

FOR SALE OR LEASE

# WOODLAND center II

8335 Allison Pointe Trail  
Indianapolis, IN 46250



**BROKER INCENTIVE:**  
2% Broker Bonus to the finding broker



NEW OWNERSHIP

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NEW VISION

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SAME GREAT LOCATION

## PRIME OFFICE SPACE

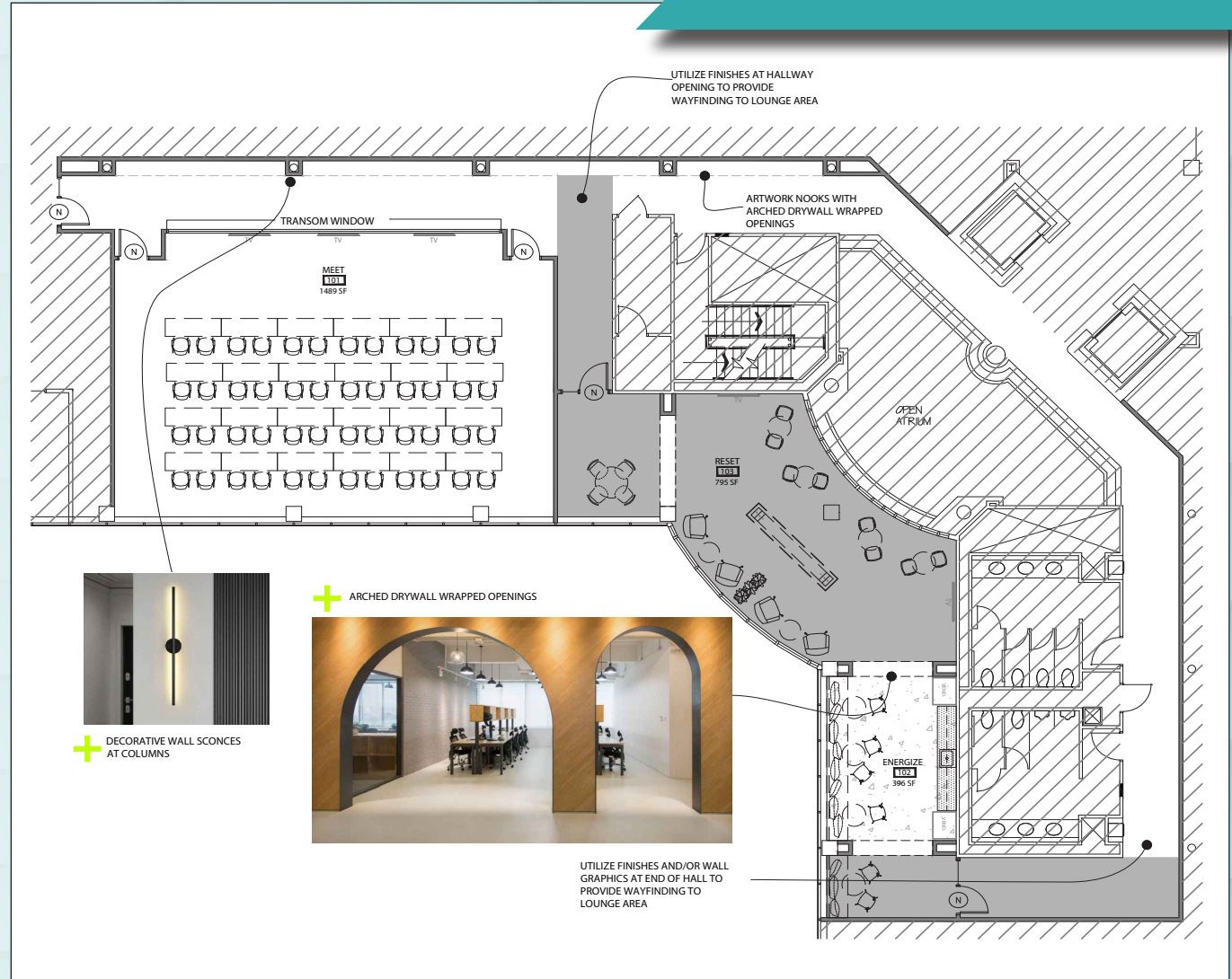
Woodland Center II is located in the highly regarded Allison Pointe Business Park on the northside of Indianapolis. The development features a 30-acre lake, rolling terrain and a serene, wooded landscape. There are two points of ingress/egress to the park with only a 3-minute drive to access I-465.

