

# Rolls-Royce Redevelopment



# EXECUTIVE SUMMARY

Rolls-Royce Meridian Center (the “Property”), a high-quality office campus that is ideally situated in downtown Indianapolis. This premier corporate facility is comprised of two office buildings totaling 320,702 square feet, a 35,714-square-foot state-of-the-art cafeteria and conference center. The Property is situated on a 9.08-acre site, and is served by a nine story, 1,500-space structured parking garage and 527 surface lots that combine to provide a highly attractive parking ratio of approximately 6.32 spaces per 1,000 square feet of rentable area.

# INVESTMENT HIGHLIGHTS

- **Institutional-Quality Tenancy.** The Property is 50% leased to Rolls-Royce Corporation, a wholly-owned subsidiary of investment-grade credit-rated (S&P: A-) Rolls-Royce PLC. The company, whose principal business line in Indianapolis is the design, development, and manufacturing of gas turbine engines, has a significant presence within the city and will occupy the Property with approximately 1,500 employees.
- **Quality Construction and Design.** The Property is one of the most high-quality campus facilities within the entire Indianapolis market and was the recent recipient of more than \$22 million in capital improvements by the tenant prior to its occupancy.
- **Attractive Campus Setting and Amenity Base.** The Property features a strong amenity base including world-class meeting and conference facilities, cafeteria, fitness center and a high parking capacity.
- **Exceptional Location.** The Property is ideally located within downtown Indianapolis’ dynamic one-mile square. Furthermore, downtown Indianapolis has been the beneficiary of extensive public and private capital investment projects totaling more than \$1.0 billion since 2009.



# ASSET PROFILE

**LOCATIONS:** 510-520 South Meridian Street Indianapolis, IN 46225

**LEASED PREMISES:** Rolls-Royce Meridian Center I - 161,287 SF

Rolls-Royce Meridian Center II – 159,415 SF

Cafeteria / Conference Center – 35,714 SF

**PARKING:** Nine Story Garage – 1,500 Stalls Surface Lots - Approximately 527 Spaces

**TENANT:** Rolls-Royce Corporation (A wholly owned subsidiary of Rolls-Royce North America (USA) Holdings Co.)

**YEAR BUILT:** Rolls-Royce Meridian Center I – 2000

Rolls-Royce Meridian Center II – 2002

Cafeteria / Conference Center – 2002

# Property Overview



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