

MARKET SQUARE CENTER

A \$130M TRANSITION FROM A CLASS-B, GOLD OFFICE BUILDING
TO A REJUVINATED CLASS-A MULTI-FAMILY RESIDENTIAL TOWER
WITH MOTIVATING RETAIL
& ACTIVATED ALLEY SPACE

NOW LEASING

±22,000 SF

CURATED RETAIL SPACE

8,000 SF

OFFICE / CIVIC SPACE

350

MULTI-FAMILY UNITS

530

PARKING SPACES



**151 EAST DELAWARE STREET
INDIANAPOLIS, INDIANA**



REVITALIZING + REPURPOSING 2025 DEVELOPMENT OVERVIEW

151 Building (Gold): Total Investment \$130 million

GPCM's proposal includes redeveloping the 151 Building into a 350 multi-family residential tower. While the structure exists and will remain, the building will be completely redeveloped and reimagined, most notably replacing the existing gold glass with a new more transparent modern glass, dramatically changing the City skyline. Additional improvements include entirely replacing mechanicals, roof, elevators, exterior street scape, along with bringing in new amenities typically included in a new residential tower. Bringing 350 new to market residential units to the district will help facilitate a complete neighborhood transformation and will lead to the Market East District being a live, work, and play destination within the City of Indianapolis. Since the building structure exists, a majority of the redevelopment and construction will occur inside the existing building, minimizing the impact to surrounding retail, residential, and office uses. This will also greatly reduce the time to construct and move residents in, compared to a new ground up residential tower of this size.

251 Office Building (200,000 SF): Total Investment \$30 million

Completed in 2021, GPCM invested approximately \$4 million in lobby, restroom, mechanical, and elevator upgrades. This investment improved the building from an obsolete Class C building to a Class A- Building. Additional projects include painting the façade, attracting new office tenants, and a significant investment in the street scape along Ohio and Alabama.

Parking Garage (530 Spaces): Total Investment \$12 million

The Development Team is in the process of making a \$4 million investment in the garage to replace and repair mechanical systems and elevators, as well as improved lighting. We also plan to install a state-of-the-art customer payment system and additional security measures. As part of our proposal, we intend to install decorative exterior screening and public art to improve the overall aesthetics of the garage to compliment the alley and the entire block. Lastly, as part of our proposal, we do not anticipate eliminating or closing any public metered parking spaces during construction or as part of the development as a whole. This will help maximize guest ability to access and enjoy the block on the perimeter as we intend for the middle of the block to be connected in creative pedestrian and bicycle paths only.

Wabash Alley: Total Investment \$8 million

GPCM's proposal includes converting the existing alleys (east to west and Ohio to City Market) into urban pedestrian alleys, with a prominent entrance into the City Market and the other buildings on the block. Urban alleys are some of the most exciting development opportunities in cities that want to curate art and enhance pedestrian and bicycle connectivity.

DOWNTOWN INDIANAPOLIS LOCATION OVERVIEW

This aerial map of downtown Indianapolis features a yellow highlighted path that starts near the top right, runs vertically down the center, and then turns horizontally to the left at the bottom. The path passes through or near several labeled locations: 'W Washington St' and 'Maryland St'. In the upper right, a highway interchange is visible with shields for '75' and '70'. The map shows a mix of urban infrastructure, including roads, buildings, and green spaces.

151 E DELAWARE STREET RETAIL ENTRANCE VIEW

±22,000 SF
CURATED RETAIL SPACE

8,000 SF
OFFICE / CIVIC SPACE

350
MULTI-FAMILY UNITS

530
PARKING SPACES

+ ACTIVATED WABASH ALLEY PASSTHROUGH

151 E DELAWARE STREET RETAIL ENTRANCE VIEW

±22,000 SF
CURATED RETAIL SPACE

8,000 SF
OFFICE / CIVIC SPACE

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+ ACTIVATED WABASH ALLEY PASSTHROUGH

MASS AVE CULTURAL ARTS DISTRICT

Starbucks

Needler's FRESH MARKET

LOCKERBIE MARKETPLACE

WG redevelopment OLD CITY

NEW JERSEY ST

MASS RAIL

NOW LEASING

CITY-COUNTY PLAZA

CU
INDIANAPOLIS
A Legend

An aerial photograph of the IndyGo Transit Center, a large, modern building with a curved roof. The text "CULTURAL TRAIL" is at the top, "IndyGo" is in large blue script, "TRANSIT CENTER" is in white block letters, and "E Pearl St" is in white block letters at the bottom.



