



#### **Location**

Market Tower is centrally located adjacent to Monument Circle in the heart of the Indianapolis Central Business District. Situated within a block of the State Capitol Building and Circle Centre Mall, the building is surrounded by financial and government offices and an abundance of retail and arts amenities. Tenants enjoy superior access to I-65, I-69 and I-70, and the Indianapolis International Airport, making daily commutes and business travel easy and convenient.

#### **Parking**

More than 700 parking spaces – an average of one per 1,000 square feet are available underground and adjacent to Market Tower. The garages provide secure and weather-protected parking and access to the Tower through climate-controlled entrances. The Tower Garage features 157 valet spaces with card controlled security access and valet services including detailing, laundry and car rental.

#### **Technology**

Market Tower is designed to meet all telecommunications, Internet and data access needs. "Smart" wiring throughout the Tower facilitates broadband Internet access and Web and application hosting. The Tower's immediate proximity to the region's main fiber-optic loop is a distinct advantage.

#### **Security and Life Safety**

Tenant safety is of utmost concern. Market Tower features a state-of-the-art fire alarm and communication system including sprinklers, an automatic fire pump, smoke detectors, alarm speakers and strobes, emergency generators, and stairwell and elevator shaft pressurization systems. A manned security console in the main lobby centralizes the comprehensive 24-hour security system that services the Tower. Parking garage and after-hour Tower entry is controlled by a card access system.

#### **Elevators**

An efficient system of 12 elevators and 4 escalators service the 30 floors and underground garage of Market Tower. The passenger elevators are designed with a code access security system and feature exquisite mahogany and granite finishes.

#### **HVAC**

Heating and cooling needs are comfortably met with a 400-ton capacity cooling system and Variable Air Volume perimeter heating system. These systems are further enhanced by a plate-and-frame heat exchanger to maximize efficiencies. A computerized Energy Management Program continually monitors and adjusts the climate within every area of the Tower. Energy efficiency is heightened by the Tower's tinted windows and superior roof and wall insulation.

#### **Ownership and Management**

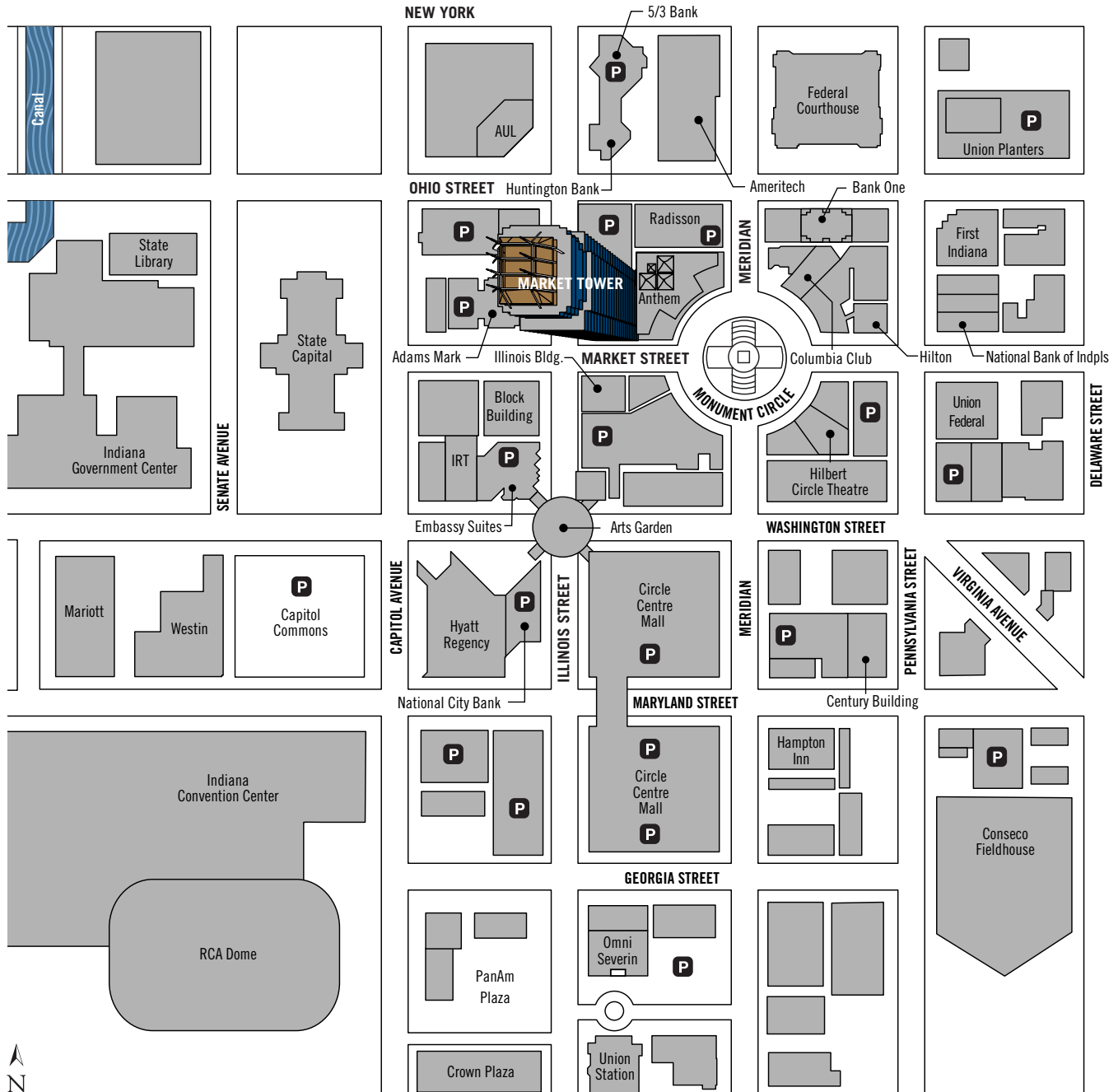
Market Tower is the only downtown Class A+ property that enjoys local management and ownership partnered with institutional sponsorship. Mansur, which developed Market Tower in 1988, occupies space in the building and shares tenant concerns. The Mansur affiliates have been providing a broad range of real estate investment, development, construction, management and consulting services since 1982 and currently own / manage over 4 million square feet of commercial and residential real estate. The Carlyle Group is one of the world's largest private equity firms and has more than \$4.5 billion invested in real estate assets in key markets throughout the U.S.



