city. Cummins believes in Indy and the state of Indiana. It is dedicated to shaping its future as it redefines how a Fortune 200 company functions, engages and drives innovation to better life for us all.

“ Every one of us lives and moves all his life within the limitations, sight, and influence of architecture – at home, at school, at church and at work. The influence of architecture with which we are surrounded in our youth affects our lives, our standards, our tastes when we are grown, just as the influence of the parents and teachers with which we are surrounded in our youth affects us as adults.

American architecture has never had more creative, imaginative practitioners than it has today.



— J. Irwin Miller in 1960,
Former Chairman and CEO, Cummins Inc.



As the focal piece to Indy's Market East Cultural District, Cummins Indy will anchor a revitalization including a new City-County Building plaza, Downtown Transit Hub, renewed interest in the City Market Building and a wealth of high-end apartments and retail.

Cummins is focused and committed to the health, well-being and vibrancy of the urban fabric, envisioning a development that is both culturally relevant and environmentally responsible.



DOWNTOWN INDY

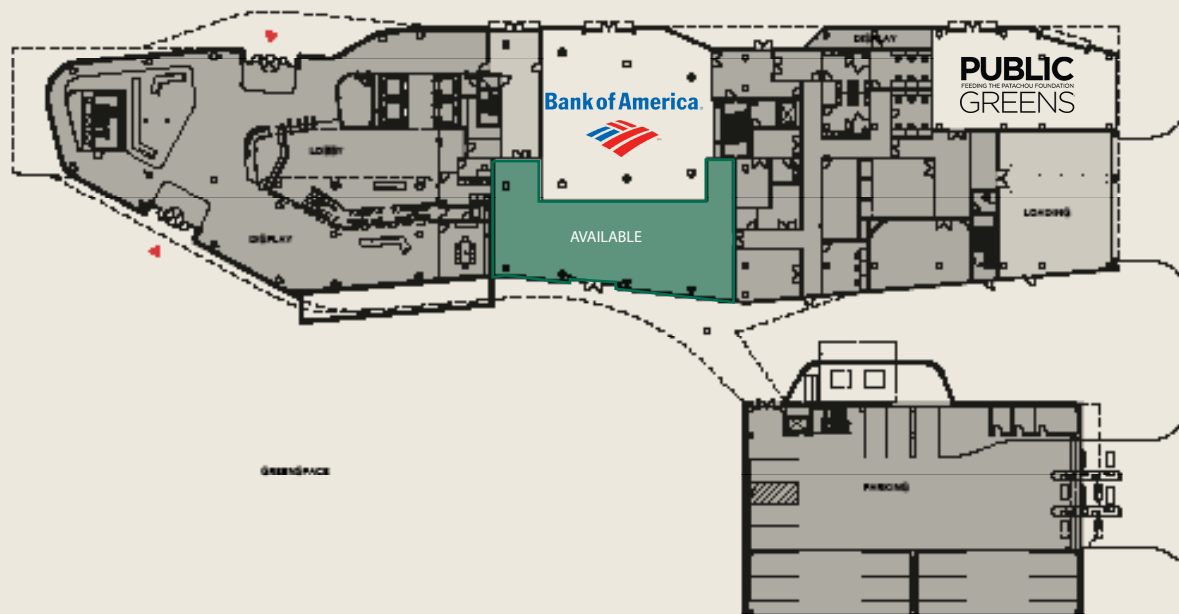
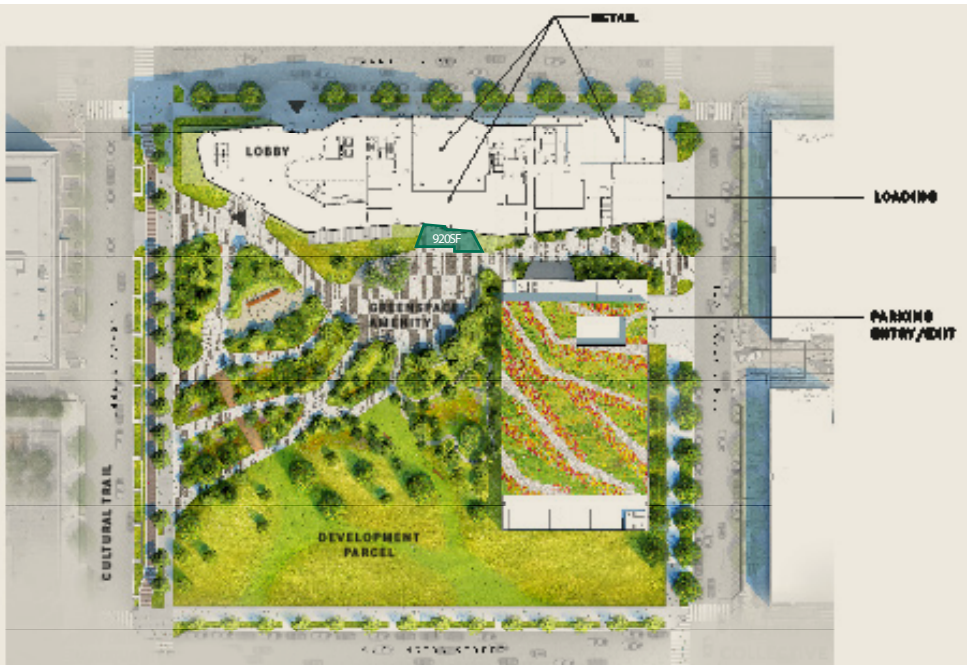
1. City Market
2. Monument Circle
3. The Capitol Building
4. Circle Centre Mall
5. Bankers Life Fieldhouse
6. Victory Field
7. 360 Market Square
8. Artistry Apartments
9. Transit Center
10. 21C Museum Hotel

Cultural Trail — — — — —



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AREA FEATURES

- 360 Market Square, a 28-story, \$121M luxury, residential tower with 292 units and Whole Foods® is slated to open across the street in 2017
- Artistry, a mixed-use residential and commercial development, featuring 458 units and ±64,000 SF of commercial space is adjacently located on Market St.
- 21C Museum Hotel, 150 units featuring art-filled meeting and event space
- Drury Hotel, slated to open in 2019

BUILDING FEATURES

- One remaining retail opportunity:
 - Suite 117: ± 3,319 SF (±920 SF of patio space)
- Join Bank of America & Public Greens
- Beautiful outdoor plaza
- Adjacent to the Cultural Trail
- Easy interstate access
- Various banks, restaurants, apartments and hotels nearby

DEMOGRAPHICS

INDIANAPOLIS/DOWNTOWN TRADE AREA

DAYTIME WORKERS

2016: 101,427

POPULATION

2016: 15,676 Projected 2021: 16,826

HOUSEHOLDS

2016: 8,491 Projected 2021: 9,305

AVERAGE HHI

2016: \$64,463 Projected 2021: \$68,012

AVERAGE HH SIZE

2016: 1.5

EDUCATION (+COLLEGE)

2016: 65.9%

BUSINESS ESTABLISHMENTS

2016: 5,219



INTERSECTION

East Market St. & North New Jersey St.

QUADRANT

NEQ

TRAFFIC COUNT*

6,192 ADT

East Washington St. & South New Jersey St.

SEQ

22,748 ADT

*Nielson Traffic Counts/CBRE FastReport

IDEAL FOR HIGH END RESTAURANT



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