



March 26, 2026

United States Department of Agriculture
1400 Independence Avenue SW
Washington, D.C. 20250

Dear Site Selection Team:

We were pleased to previously hear the United States Department of Agriculture (USDA)'s announcement of moving a regional hub to Indianapolis as one of five locations across the nation. Your decision is well-placed we would be happy for the men and women of USDA to call Indy home. We understand that this expansion will support the growing needs of USDA and provide greater connectivity to the Midwest region's farmers and agricultural partners. Our community offers a thriving business economy, world-class cultural amenities, and tremendous quality of life. We are excited about the prospect of partnering with USDA for growth here in our City.

As one of the most dynamic and business-friendly cities in the Midwest, Indianapolis offers a compelling combination of economic strength, infrastructure, and quality of life that positions the USDA regional hub for long-term success. The city offers world-class parks, a vibrant arts and dining scene, and top-tier sporting venues that have earned Indianapolis a spot among the Top 10 Sports Cities in the U.S. Our best-in-class airport is only 15+ minutes from the heart of downtown and provides nonstop access to 55 locations across the U.S. and internationally.

For employees with young families, the Indianapolis region offers strong school systems, abundant recreational programming, and safe, welcoming communities. With strong offerings in both public and private education pathways, as well as over 40 higher education institutions within the central region, families at every stage will find the educational opportunities they need close to home.

To ease the transition, Indy Economic Development can serve as a dedicated partner, providing relocation support services to help employees and their families get settled by connecting them with local resources to navigate the realities of a major move. Our goal is to make Indianapolis feel like home as quickly as possible.

We are confident that Indianapolis will prove to be not only the right decision for the expansion of the USDA Regional Hub, but the right decision for each of your employees and their families.

Real Estate Options

The City of Indianapolis and Marion County have a variety of both public and private real estate options to suit the needs of the USDA regional hub here in Indianapolis. Indy Economic Development is happy to connect the organization to our city partners in order to find avenues of support to best provide for the operational customizations that the USDA regional hub in Indianapolis may need in order to thrive.

Existing Federal Building Offerings

As the USDA evaluates their operational footprint in Indianapolis, the following federal properties represent primary real estate options in the public space. Each property offers distinct advantages in terms of location, scale, and proximity to key state and federal partners. Each building is managed under the General Services Administration framework, providing a well-established leasing environment.

We listened carefully to USDA Deputy Secretary Stephen Vaden's comments in January 2026 that USDA values being good stewards of taxpayer resources and are placing an emphasis on utilizing government-



affiliated spaces that may be underused. In that spirit, we have highlighted existing Marion County federal buildings for consideration. Please note, Indy Economic Development would be open to offering support and possible infrastructure improvements around these facilities should they be selected. This is on top of the already over \$150 million planned infrastructure and building development currently underway in the downtown corridor.

Birch Bayh Federal Building

Address: 46 East Ohio Street, Indianapolis, IN 46204

Description: This building is located in the heart of downtown and has served as a U.S. courthouse and a home to many federal agencies since its completion in 1905. The building's location provides immediate proximity to federal courts, state government offices, and access to the city's dense business corridor.

Minton-Capehart Federal Building

Address: 575 N. Pennsylvania Street, Indianapolis, IN 46204

Description: Just blocks from the Bayh Federal Building, this building is also strategically located in downtown Indianapolis and provides great connectivity and proximity to state and federal partners.

Major General Emmett J. Bean Federal Center

Address: 8899 East 56th Street, Indianapolis, IN 46249

Description: This federal property is located in Northeast Indianapolis and encompasses more than 1.6 million square feet on a 62 acre campus. The building houses the Defense Finance and Accounting Service agency, which provides a wide range of financial and accounting services to the U.S. Army, Air Force, and 26 American defense agencies worldwide.

