

11,075 SF BUILDING FOR SALE CALL FOR OFFERS: "PX BUILDING"

ORIGINAL OFFICER'S QUARTERS AT HISTORIC FORT BEN
5745 Lawton Loop East Drive



The Fort Harrison Reuse Authority (FHRA) is excited to announce that the PX building is now available for sale and redevelopment for a creative reuse project that is sensitive to the historic surroundings - including office, retail, restaurant or other allowed use.

Located in the historical Lawton Loop district of "Fort Ben," the PX building was originally built in 1908 as the Fort Benjamin Harrison Army Base PX (Post Exchange store) and featured a basement gymnasium for soldiers. Later, when a new PX was built, the building was converted to a non-commissioned officers club. Today it is a brick and beam historic shell waiting for a new life.



5745 Lawton Loop East Drive on 0.8-acres

LAST OPPORTUNITY TO OWN A PIECE OF FORT BEN HISTORY!

Since the base closure, the former military post has become a vibrant residential, office, retail and business campus that is widely recognized as a model for reuse and redevelopment of a former military installation. Fort Ben continues to grow and is nearing its final leg in its redevelopment journey - with less than 20-acres available. The PX is the final historic building owned by the FHRA available for reuse.

Fort Ben Campus

- Tax Increment Finance (TIF) District and federal Opportunity Zone
- New city center for Lawrence, IN only 20 minutes northeast of downtown Indianapolis
- Walkable, green campus with abundant on-street parking central to major employee hubs
- 2020 *Rising Tech City* MIRA Award winner with 28+ tech companies within 1/2 mile radius
- 11 locally owned restaurants, coffee shop and brewery located in unique historic buildings
- 1,700-acre State Park featuring award-winning Pete Dye golf course and event center
- Historic Inn nestled within the State Park and a 98-room Hilton Tru hotel to breakground soon
- Soon to be connected via two planned Purple Line stops on campus

PX Building

- Located in Nationally Registered Historic District on Lawton Loop parade grounds
- Desirable Indianapolis address in excluded City of Lawrence, IN
- Overlooks a ravine in the rear that is planned for a future art trail with fantastic view of the historic water tower
- Recent investments include interior demolition, new public drive and adjacent parking
- 1st floor ceiling height provides opportunity for additional lofted square footage

FOR MORE INFORMATION:

Aletha Dunston, Executive Director - FHRA - adunston@fhra.org - 317.377.3400 - 8950 Otis Ave, Indianapolis IN 46216

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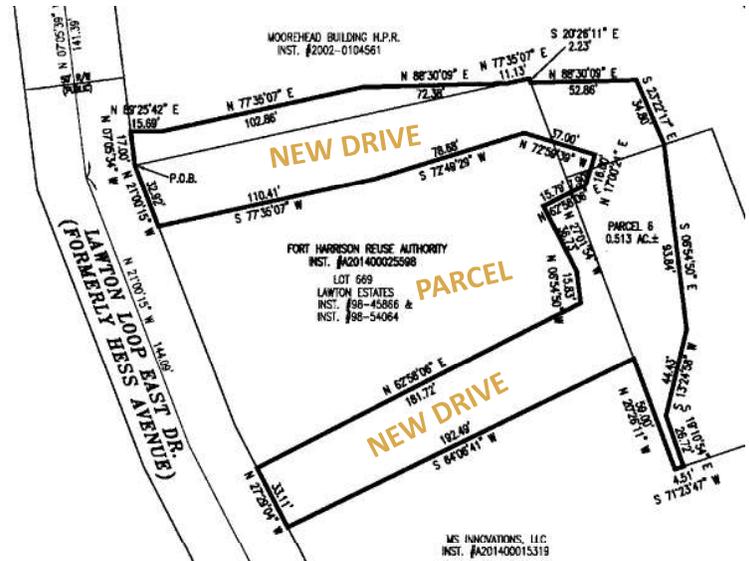
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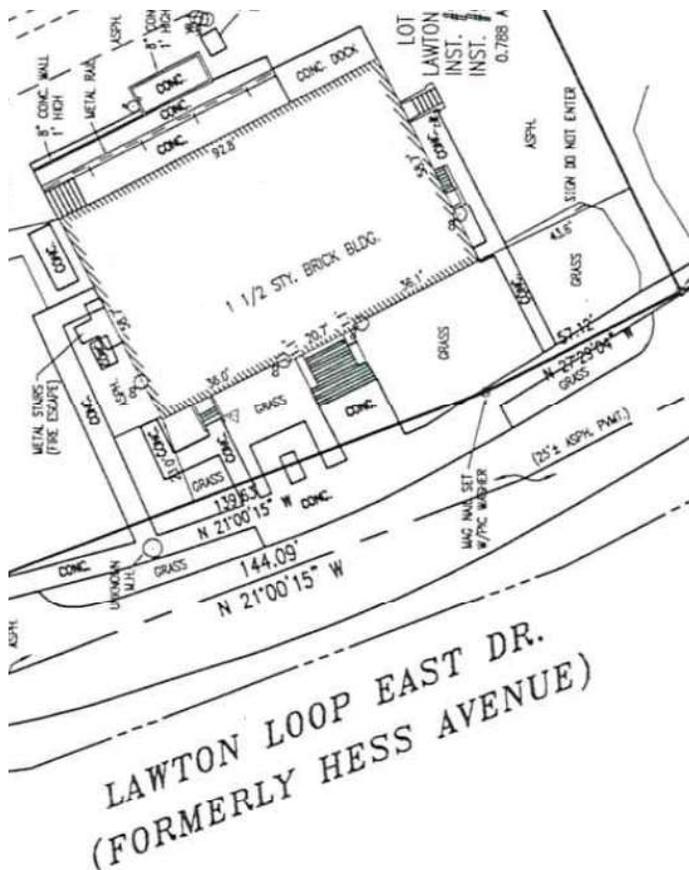
BUILDING SUMMARY

