

the ellipse



11 Municipal Dr
FISHERS, IN

- High-end progressive design + function supported by strong glass lines + quality materials
- Efficient layout + floor plates
- Infill location surrounded by a walkable amenity base including retail, residential, public parks, + the Fishers Municipal Complex
- Strong access to all parts of Indianapolis via I-69 + I-465
- Desirable Fishers address
- Feet from City Hall
- One of only a few “**new urbanism**” project areas in the city + state
- Limited land sites creating high barrier to entry for new office development
- Close proximity to executive + millennial housing
- Adjacent to new controlled surface parking (*additional parking available*)
- ± 11,900 sf floor plates
- ± 12,000 sf available

project highlights



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.

HONOR TOGO



signage
available

14' + 16'
exposed
ceilings

downtown
fishers

outdoor
plaza

work, live +
play

site plan



- | | |
|---------------------------|--------------------------------------|
| 1. the depot | 11. target |
| 2. the switch | 12. technology park |
| 3. fishers fire station | 13. launch fishers |
| 4. fishers town hall | 14. braden new hq |
| 5. fishers police station | 15. north street redevelopment |
| 6. amphitheater/park | 16. four day ray brewing |
| 7. fishers library | 17. the visionary office development |
| 8. meyer najem hq | 18. the ellipse |
| 9. fishers office center | |
| 10. the edge | |

downtown fishers



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

MATT LANGFELDT
matt.langfeldt@colliers.com
317.713.2173