Union Station (City of Indianapolis-owned)

Address: 300 S Meridian Street, Indianapolis, IN 46225

Description: This historical building served as the world's first union station and is listed on the National Register of Historic Places. The property has been renovated to host tenants in their office spaces. This building provides the USDA with a unique opportunity to be housed within a historical landmark important to the city's history, but also provide a fresh life to the current occupancy of the property. Indy Economic Development works closely with the building's owner, the Department of Metropolitan Development, and would happily assist in conversations as to how the city can support the USDA's efforts to utilize the property.

Private Building Offerings

Please find below the private building offerings in Indianapolis, ranging from downtown to the northeast and northwest areas of the city. These offerings provide flexibility and customizable space, able to fit the diverse operational needs of the USDA. Indianapolis is home to many Class A office buildings with incredible amenities, supporting a productive yet mindful workforce environment. These properties have been selected with the USDA's timeline in mind to allow for a quick move-in before the fall season.

Downtown Indianapolis Properties

United Farm Bureau Headquarters

Address: 225 S East Street, Indianapolis, IN 46202

Description: The Indiana Farm Bureau Headquarters building has nearly 13,000 square feet of office space available for sublease until May 31, 2030. It is move-in ready and completely furnished, allowing a seamless transition of operations for the USDA Indianapolis leadership and employees. The office building provides a great offering of amenities, including a grand lobby with an atrium, lobby break-out and huddle areas, on-site security and check-in turnstile access, on-site dining options, fitness center, and conference and reception areas available.



Suite 180 has lobby visibility, a reception area, 98 workstations, a variety of large and small conference rooms, 3 private offices, and an IT/storage/mail room. The 12,967 square-foot floor plan also includes access to an attached parking garage specifically for tenants.



16 Tech Innovation District

Address: 1206 Waterway Boulevard, Indianapolis, Indiana 46202

Description: The 16 Tech Innovation District is a 50-acre mixed-use innovation campus located near downtown Indianapolis and is designed to support collaboration among research institutions, technology companies, startups, and corporate users.

The district's master plan includes more than 3 million square feet of future office, lab, residential, and retail development. Initial phases include Innovation Building 1, a 120,000-square-foot Class A office and lab building, along with the HqO innovation hub, which provides approximately 90,000+ square feet of coworking, meeting, and maker space.





Market Tower

Address: 10 West Market Street, Indianapolis, IN 46204

Description: Market Tower is located in the heart of downtown Indianapolis, strategically located near local, state, and federal government partners. The over 522,000 square foot Class A office building offers a premier office experience in the heart of downtown. Rising above the city's renowned Monument Circle, this address blends upscale amenities, collaborative workspaces, and a full-service health and wellness club. There are a variety of on-site amenities as well as restaurants, hotels, and retails just steps away from the property.

The property has a variety of office spaces available for lease and immediate occupancy, ranging from 3,800 square feet to 19,218 square feet entire floor suites, providing many opportunities for flexibility for the organization's needs. These office spaces provide modern, turnkey spec suites.



Rolls-Royce Meridian Center

Address: 546 S Meridian Street, Indianapolis, IN 46225

Description: Rolls-Royce Meridian Center offers premier office space in Downtown Indianapolis, just two blocks from Lucas Oil Stadium. This 7-floor, over 159,000 square feet office building, has multiple full-floor suites that can be leased out individually or combined to meet tenant needs.

The building offers an attached nine-story garage, open floorplans with abundant natural lighting, and many options for demising. Located near it all, this property has quick accessibility to several transportation routes, such as I-65 and I-70, as well as being surrounded by a variety of retailers and restaurants.





Northwest Indianapolis Properties

One College Park

Address: 8910 Purdue Road, Indianapolis, IN 46268

Description: One College Park is a 137,000 square foot Class A office building strategically located near Park 100, one of Indianapolis' premier industrial and manufacturing destinations on the Northwest side of the city. The building has the entire fifth floor suite available for lease, totaling over 20,700 square feet of premier office space immediately available to occupy. The property offers great amenities, including a welcoming 2-story atrium, a fitness center, extensive parking availability, and an unbeatable amenity base of nearby lodging and dining located along 86th Street and Michigan Road.

