

433 NORTH CAPITOL AVE INDIANAPOLIS, IN 46204

powering the future of innovation



the gibson
BUILDING

an indianapolis icon for innovation

On the heels of America's automobile revolution, Indianapolis emerged as a central figure during this exciting era of innovation history. By 1910, Indianapolis established itself with cities like Detroit and Cleveland, as an industry leader for automobile manufacturing and design.

A former 20th-century automotive plant and one of the city's few remaining buildings from this historic era, The Class A Gibson Building stands as a proud symbol of innovation and prosperity, ushering in a new generation of tech innovators.



total building size

125,000 SF

number of stories

5

available space

39,886 SF (with furniture available)

avg floor plate

± 24,663 RSF

walking score

94

year built

1917

parking ratio

2.0/1,000 SF

transit score

65



With complete access to an impressive list of amenities at OneAmerica Tower, just a 5-minute walk away, The Gibson Building makes life remarkably easy, so employees can stay productive on and off the clock. Whether keeping fitness goals on track, running errands or grabbing a midday bite, The Gibson Building puts everything teams need most at their fingertips, with access to:

- Abundant parking options include adjacent surface-level lots
- Exclusive urban OneAmerica Tower courtyard
- 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
- On-site dental practice: Dr. Erotas, DDS
- Modern conference center
- National Bank of Indianapolis

amenities to power today's workforce

- Concierge & dry-cleaning service
- On-site management at the OneAmerica Tower
- 24/7/365 security

The beautiful first floor common lobby and amenity space within OneAmerica Tower have been revamped with three separate and secured entrances for better accessibility to parking and the scenic courtyard, a feature that is truly unique within the Indianapolis market.

modern spaces,

Ownership has also heavily invested in the complete renovation of OneAmerica Tower's first floor dining service offerings, including the Atrium Market, Café & Marketplace, which are all open to Gibson Building tenants.

reimagined



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

*Membership required

a walker's paradise

Set in a beautiful urban park, The Gibson Building is centrally located within an Indianapolis district that boasts a Walkscore of 94. This location offers great proximity to downtown's most exciting shops and restaurants, as well as popular city destinations that include Monument Circle, the Indiana Statehouse, and the Indianapolis Canal Walk.

1. Asian Harbor
2. Fresco Italian Cafe on the Canal
3. Brew Link Brewing
4. Cluster Truck
5. The Flat Iron @ The Point on Penn
6. Saffron Cafe
7. The Antelope Club
8. FortyFive Degrees
9. Mass Avenue Pub
10. Mesh
11. Kim on Mass Ave
12. Ralston's
13. Petra Cafe
14. Condado Tacos
15. Dave's Hot Chicken
16. Kiwins Indianapolis
17. Nine Irish Brothers
18. Goodfellas Pizzeria
19. Salt on mass
20. Fat Dan's Deli
21. Starbucks
22. Lemon's Bakery Cafe
23. The Garden Cafe
24. The Oakmont
25. Bazbeaux
26. Wild Eggs
27. Shake Shack
28. Rise'n Roll Bakery
29. First Watch