MARKET TOWER



HDGMANSUR



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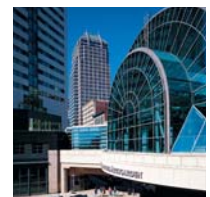
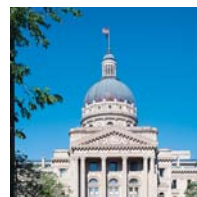
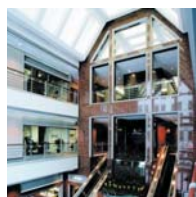
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# MARKET TOWER





Market Tower remains Indianapolis' preeminent office complex. Its striking granite and glass exterior surrounds 495,000 square feet of Class A+ office and retail space – headquarters to many of Indianapolis' most prestigious firms. Located in the heart of the Central Business District, Market Tower offers stunning views of the cityscape and convenient access to Monument Circle, the State Capitol and Circle Centre Mall.

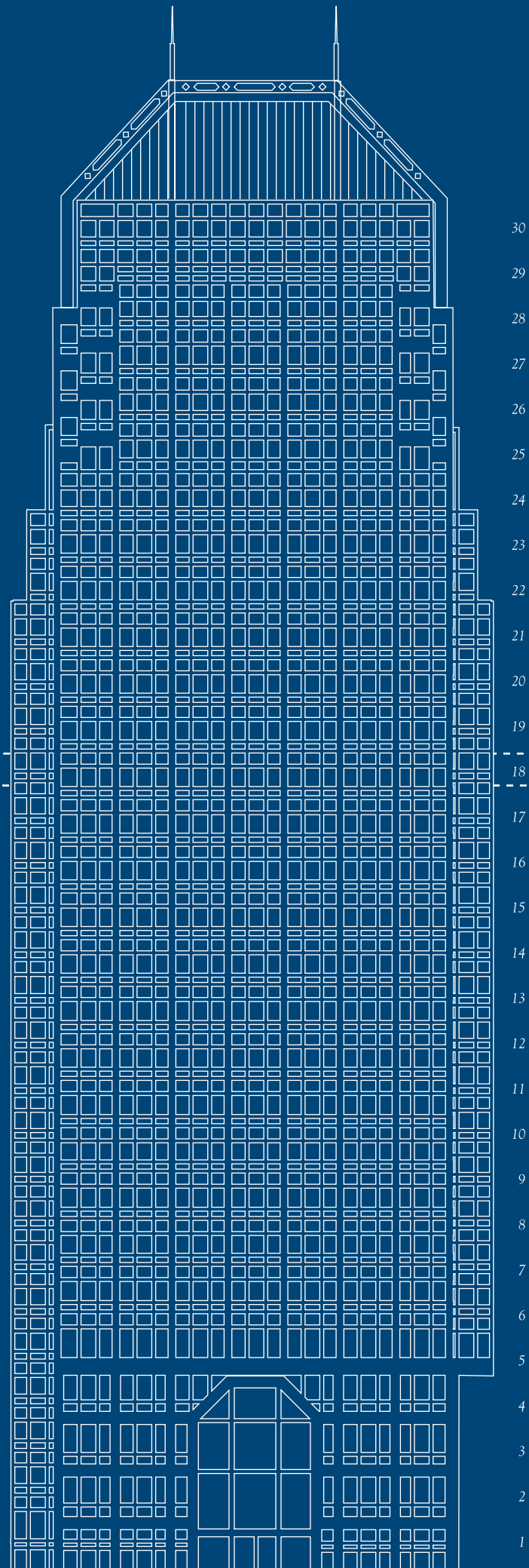
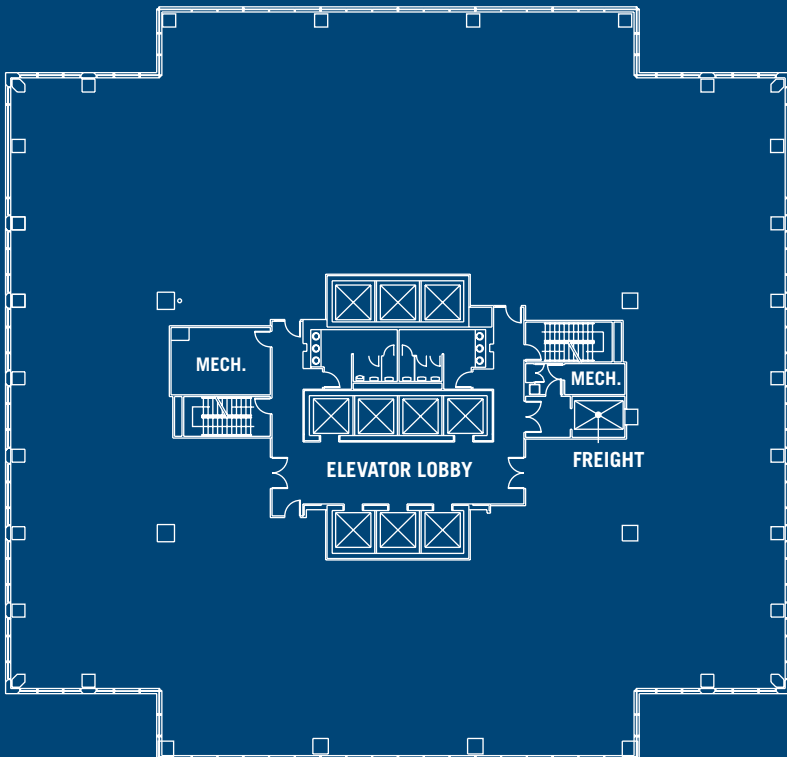


## Architecture

Market Tower harmonizes with the downtown skyline by incorporating signature architectural features from neighboring landmarks. Built in 1988, Market Tower's four story entry arches and hipped copper roofing capture the traditional language of many of downtown's celebrated landmarks. Contrasting granites on the Tower's facade celebrate the city's tradition of quality masonry, while its stepped upper floors are reminiscent of other downtown landmarks observing the city's skyplane setback ordinance. A three-story atrium with imported granite finishes and fountains dominate the Tower's stately lobby.



Typical Floor Plate





The Soldiers' and Sailors' Monument, recognized as the center of Indianapolis and the heart of downtown, memorializes Indiana's pre-World War I veterans. The Monument's park like setting and central location make it the focal point for community events such as the Indianapolis 500 Festival Parade and the "World's Tallest Christmas Tree" lighting spectacular.



### **Amenities**

Market Tower offers a variety of on-site amenities including a full-service restaurant, conference facilities, investment, brokerage and retail banking services, a gift/sundry shop, a dentist office, and dry cleaning and other valet services. Market Tower is within one block of Circle Centre Mall and the Indiana State Capitol, and within walking distance to world-class theatres, sports venues and White River State park, located on the city's 1-mile canal. Along the canal you'll find beautiful homes with views of the downtown skyline and close proximity to Indiana University Purdue University at Indianapolis. The canal is also home to the Government Center, Victory Field, the Indianapolis Zoo, the NCAA Hall of Champions, Eiteljorg Museum, the Indiana State Museum, hotels and much more.