The building was recently renovated in 2018 and offers over 670 parking spaces for tenants. There is key fob access across the property for advanced security, and high-speed data available on site. Exterior signage opportunities are also available for tenants. The fifth floor suite offers plenty of natural light, numerous private offices, private restrooms, a welcoming lobby area, and shared collaborative and conference spaces.



Woodview Trace

Address: 3600 Woodview Trace, Indianapolis, IN 46268

Description: Woodview Trace is an over 71,000 square foot office building located just off I-465. The property has multiple spaces available for lease and with immediate occupancy, including 16,375 square feet available as a full suite on the second floor. The building is conveniently located near amenities such as dining options and shopping centers.

The building boasts a welcoming lobby and entry areas, as well as a new parking lot providing ample space for employees. A substantial tenant improvement allowance is available, offering flexibility to fit your specific space needs.





College Park Plaza

Address: 8909 Purdue Road, Indianapolis, IN 46268

Description: College Park Plaza is an over 180,000 square foot Class A office building located in Northwest Indianapolis with easy connectivity to I-465. The building has many spaces available for lease, including the entirety of the fifth floor for a 25,704 square foot private office suite, offering occupancy within 30 days. The building boasts many premium amenities, including a fitness center, common conference area, large outdoor patio areas available for events and receptions, ample parking, exterior signage opportunities, as well as a great base of nearby lodging and dining options.

The fifth floor suite offers numerous private offices, a welcoming reception area, large conference spaces, and collaborative areas.



North Central & Northeast Indianapolis Properties

Meridian Park One

Address: 9102 N Meridian Street, Indianapolis, IN 46260

Description: Meridian Park One is an over 73,000 square foot office building located on Meridan Street, offering great connectivity to northern Indianapolis and beyond via I-465, as well as a great offering of nearby amenities. The building has multiple suites available for lease and immediate occupancy, including the third floor suites, which can be combined for an up to 16,878 square foot office space.

The building offers tenants exterior signage opportunities. The combined third-floor suite offers plenty of space for workstations, provides a variety of private office space, a welcoming reception, as well as private restrooms. There is abundant outdoor parking space for tenants and their employees.





Lakefront at Keystone

Address: 9365 Counselors Row, Indianapolis, IN 46240

Description: Lakefront at Keystone is a 109,780 square foot Class A office building located in the coveted Keystone Crossing submarket, offering great connectivity to Northern Indianapolis and surrounding communities. The building has nearly 30,000 square feet available for lease on the third floor. Tenants benefit from the extensive Lakefront at Keystone campus amenities, including a tenant-exclusive fitness center, conference facilities, café, and lounge spaces, along with outdoor amenities such as the Boardwalk walking paths, lakefront seating areas, sports courts, and waterfront gathering spaces. The park also offers abundant parking and a campus environment designed to support collaboration, wellness, and employee engagement.

The third floor suite offers an open layout open for multiple configurations and customization opportunities for the organization. The space includes a variety of meeting and conference spaces, as well as a private lobby area off of the elevators, ample natural lighting, and private restrooms.



Keystone Office Centre

Address: 8335 Keystone Crossing, Indianapolis, IN 46240

Description: The Keystone Office Centre is another location in the prime Keystone submarket, and located just steps from the Indiana Soybean Alliance, Indiana Corn Marketing Council, and the Indiana Corn Growers Association location along Keystone Crossing. The nearly 81,000 square foot Class A office building boasts unparalleled access to dining, shopping, fitness, entertainment, and housing.

The building has Suite 300 available for lease with occupancy in June 2026. The 26,435 square foot space occupying the third floor offers an incredible variety of private offices, vast open spaces for flexible workstations, ample natural lighting, and large conferences areas and meeting rooms. The property offers keycard access, ensuring security, ample parking, and on-site fitness and conference centers.



