

PRESTIGIOUS MIXED-USE TROPHY ASSET

40

MONUMENT
CIRCLE

THE OFFERING

EXCEPTIONAL OPPORTUNITY TO ACQUIRE PRESTIGIOUS MIXED-USE TROPHY ASSET

Cushman & Wakefield is pleased to exclusively offer for sale or lease the entirety of 40 Monument Circle, formerly the headquarters of Emmis Corporation, in Indianapolis, Indiana. This premier mixed-use office and retail asset is ideally situated directly on Monument Circle - the heart and epicenter of the city. The Property offers the investor an exceptional opportunity to create a new, unique Class A+ office and retail environment desired by tenants in the post-COVID era. Tenants will enjoy unparalleled views as well as signage rights and visibility at the center of a highly walkable, vibrant, and active downtown which serves as the state capital as well as the center of business activity in the state.

In addition to STAR Bank, there are four floors of office space available with an ideal floor plate of 24,000+/- RSF which can be leased to any combination of tenants up to 100,000+/- RSF, as well as an expansive three-story lobby which is ideal for conversion to tourism retail or high-end restaurant tenants.

PROPERTY SUMMARY

Address	40 Monument Circle
Year Built	1998
Building	7-Story Office and Retail
Site (Acres)	0.746+/- Acres
Parking	250 Spaces in Attached Garage
Rentable Square Feet	139,906
Leased %	68%
WALT - Remaining Years	2.9



The Property is currently leased to three tenants: Emmis Corporation, Urban One Radio and STAR Bank. The building is approximately 68% leased with a 2.9-year WALT.



40 Monument Circle is extremely well-positioned as a mixed-use, multi-tenant property which will command the highest rental rates in the city given its amenity base and location at the center of the city with walkability to state and local government buildings, offices, restaurants, hotels, sports facilities, arts and entertainment venues.

With its prestigious location, exposed to the highest pedestrian traffic counts in Indianapolis, and its rare architectural features, 40 Monument Circle will support a premier retail rental rate.



INVESTMENT HIGHLIGHTS



Unique trophy real estate ideal for owner-users seeking pride of ownership investment



Highly amenitized building with multiple outdoor terraces offering unrivaled views of the Circle



Timeless architectural detail & Class A construction with a prestigious Monument Circle address



Includes air rights to build over the garage as well as a ROFR to acquire the garage



Up to 100,000 +/- RSF of Class A office available with coveted signage rights and visibility



Opportunity Zone tax advantages for investors



Expansive three-story atrium with potential for tourism retail or high-end restaurant space

INVESTMENT SUMMARY

Price	\$35,000,000
Price/SF	\$250.17

CONTACTS

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