Building Size: 11,075 square feet
Acreage: 0.787-acres (with potential 0.3-acre option to the east)
Year Built: 1908
Foundation: Concrete
Construction: Brick & Wood
Walls: Brick
Stories: Two (2)
Main and lower level
Ceiling Height: 20'+ on main
10' on lower
Dimensions: 58'8" x 92'8"
Zoning: PUD & historic district
Building Class: C
Property Class: Historic
Parcel Number: 4038416

CURRENT SITE PLAN



SURVEY PRIOR TO ROADWORK



The Fort Benjamin Harrison military post was officially named in honor of the former Hoosier president in 1906 and served many military functions during its lifetime. When the base closed in 1995, community leaders met the challenge with enthusiasm and careful planning.

The subject building, commonly known as the PX Building, was built in 1908 on Lawton Loop Drive, which forms a 1-mile horseshoe-shape around the historic parade grounds. Current improvements to the property include a new public drive wrapping around the structure, new parking spaces and more than \$130,000 of interior demolition and structural studies.

Many of the historic buildings on Lawton Loop have been restored carefully into residential, retail and office uses. The FHRA continues to invest in the Fort with economic incentives to support infrastructure improvements and future development and is excited to find the right partner for the creative reuse of this last historic offering.

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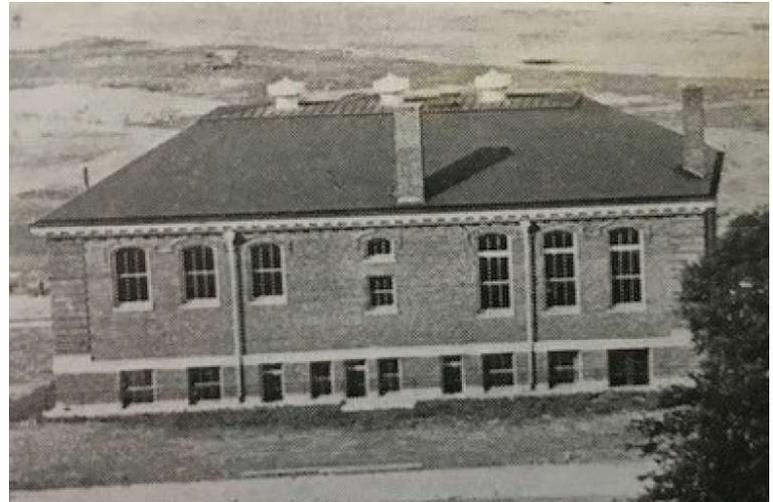
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HISTORIC IMAGES



View from the southwest



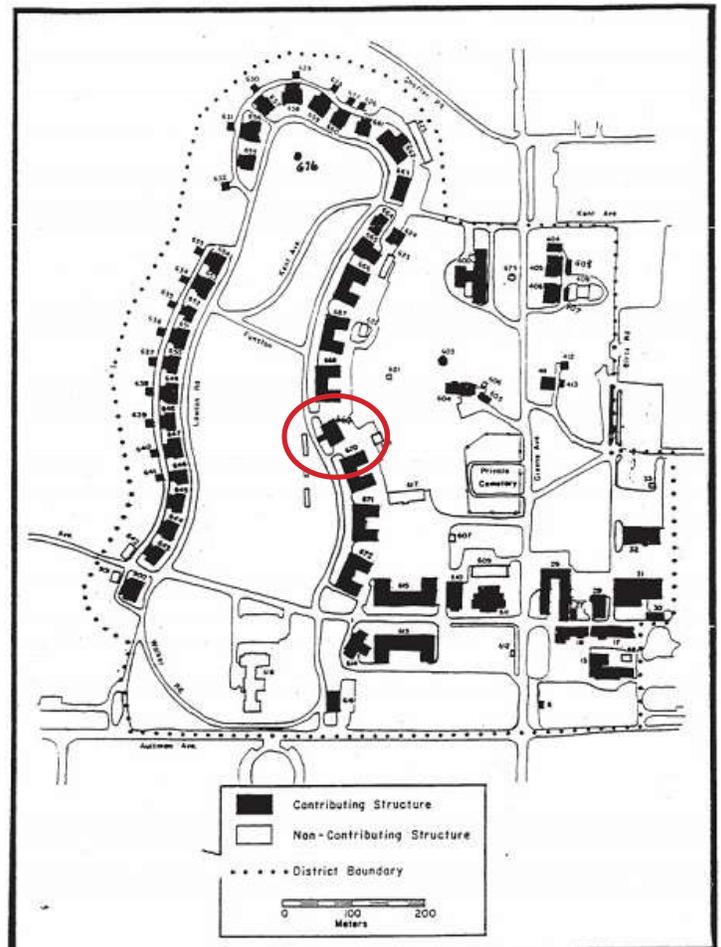
Rear of building from the east



Historic Postcard of Lawton Loop



Historic photo of soldiers on parade grounds in front of PX



Map of historic district

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REDEVELOPMENT AT FORT BENJAMIN HARRISON

Following the decommission of the Fort Harrison military post in the mid-nineties, the FHRA was formed and subsequently purchased the entire military parcel from the US Army. The FHRA demolished nearly a million square feet of dilapidated, antiquated buildings while repairing the crumbling infrastructure and underground utilities. A Fort Harrison Reuse Plan was developed to provide the framework and vision for a vibrant community while maintaining the Fort's historic integrity. The Fort's development to date is widely recognized by the military as a success story for the reuse and redevelopment of a vacated military installation, resulting in an award for *Exemplary Work in Base Redevelopment* by the Office of the Secretary of Defense.

Since the base closure, historic homes and commercial structures have been renovated and occupied, hundreds of high quality new homes have been built, and several condominium and apartment projects have been completed - with more underway. The Benjamin Harrison YMCA and Ivy Tech campuses have made the Fort their home, along with many corporate headquarters, including Bloomerang, Blue Ribbon Transport, InDesign, Midwest Model, and Schneider Engineering.

Redevelopment in the Fort Harrison area has also included the addition of significant space for parks and recreation facilities, as well as important placemaking elements and green space initiatives for walkability, bicycling, running, community gatherings, festivals, and a farmers market. Most notably, the 1,700-acre Fort Harrison State Park offers nature's best including; walking, hiking, horseback riding and biking trails. The Fort Golf Resort, located in the State Park, offers a world-class Pete Dye golf course. These and other amenities have proven to help our current businesses with talent retention and attraction, leading several to move into new spaces on campus once as they continue to grow. The Indianapolis-Marion County Public Library and a Hilton Tru Hotel are scheduled to break ground next year at the Fort, cementing the area as the new city center for Lawrence.

MAJOR AREA ORGANIZATIONS

Ivy Tech – This location has 61 classrooms & labs and 5 student lounges spanning approximately 254,000 square feet. Enrollment at this location is approximately 3,000 students for programs, with many specializing in Healthcare.

Benjamin Harrison YMCA – Opened in 1991, this 12,000+ member facility serves offers 2 indoor pools, an outdoor family pool and spray park, 2 gymnasiums, a computer lab, multiple fitness areas and locker rooms.

Commissary and Post Exchange – Constructed in 2007, this facility is one of the only full service commissaries in the state, with over 35,000 families from across the state travel to this PX/Commissary on an annual basis to shop.

General Emmett J. Bean Federal Center for the Department of Finance and Accounting (DFAS)– Constructed in 1953, this 1.6 million square foot building is the 3rd largest Federal building in the country and employs approximately 5,000 workers who process payment for all Department of Defense military and civilian personnel, retirees, major contractors, and vendors.

Indiana Army Reserve – The \$48 million 125,597-square-foot training facility houses full and part time Army Reserve employees as well as Marine and Navy units. The 27-acre complex is used primarily for unit administration, classroom training, vehicle maintenance and storage.

Indiana National Guard – Headquarters for 4 units of the 76th Infantry Brigade, this facility accommodates 85 full-time military and civilian employees and 300 part-time employees on the weekends.

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CONTEXT MAP OF FORT BEN CAMPUS



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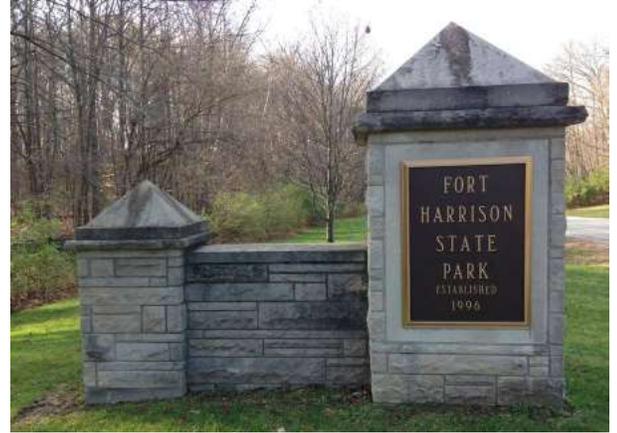
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CONTEXT IMAGES OF FORT BEN CAMPUS



Green, walkable campus with master drainage



1,700-acre State Park



New single-family homes on campus



BloomingHQ (one of 298 tech companies on campus)



11 locally owned restaurants



Multifamily available



5,000+ employees at DFAS



Triton Brewery and Bistro



View of Lawton Loop West homes across parade grounds

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VIEW OF HISTORIC DISTRICT FROM EAST



VIEW OF REDEVELOPMENT AREA FROM NORTHEAST



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CURRENT CONDITIONS - EXTERIOR



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CURRENT CONDITIONS - MAIN FLOOR



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CURRENT CONDITIONS - LOWER LEVEL



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TERMS OF SALE

Interest Offered: A 100% fee simple interest in 5745 Lawton Loop East Drive (the "Property"). The Property is offered free and clear of any existing mortgage. Property is offered As-Is.

Sale Price: The Property is being offered to market-oriented buyers without a listed asking price.

Property and Market Tours: Registered prospective buyers are only permitted to visit the Property by Appointment. Representatives of the Fort Harrison Reuse Authority will be available to provide a scheduled tour of the Property prior to submittal of proposals to purchase the Property.

Due Diligence Period: FHRA will allow buyer to access and inspect the Property and the seller's records for the Property during a reasonable due diligence period, after the buyer and seller agree on terms. All costs and expenses incurred by the buyer in conducting such inspections will be the responsibility of the buyer. Both parties shall agree to fully cooperate with each other in their respective efforts during the due diligence period.

Closing: 30 days from completion of the due diligence period.

Payment Terms: The purchase price shall be paid in its entirety in cash at the time of closing the sale.

Buyer Interviews: All considered buyers will be interviewed to ensure that they have the proper background, resources, and interest to acquire, redevelop and manage the Property successfully.

Environmental: The latest Phase I Environmental Site Assessment (ESA) was performed in 2014. A copy of which will be provided to buyer.

Architectural: Redevelopment is under local architectural review and ordinance. Site also falls in nationally recognized historic district and is under Department of Natural Resources architectural review. Exterior of building must be historically restored, but the interior is open for creative reconstruction/design.

Inquiries: Any questions or requests to tour the property can be sent to Aletha Dunston at adunston@fhra.org.

Offer Deadline: All offers must be received no later than 5:00pm EDT on **January 29th, 2021**. Offers received after 5:00pm EDT are at the discretion of FHRA as to whether or not they are considered. The outside should be clearly marked: "OFFER FOR PURCHASE – PX BUILDING" to Aletha Dunston, Executive Director, Fort Harrison Reuse Authority, 8950 Otis Ave, Indianapolis, IN 46216.

Rejection or Acceptance of Offers: FHRA reserves the right to reject any and all submissions with or without cause. The award of any contract as a result of this Offer shall be at the sole discretion of FHRA.

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OFFERS OF PURCHASE SHALL INCLUDE THE FOLLOWING:

Purchase Offer: A proposed acquisition price for the Property along with:

- Evidence of the Buyer's capacity to finance the purchase and redevelopment of the Property for the intended use
- A full description of any financial incentives, if any, to be requested from the FHRA

Purchase Terms: A summary of the purchase terms shall include, but is not limited to proposals for the following:

- Due diligence period
- Earnest Money Deposit
- Contingencies (if any)

Redevelopment Description: A summary of the proposed redevelopment for this Property including:

- Description of intended use(s) for the building on main and lower level and any outdoor activities
- Description of the planned architectural improvements
- Anticipated plan for both vehicle access and parking
- Name of the anticipated tenant, if known, and a brief description of their operations, staffing and average salary
- Estimated total cost of redevelopment
- Long-term ownership plans for the Property

Schedule: A proposed timeframe for the implementation of the redevelopment should include time to:

- Obtain financing
- Complete full civil and architectural construction planning (minimum of 30 days for historic architectural review)
- Secure permits and approvals
- Prepare the site, start and complete all phases of construction

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