



FOR  
LEASE

THIRTY *3* SOUTH

HISTORICAL PRESENCE | ICONIC LOCATION

CBRE

Local Management:

**KITE**  
REALTY GROUP





# AMENITIES

## CONNECTIVITY

Enjoy the convenience of year-round covered access to Circle Centre Mall, Indiana Convention Center, Indiana State Capitol, Indiana Government Center, Lucas Oil Stadium and eight major hotels in downtown Indianapolis. Tenants are also just minutes away from cultural venues, restaurants, shopping and more.

## CONFERENCE CENTER

Formerly used as the famous L.S. Ayers Department Store Tea Room located on the 8th Floor, +3,600 square foot conference center consists of four individual conference rooms, an adjacent auditorium, and a classroom. The auditorium can seat approximately 200 people and is equipped with a raised stage and multi-media capabilities for numerous presentation formats. Overall the conference center can accommodate 30-240 people making this space versatile and convenient for tenants.

## FITNESS CENTER

Located on the 3rd Floor, the fitness center is equipped with 25 strength and cardio machines, 6 wall mounted LCD televisions, locker rooms and showers free of charge to all tenants.

## FINE DINING

Two restaurants are located on the first floor of 30 South Meridian, Oceanaire and Napolese. Oceanaire Seafood Room is a retro supper club that serves the freshest seafood in the city and Napolese Artisanal Pizzeria by Patachou provides guests with a modern interpretation of rustic Italian cuisine and amazing stone-fired pizza.

## HISTORICAL ELEGANCE

Known as the old L.S. Ayers Department Store, 30 S Meridian has preserved the historical style with 18 foot ceilings, classical stone columns, and gold and marble accents with classical curtains and light fixtures throughout the building.

## ON-SITE SECURITY

Tenants can have piece of mind at 30 South Meridian with on-site security 24 hours a day, building access badges, sign in access, and security cameras throughout the building. The building is fully secured at each and every access point.

## PARKING

Tenants and their visitors at 30 South Meridian have the convenience of parking at the Circle Centre Sun Garage, the Circle Centre Moon Garage, and the Union Station Garage. There is also additional parking directly across the street from the building at Merchants Garage.

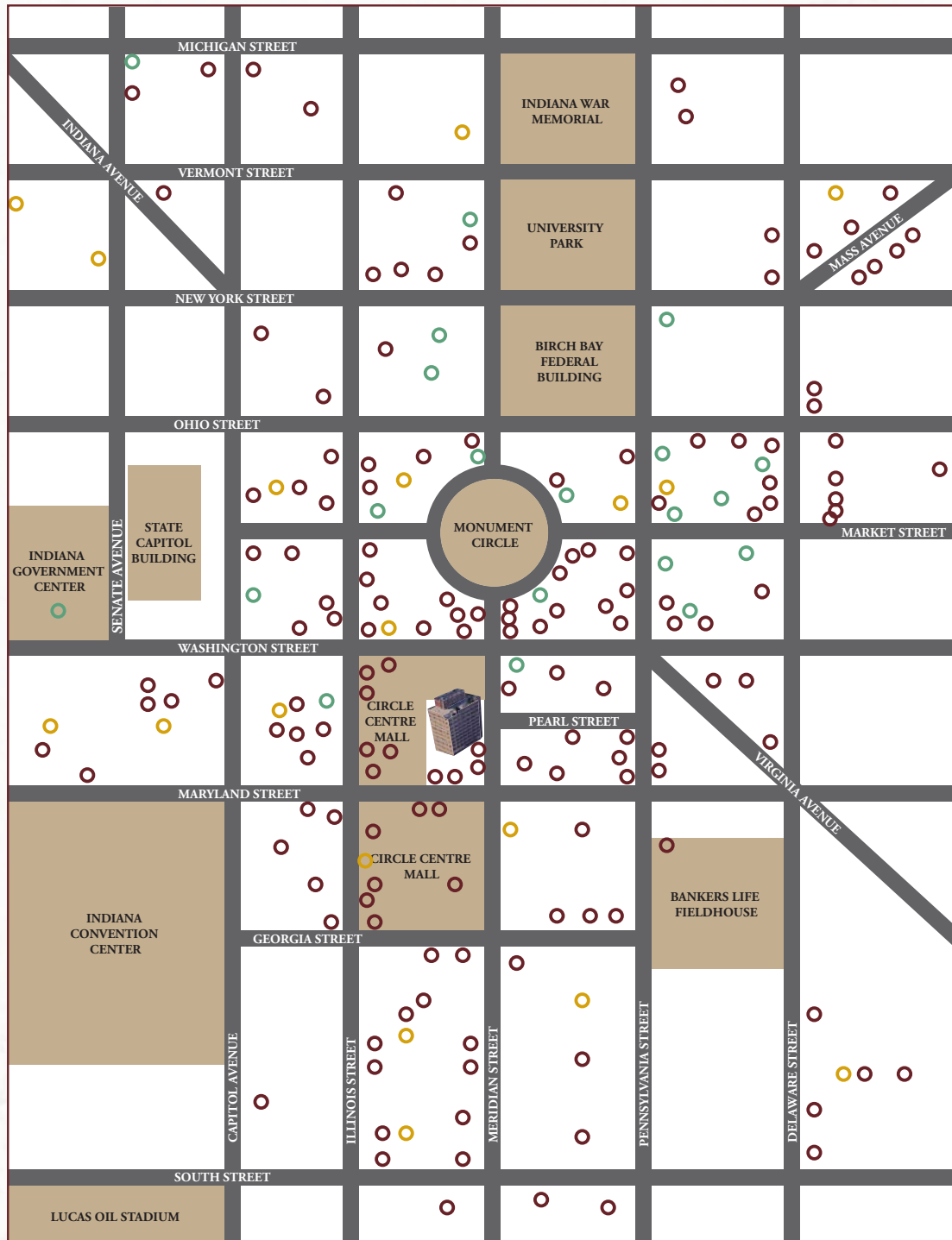
## HIGH CLASS RENT ROLL

Located in the southwest quadrant of Indianapolis' prospering Central Business District, 30 South Meridian provides a powerful combination for attracting and retaining some of Indianapolis' most prestigious tenants.



30 SOUTH MERIDIAN IS ONE OF THE BEST SITUATED BUILDINGS IN DOWNTOWN INDIANAPOLIS. CONVENIENTLY LOCATED NEAR TWO MAJOR HIGHWAYS, 30 SOUTH MERIDIAN SITS PERFECTLY IN THE CENTER OF DOWNTOWN IN THE CENTRAL BUSINESS DISTRICT.

## AMENITY MAP



○ RESTAURANTS

○ HOTELS

○ BANKS



## UNIQUELY HISTORICAL

Historical styles and finishes were kept at 30 South Meridian to preserve the historical integrity of the building. It boasts 18 foot ceilings and large traditional columns. Curtains and light fixtures were updated but still reflect the style of the old L.S. Ayers Department Store.



### THEN AND NOW

The former famous Tea Room in L.S. Ayers is now the conference room on the 8th floor.

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