Cummins, Inc., one of America’s largest corporations, a global manufacturing leader, and a longtime corporate supporter of iconic, high-quality architecture, held an international competition to design this modern, architecturally significant headquarters for its global distribution business. This strikingly modern design and attractive working environment is designed to boost productivity, reflect the company’s progressive corporate values, and allow Cummins to compete globally for creative, talented employees.

The project sits on a prominent four-acre site in the new Market East district of downtown Indianapolis. The tall, narrow tower and street-level retail space restores an urban edge along Market Street and frames a new public plaza to the south.

The nine-story tower features 179,000 sq. ft. of flexible open office space for up to 400 Cummins employees. Narrow floor plates and a high-performance glass façade let in vast amounts of natural light and promote energy savings. Installations throughout the building, created by both local and internationally renowned artists, were chosen by a curator selected exclusively for the project.

Sustainability and building performance were major concerns for the client. The primary driver of energy savings is the building’s finely calibrated façade and external shading system; the strategic placement of horizontal louvers, vertical fins, and clear and opaque glass panels provides solar control only where it is required for visual comfort and energy performance, reducing the cooling load by 30% annually and 10% at peak times.

Onsite chillers and boilers shift energy use to less expensive electricity and natural gas, which is projected to reduce annual energy costs by 30% and carbon dioxide emissions by 9%.
Green roofs on the parking garage and second level roof help capture stormwater on-site, while additional runoff is diverted to a large underground cistern that prevents it from entering the city’s sewer system and provides water for irrigation.

Cummins’ existing lease in office space nearby dictated an aggressive schedule from the project’s beginning, requiring a 28-month fast-track design and construction schedule during which utilities and foundation work were underway while design work was very much still in progress.

This timeline could not have been achieved without the early procurement of the glass façade; this was completed even before excavation through a design-assist contract with the manufacturer. While the building’s sculpted massing was already decided upon, close collaboration between architects, consultants, and contractors allowed the speedy resolution of a final façade and sunshade system.

Workflow management and consultant coordination was essential to realizing this innovative, unusual design within a challenging timeframe.
1. THE GLADE
2. THE RAMBLE
3. CENTRAL PLAZA
4. TERRACED SEATING
5. THE DELL
6. THE MEADOW
**East-west longitudinal section**, showing social hubs and mural by artist Odili Donald Odita
NORTH-SOUTH SITE SECTION

KEY

1. 2-STORY HUB
2. THE SQUARE
3. TERRACE & GREEN ROOF
4. ENTRY
5. LOBBY
6. DISPLAY AREA
7. CENTRAL PLAZA
Second floor plan, showing connection between structure and garage
Detail wall section, showing passive shading strategies

- Raised Floor TYP.
- Post-Tension Structural Slab
- Horizontal Datum / Fixed Sunshade
- Typical Depths:
  - South: 4'-0"
  - East-West: 1'-6"
  - North: 3"

- Vertical Fin as Necessary, Variable Depth
- Handrail
- Stack Joint
- Shadow Box at Spandrel Area
- Interior Shade

Cummins
1/2" = 1'-0"