

## IU EMERGING TECHNOLOGY CENTER INDIANAPOLIS, INDIANA



### DESCRIPTION

A 40,000 SF stand-alone office and warehouse facility. The office area encompassed two floors with the lower level at the Canal. The offices expand out to a canal plaza featuring opportunities for outdoor meetings. The warehouse provides 24' clear storage with three truck docks and three drive-in bays.

### CHALLENGES

Browning successfully coordinated with the City of Indianapolis, neighborhood and constituent interests to obtain consensus towards the overall development. The site contained underground refuge from previous structures which existed on the property, in addition to environmental challenges created by previous uses. Browning was able to successfully mitigate the environmental concerns and remove all refuge, making the site usable for development. The site was owned by the City of Indianapolis and required city financial assistance to making the project feasible. Browning took an "at risk" position with the city's financial assistance and delivered the project despite unforeseen site difficulties.

### ROLE

Development and Construction Management Services

### OWNER

Browning

### ARCHITECT

CSO Architects (Shell)  
Rowland Design (Interior)

*Constructed as  
OfficeWorks Headquarters  
Facility*