

— AN ELEVATED WORKPLACE EXPERIENCE —



ONE AMERICA TOWER

ONE AMERICA SQUARE • INDIANAPOLIS, IN 46282

ONEAMERICATOWER.COM

A NEW STANDARD FOR THE MODERN WORKFORCE

A striking figure in Downtown Indianapolis' central business district,
OneAmerica Tower defines excellence in today's evolving business environment.

Set in a beautiful urban park setting, this Class A Tower features an a unique
amenity package and offers great proximity to popular city destinations including
Monument Circle, the Indiana Statehouse, and the Indianapolis Canal Walk.

Under the direction of its owner, OneAmerica Financial Partners, this impressive
office building has been meticulously maintained and upgraded to keep pace with
demands of the changing professional landscape to create an elevated experience
for the modern workforce.





BUILDING HIGHLIGHTS

Total Building Size:

691,769 SF

Year Built:

1982

Number of Stories:

36

Available Space:

110,000 SF (88,500
SF contiguous)

Avg. Floor Plate:

±18,000 RSF

Parking Ratio:

1/1,000

AMENITIES FOR A SEAMLESS EXPERIENCE

The impressive list of amenities at OneAmerica Tower is designed to make life remarkably easy, so you can stay productive on and off the clock. With exclusive access to the Gibson building just a walk away, whether it be keeping fitness goals on track, running errands or grabbing a midday bite, OneAmerica Tower puts everything employees need most at their fingertips.



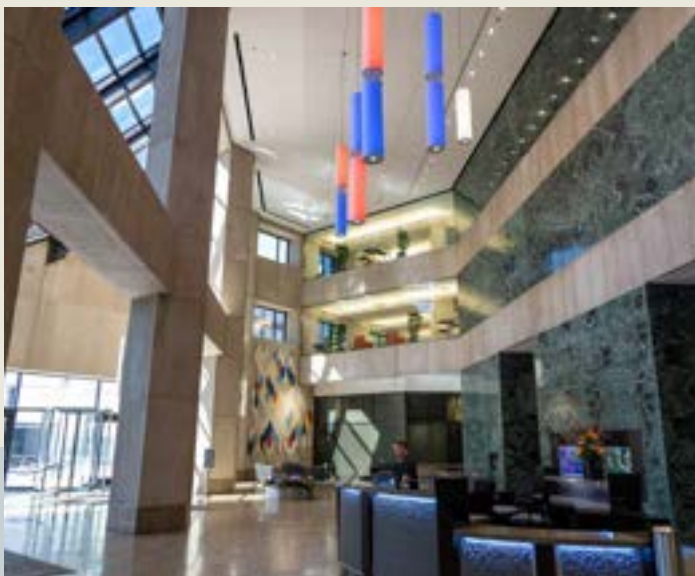
- Abundant parking options include underground, attached garage, and adjacent surface-level lots
- Exclusive urban courtyard
- Newly renovated lobby equipped with turnstiles and visitor management system

- Fully equipped fitness facility
- Renovated Skyline Club
*Membership required
- Atrium Market with dine-in and carry-out options
- Atrium Café & Marketplace
- On-site catering by Quest
- Pacers Bikeshare station
- Modern conference center
- National Bank of Indianapolis
- Concierge & dry-cleaning service
- On-site management
- 24/7/365 security and maintenance



INVESTING IN MODERN RENOVATIONS

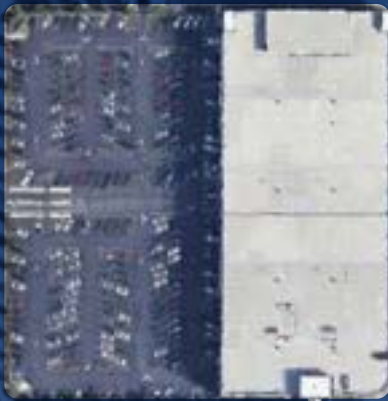
The crown jewel of OneAmerica Tower, the exclusive, 36th-floor Skyline Club has recently undergone a multi-million-dollar renovation that includes elegant upgrades to the bar, restaurant and private meeting facility.



The first floor common lobby and amenity spaces have been revamped with separate and secured entrances for better accessibility to parking and the building's unique courtyard space.

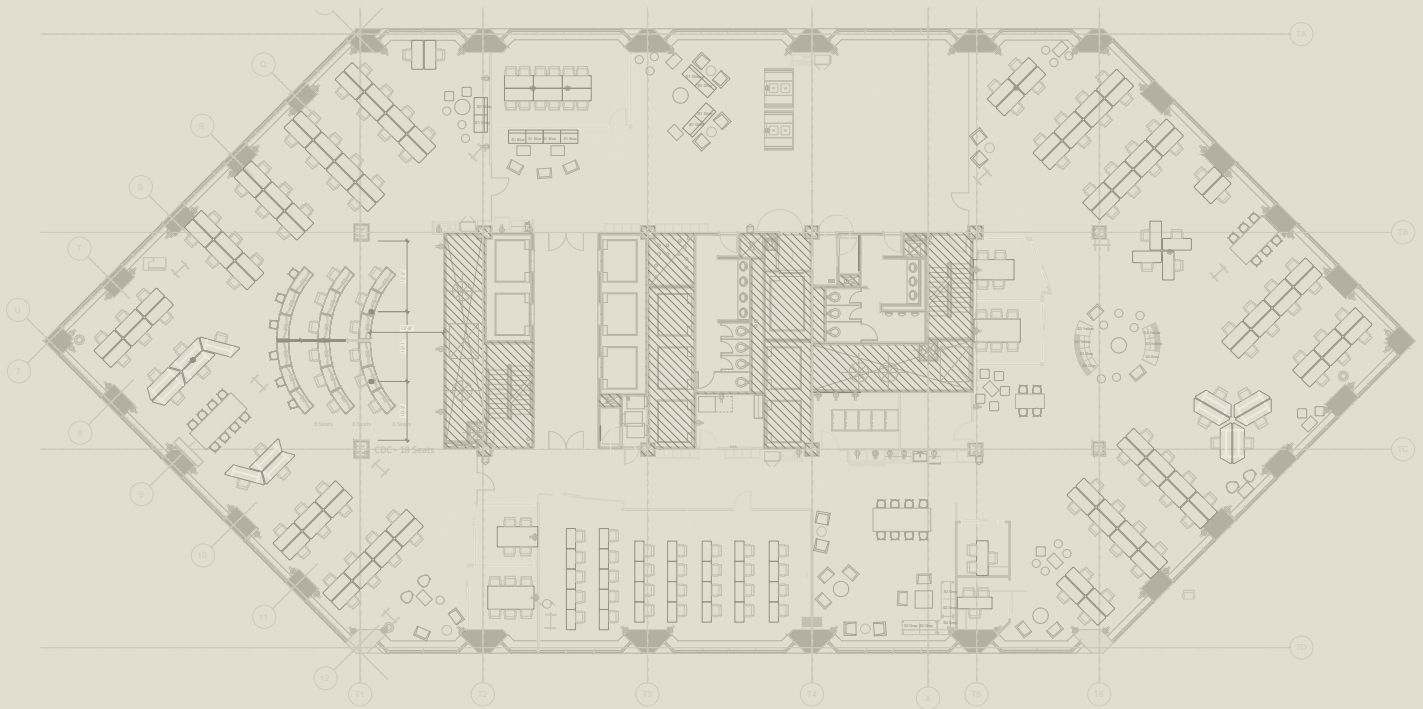


Ownership has heavily invested in the complete renovation of OneAmerica Tower's first floor dining service offerings, including the Atrium Market, Café & Marketplace.

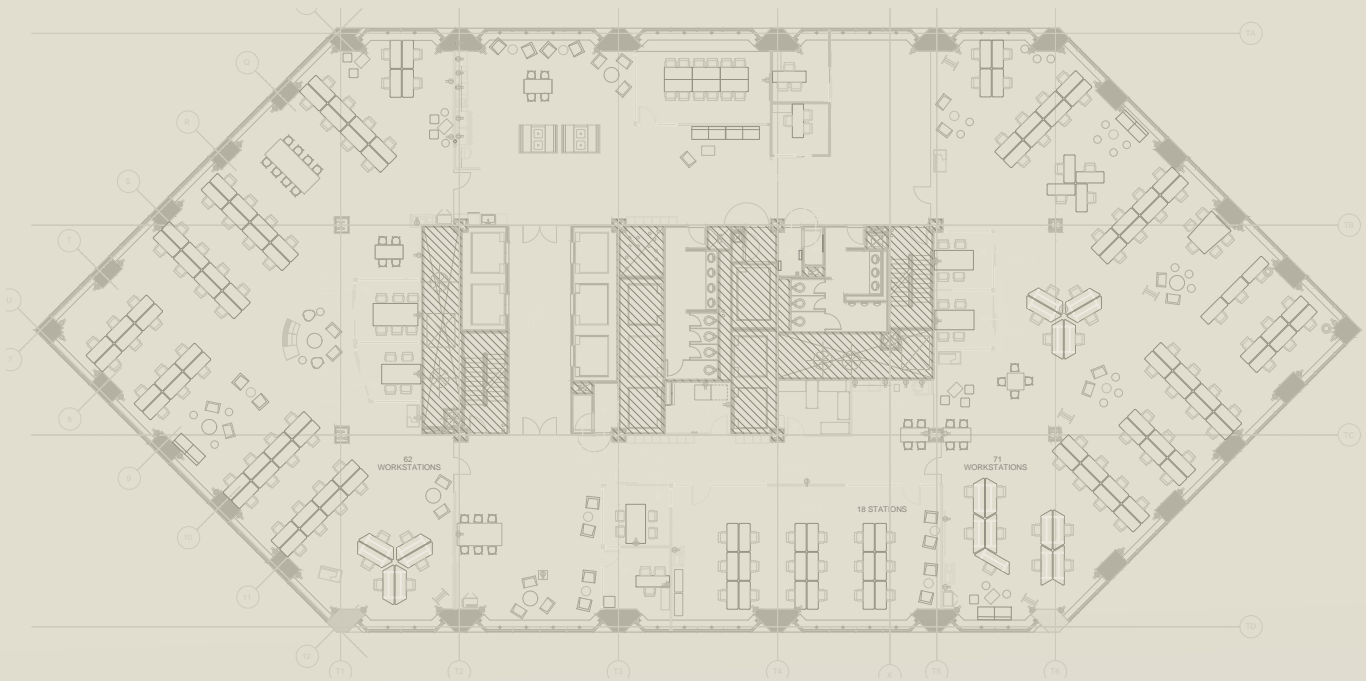


EVERYTHING
**YOU
NEED
IN ONE
PLACE**

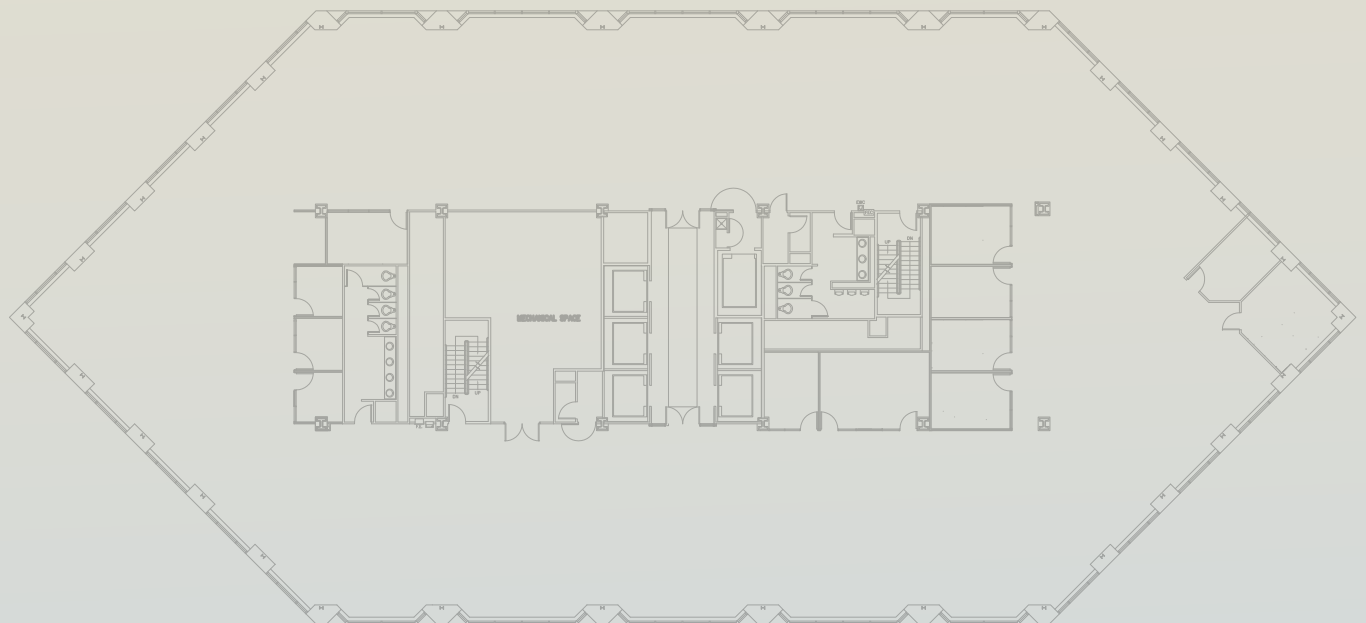
FLOOR PLAN | FLOOR 23



FLOOR PLAN | FLOOR 24



FLOOR PLAN | FLOOR 27



DEDICATED TO A SUPERIOR EXPERIENCE

A prominent leader in the Indianapolis business and philanthropic community, OneAmerica Financial Partners is dedicated to an office campus that reflects their commitment to quality, excellence and the greater Indianapolis community. As its own corporate headquarters, the OneAmerica ownership team continues to reinvest dollars to maintain a superior quality building, which in turn, helps create an amazing experience for tenants that is truly unmatched within the Indianapolis market.



ONE
AMERICA

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