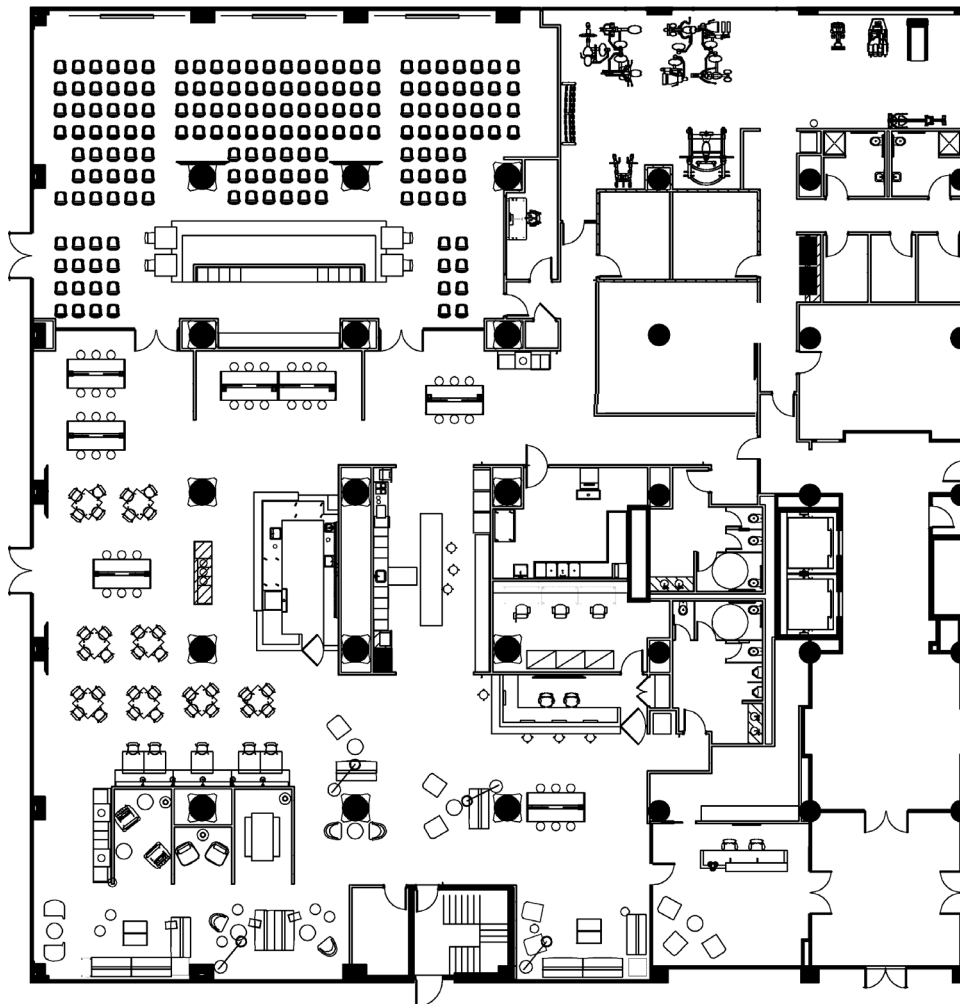
30. Five Guys
31. Pure Barre
32. Lift lab Co
33. Indy City Barbell

34. Eat The Frog Fitness
35. One American Tower Fitness Center
36. Better Bodies Inc

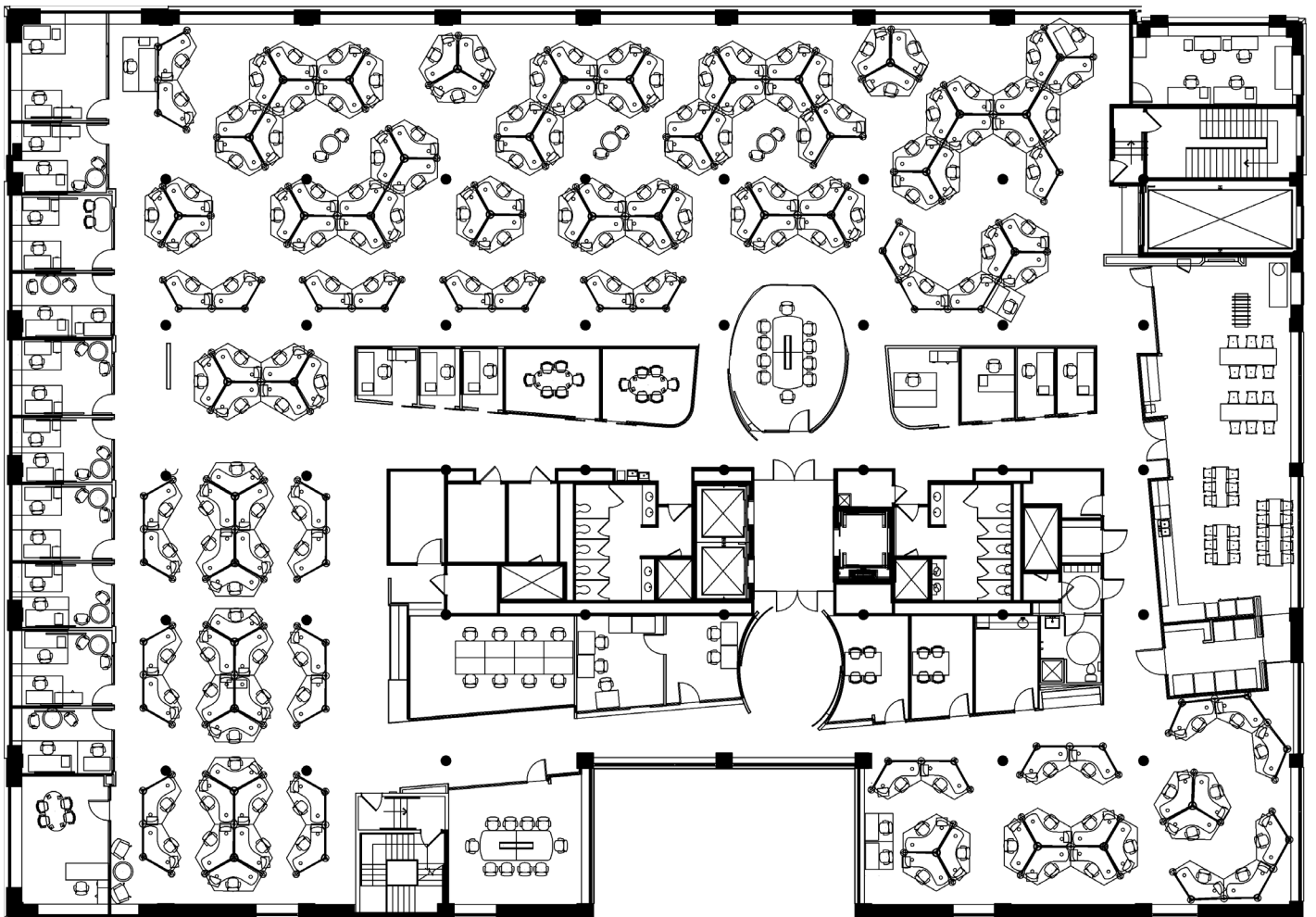
37. Anytime Fitness
38. Kroger
39. Circle Centre Mall

