## the ellipse















11 Municipal Dr























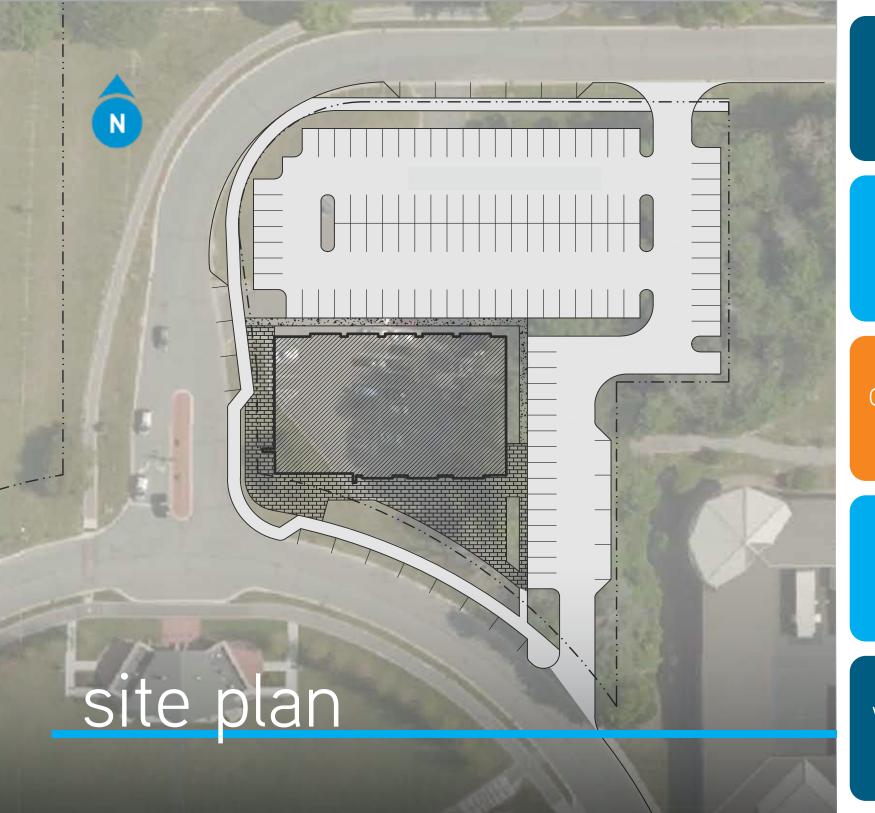
## the story

The Ellipse is located at 11 Municipal Drive, Fishers, IN, within the "Nickel Plate District" as created by the Fishers Downtown Master Plan. It sits just north of the Fishers City Hall and the Nickel Plate District Amphitheater. The amphitheater hosts local and national acts playing anything from classic rock to the blues. Tenants of The Ellipse are able to take advantage of their unique office space overlooking the amphitheater and hearing the great acts. Corporate culture is built into this site!

The Nickel Plate District has become Fishers' engine for economic development and is new urbanism at its best. Hugged by approximately \$300M of new and recent development within the district, the building will sit just north of the new Four Day Ray Brewery (\$4.8M project), just west of a mixed-use 240-unit multi-family development (\$40M project), just west of the Meyer Najem headquarters (\$5.5M project), and just north of the new Braden Business Systems development (35,000 sf office project). To suggest momentum is strong in the area would be an understatement.

The district has high barriers to entry due to vastly limited land available for office development. As it relates to the Nickel Plate District, The Ellipse is one of the last remaining sites for any office user looking for a walkable experience of work, live, and play.

19 HONOR TOG



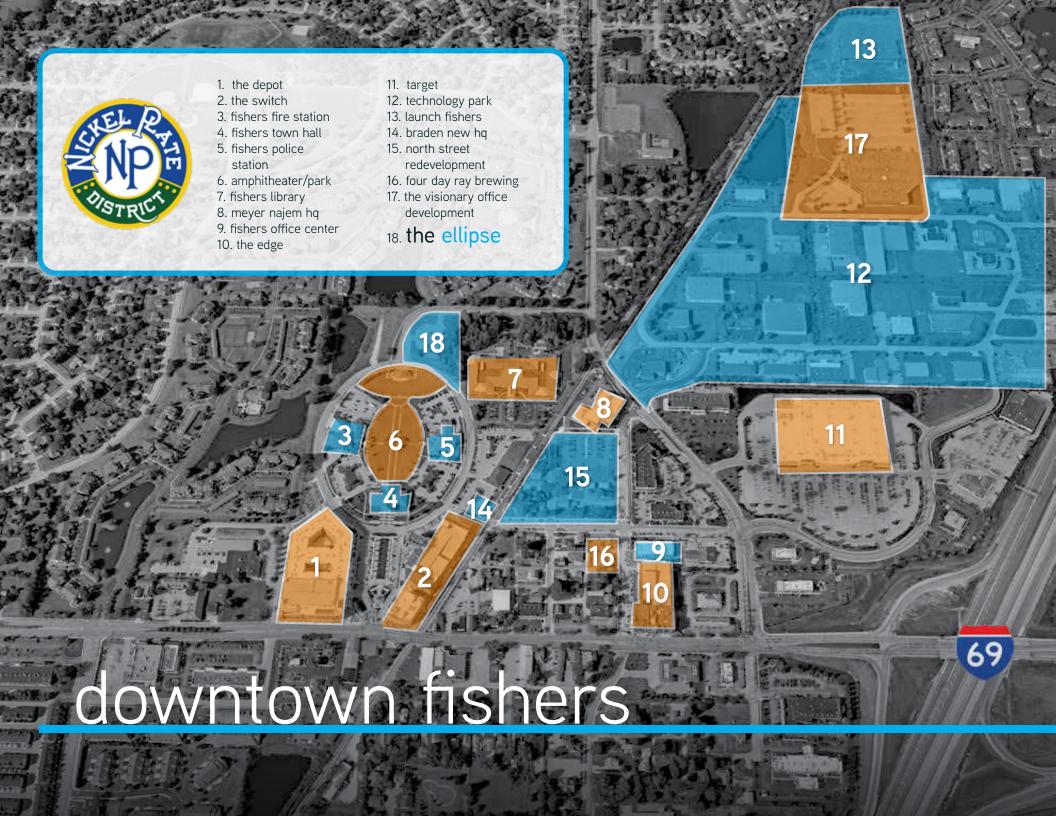
signage available

14' + 16' exposed ceilings

downtown fishers

outdoor plaza

work, live + play



## the ellipse













RICH FORSLUND rich.j.forslund@colliers.com 317.713.2172

MATT LANGFELDT matt.langfeldt@colliers.com 317.713.2173