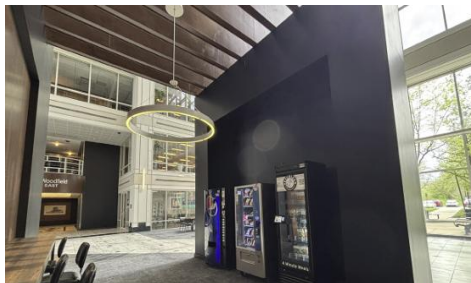


3 Woodfield

Address: 8425 Woodfield Crossing Boulevard, Indianapolis, IN 46240

Description: 3 Woodfield is a Class A office building boasting over 218,000 square feet of office space. The building has a variety of leasing options available, from smaller spaces of 6,000 square feet to Suite 450 offering 37,134 square feet of contiguous space. This property is located in the highly desirable Keystone at the Crossing submarket, and just steps to Ironworks, a dining and hospitality hub. There are nearly 1,000 parking spaces available to tenants, including a central security and communications card access system for ample security.

Tenants can take advantage of vast lake views and outdoor walking paths, on-site conference center, free fitness center with locker rooms, and in-lobby dining options. Suite 450 is available for occupancy April 2026. Many of the floor plates include a variety of private offices and open floor plans for flexible workstations.



Agriculture Ecosystem in Indianapolis

By locating in Indianapolis, you will find yourself in the heart of a vast agricultural ecosystem already in place. Marion County hosts the most concentrated cluster of agricultural organizations and associations in the state, including:

- **Indiana Farm Bureau** – the state’s largest agricultural association with 283,000 members, headquartered in Indianapolis.
- **AgriNovus** – innovative non-profit dedicated to the promotion of the agbioscience economy and technology – headquartered in Indianapolis.
- **Keystone Cooperative**– one of the largest farmers owned cooperatives in the Midwest, with over 1,700 employees and operations across IN/IL/OH/MI headquartered in Indianapolis.
- **Indiana Soybean Alliance** – Indianapolis-based commodity and producer organization advocating for soy growers.
- **Indiana Corn Marketing Council** – commodity checkoff organization headquartered in Indianapolis.
- **Indiana Corn Growers Association** – policy voice for corn farmers, headquartered in Indianapolis.
- **Indiana State Department of Agriculture (ISDA)** – statewide agricultural policy, trade, and regulatory agency. Regional hub announced for completion at end of 2026.



- **Indiana Agribusiness Council** – statewide agribusiness advocacy organization headquartered in Indianapolis.
- **FFA (Indiana FFA Association)** – though statewide, major programmatic and administrative functions operate through the Indiana State Fairgrounds campus.
- **National FFA Commission and Expo** - the National FFA Convention & Expo has been held in Indianapolis for a total of **16 years**, including the 2025 event, with a recent announcement that the event will be held in Indianapolis until 2040.
- **Indiana State Fair Commission** – home of Indiana agriculture's largest annual gathering and expo, and **Corteva Coliseum**, serving as a convening platform for producers, youth, and agribusiness.

This concentration makes Marion County the single most influential agricultural policy and commodity hub in Indiana, providing a unique opportunity for the USDA's regional hub here in Indianapolis.

Please do not hesitate to reach out if you have any questions regarding the provided sites above, or how Indy Economic Development can serve as a resource during the USDA's transition of operations to Indianapolis. For more information regarding Indy Economic Development, visit us on our website, indyecondev.com. Thank you for considering the City of Indianapolis for this very important project. We look forward to a future partnership with the United States Department of Agriculture in the selection of Indianapolis as a strategic regional hub for operations.

Regards,

Andrea Richter-Garry
Executive Vice President, Business Development & International Relations, Indy Economic Development
arichter@indyecondev.com