**INDIANAPOLIS
DOWNTOWN
HELIOPORT**

Washington St

INDIANAPOLIS CULTURAL TRAIL

CU
A Legacy

E Maryland St

EAST OHIO STREET

FUTURE RETAIL SPACES

151
E DELAWARE ST

**354
MULTI-FAMILY
UNITS**

FUTURE RETAIL SPACES

GARAGE

**529
PARKING
SPACES**

FUTURE RETAIL / KIOSK SPACE

251
EAST OHIO ST

**200,000 SF
OFFICE SPACE**

WABASH ALLEY ACTIVATION

EAST DELAWARE STREET

ALABAMA STREET



350
MARKET
SQUARE



MARKET STREET

CITY-COUNTY BUILDING

RENDERING 1 OF 3



DELAWARE & E. OHIO CORNER (CONCEPTUAL)

GOLD BUILDING
20 FEBRUARY 2023

DKGr



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NOW LEASING RETAIL SPACE

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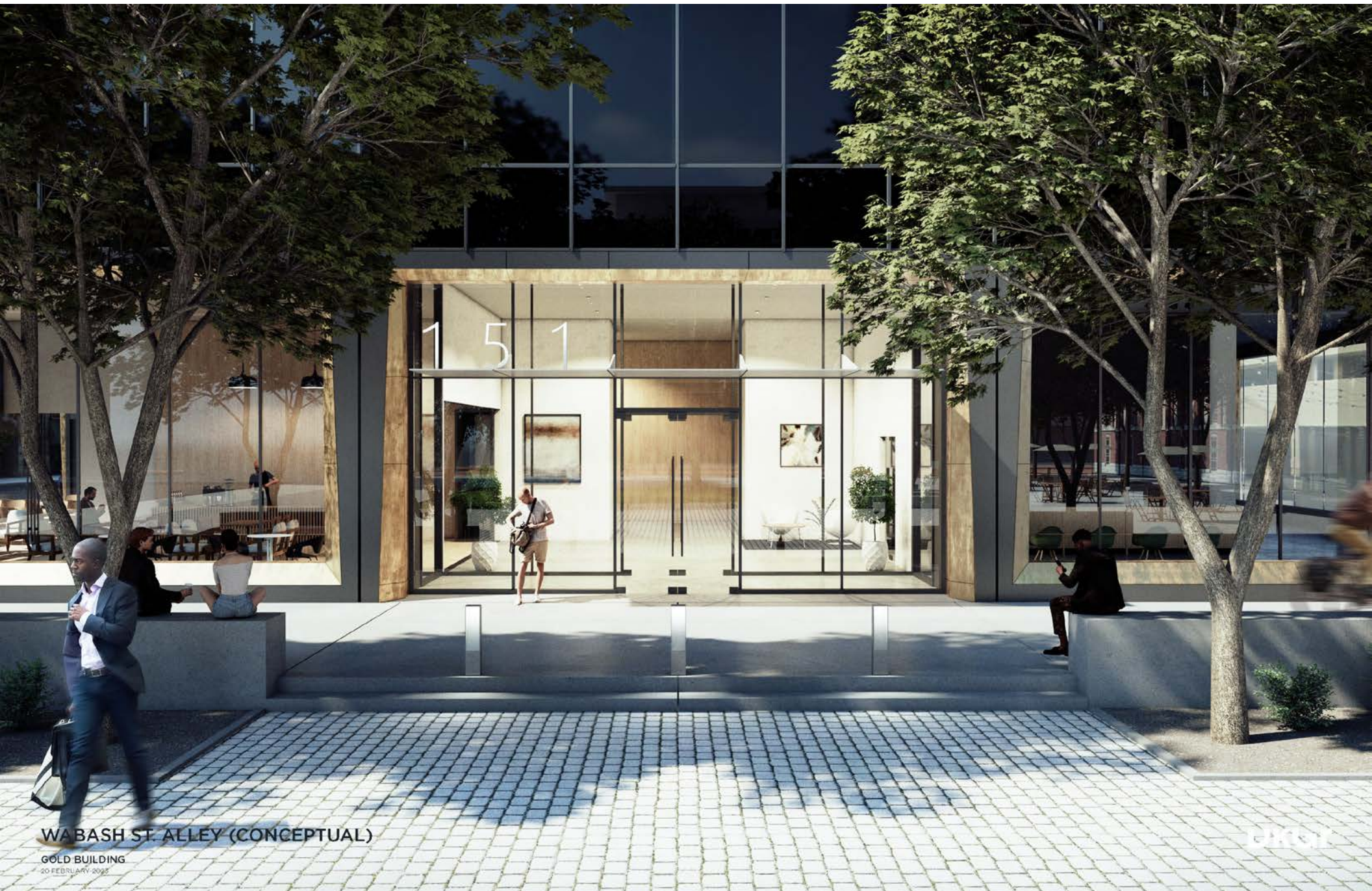
RENDERING 2 OF 3



DELAWARE ST. ENTRY (CONCEPTUAL)

CONCEPTUAL RENDERING
20 FEBRUARY 2023

RENDERING 3 OF 3

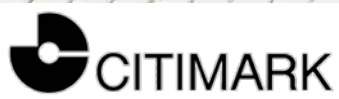


WABASH ST. ALLEY (CONCEPTUAL)

GOLD BUILDING

20 FEBRUARY 2025

OKM



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