floor plan

FLOOR 1 – 15,223 SF



FLOOR 5 - 24,663 SF

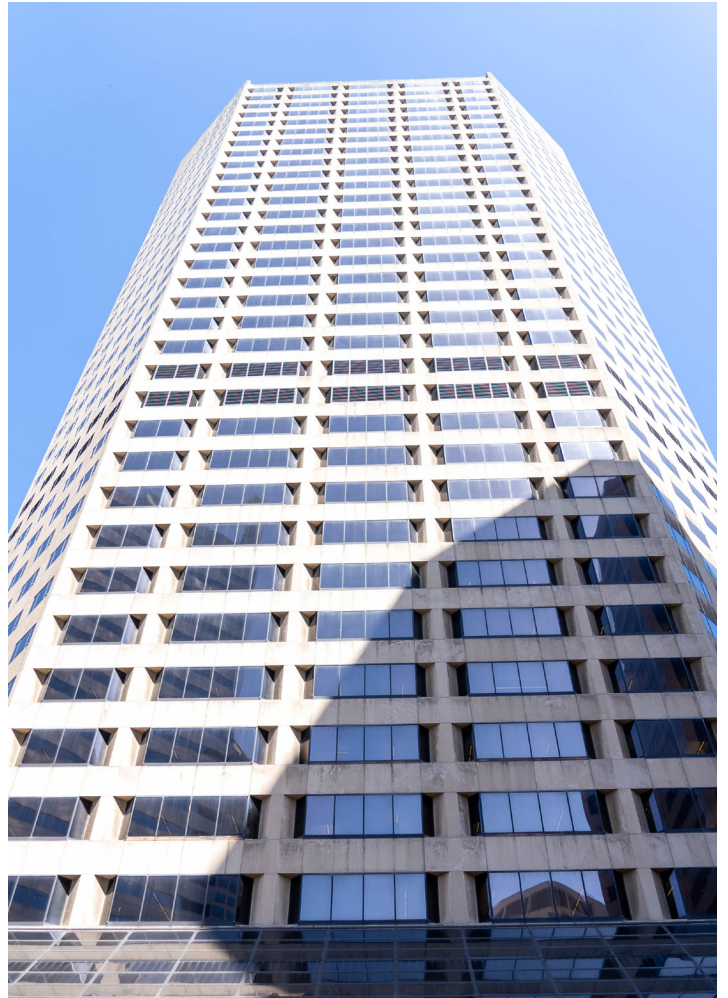


Next-Level Leasing



an ownership team dedicated to a premier tenant 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. The OneAmerica ownership team continues to reinvest dollars to maintain a superior quality building and amenities designed to help create an experience for tenants that is truly unmatched within the Indianapolis market.



433 NORTH CAPITOL AVE
INDIANAPOLIS, IN 46204

the gibson

BUILDING

FOR LEASING OPPORTUNITIES,
PLEASE CONTACT:

Russell VanTil

+1 317 639 0546

russell.vantil@cushwake.com

Joshua Graham

+1 317 639 0491

joshua.graham@cushwake.com

Luke Lonneman

+1 317 352 5419

luke.lonneman@cushwake.com



**CUSHMAN &
WAKEFIELD**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITH-DRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE