



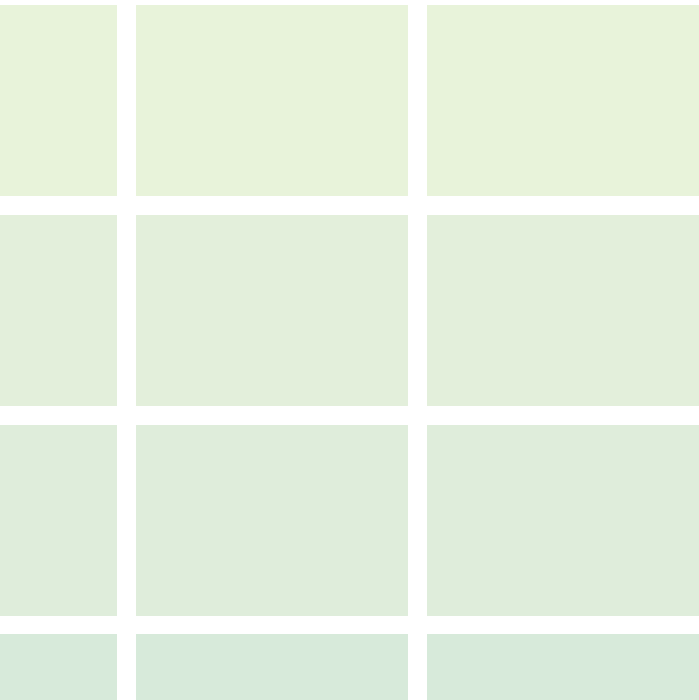
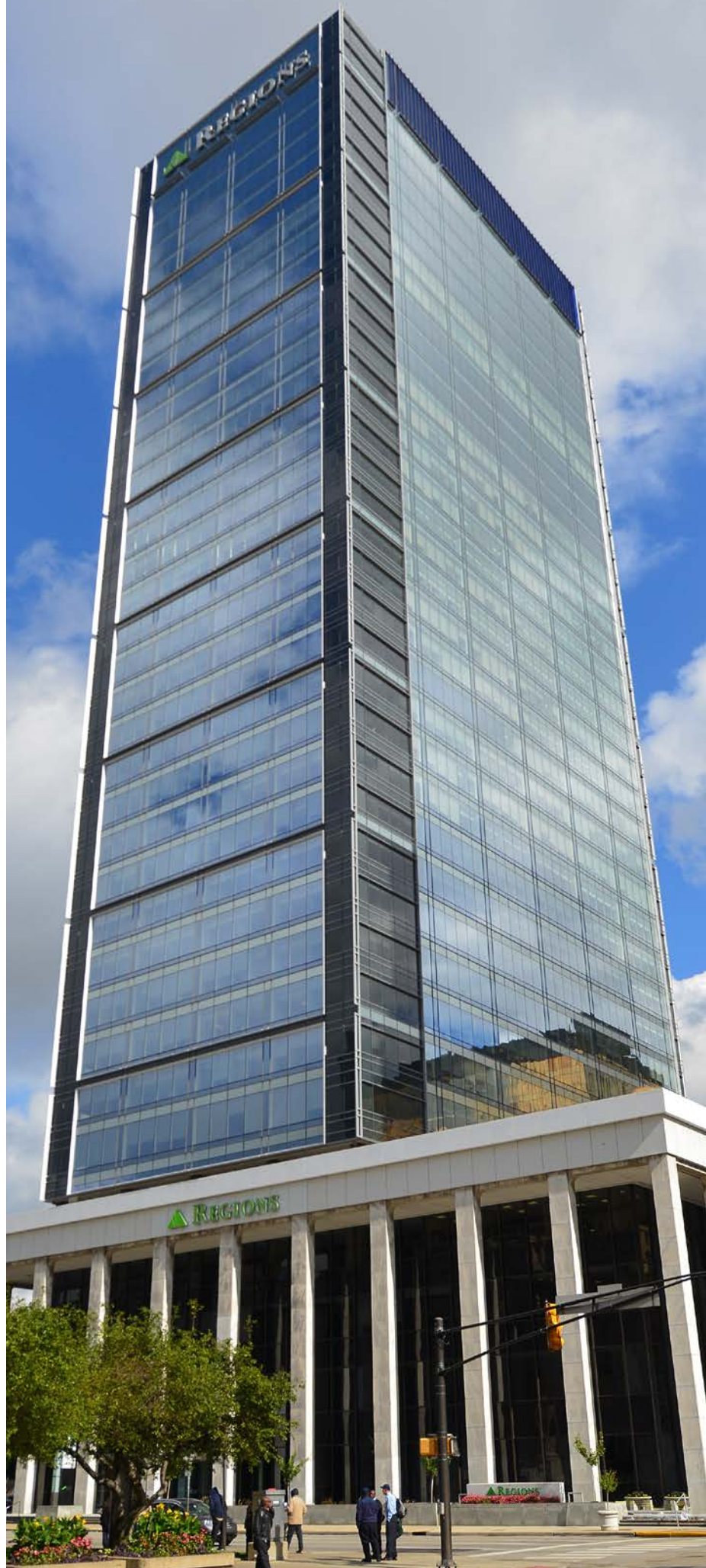
REGIONS TOWER

211 NORTH PENNSYLVANIA STREET
INDIANAPOLIS, INDIANA

www.regionstower.com

FULL BUILDING RENOVATION

\$9M COMPLETED IMPROVEMENTS IN 2015



STEPS AWAY FROM MASS AVE,
Indianapolis' premiere destination for
restaurants, boutique shopping, theatre,
galleries and nightlife.

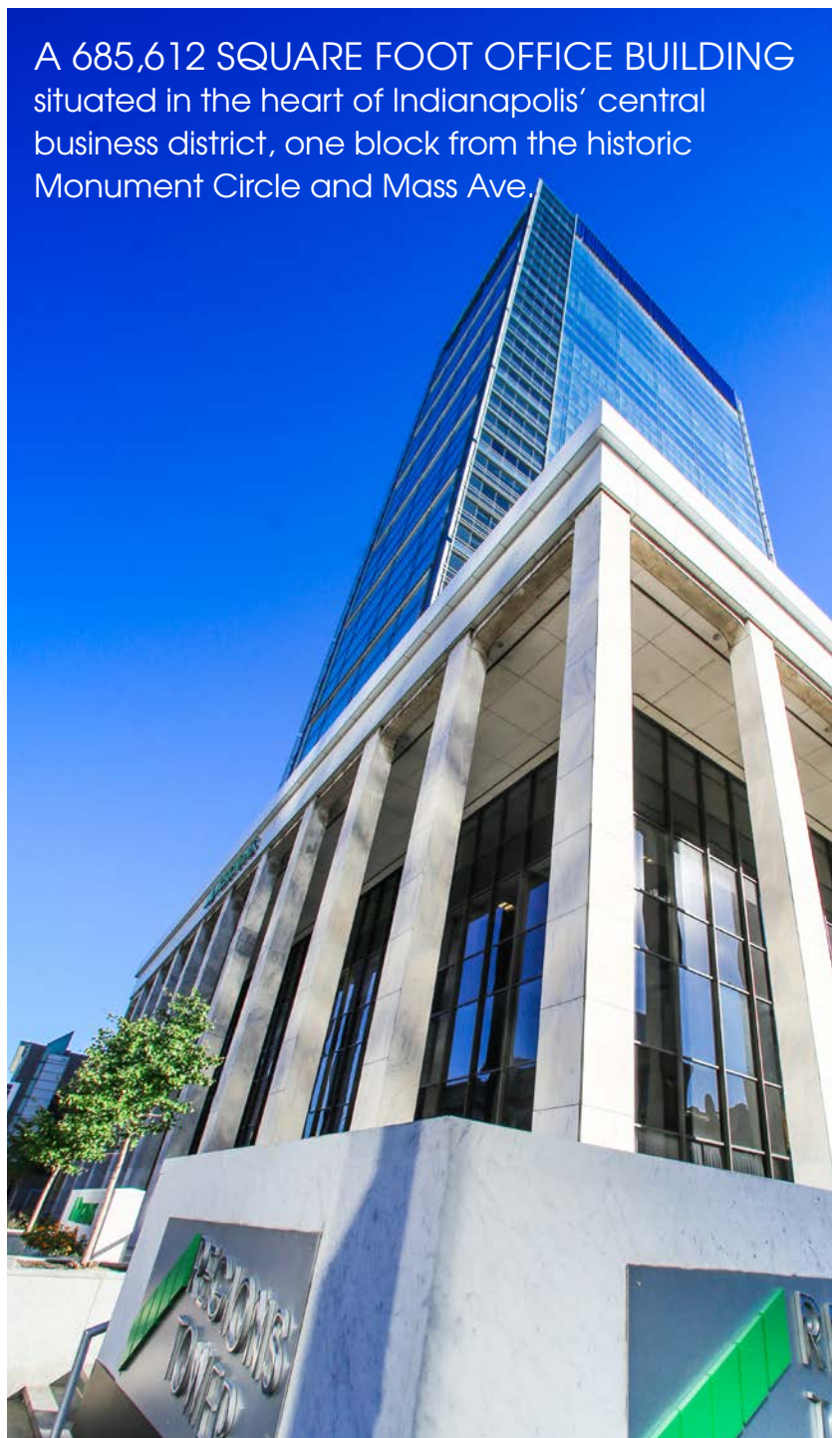


PARKING OUT-PERFORMS MARKET

Regions Tower's 992-space parking garage and surface lot are a tremendous amenity and a competitive advantage for the building.

- Parking ratio of 1.45/1,000 square feet
- Automated entry and exit system
- Parking garage prices ranging from \$150 - \$165 per month and surface lot prices ranging from \$125 - \$145 per month
- Drop off/waiting area at north entrance
- Surface lot is monitored by an attendant and a portion of the area is comprised of stacked parking spaces that are serviced by a valet attendant

A 685,612 SQUARE FOOT OFFICE BUILDING
situated in the heart of Indianapolis' central
business district, one block from the historic
Monument Circle and Mass Ave.



THE 36-STORY TOWER
is unmistakable on the
Indianapolis skyline
due to its modern,
signature cobalt blue
glass curtain wall.



BUILDING RENOVATIONS AND UPGRADES

Lobby

- Upgraded security presence at the east and west entrances, with LED directory and 25 foot LED screen
- North side of the lobby wall replaced with glass wall to create open retail space ideal for a restaurant
- All lighting upgraded to LED



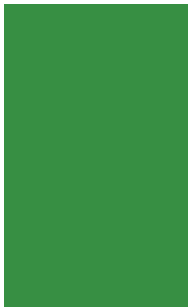
Common Areas

- Restrooms on all common floors updated to touchless equipment and LED lighting
- Corridors on all common floors updated with new carpet, wall covering and LED lighting
- LED directories added to the elevator lobbies of multi-tenant floors
- LED bulbs added in parking garage
- Passenger elevator flooring and lighting upgraded and updated. Mechanicals upgraded and LED screens were installed in cabs.
- Garage elevators were replaced
- Exterior columns wrapped with metallic panels to match existing skin of tower
- Cooling tower was updated
- One-for-one replacement of fire life safety system panels and devices



BUILDING FEATURES

- Slab-to-slab ceiling heights are 12'6"
Finished ceiling heights are 8'6"
- Professional security service 24-hours a day, seven days a week
- Tenant escorts
- Card access check point is located at the lobby security station for suite access after-hours



EXCELLENT AMENITY BASE

- 6,700 square-foot fitness center
- 4,500 square-foot conference center
- Full-service cafeteria
- Regions Bank branch
- Beauty salon
- Sundry shop
- 11,000 square-foot entertainment sundeck operated by Oasis Events
- Loading dock and freight elevator





CONTACT

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ABOUT NIGHTINGALE PROPERTIES

The Nightingale Group, LLC is a privately held vertically integrated real estate investment firm. Founded in 2005 by Elie Schwartz and Simon Singer, Nightingale deploys capital on behalf of its investors through specific and nonspecific investments. Primarily, Nightingale seeks value-oriented investments with repositioning or redevelopment opportunities in core and non-core markets across the United States. By leveraging off a proprietary network, Nightingale is able to source unique opportunities through local expertise. Once an opportunity is identified, an investment specific strategy is then conceived, designed to maximize value at all levels.

Headquartered in New York City, Nightingale's portfolio holdings currently span across 12 states with over 8 million square feet of office and retail commercial space under management. Nightingale's strongest asset is the ability to move quickly and efficiently through the access of readily available capital and strong internal in-place teams consisting of legal, leasing and asset management.

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