## PROPERTY RENOVATIONS

- CONFERENCE ROOM
- TENANT LOUNGE
- DISC GOLF COURSE
- RESTROOM UPDATES
- LED LIGHTING
- NEW LANDSCAPE, CONCRETE, AND PARKING UPDATES
- LOBBY UPGRADES
- ELEVATOR MODERNIZATION
- WINDOW UPDATES
- NEW ROOF

● - completed    ● - in progress

## AMENITIES CENTER



## NEW AND ENGAGED OWNERSHIP GROUP

2,300 SF - 62,000 SF AVAILABLE

## ELEVATOR EXPOSURE

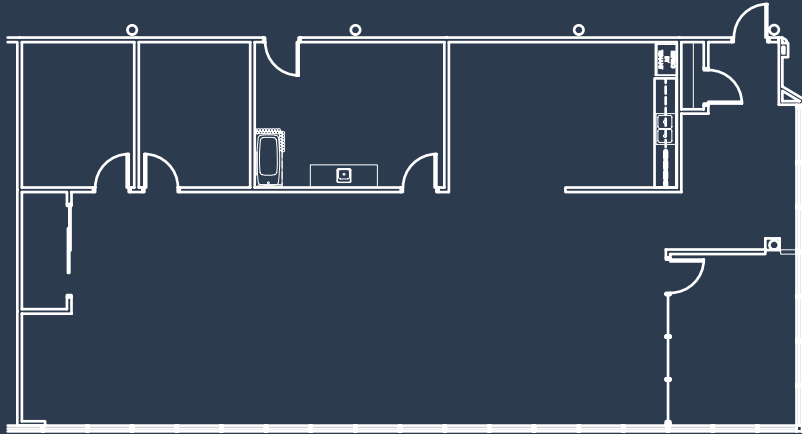
PRIME NORTHSIDE LOCATION



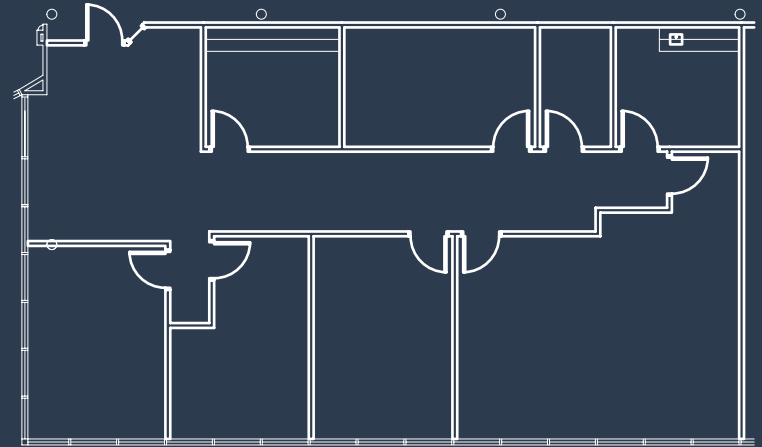
## ASKING LEASE RATE: \$20.00 / SF FULL SERVICE

Tenant Improvement Allowance: \$6.00/SF/Year of Term

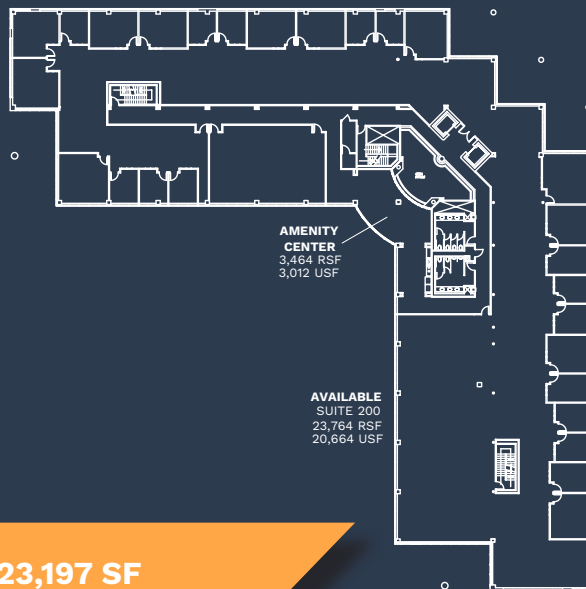
\*Landlord is willing to finance additional Tenant Improvements. TI Allowance not subject to Bank Approval.



**Suite 100: 2,770 SF**  
Move-in ready



**Suite 150: 2,312 SF**



**Suite 200: 23,197 SF**



**Suite 300: 32,773 SF**

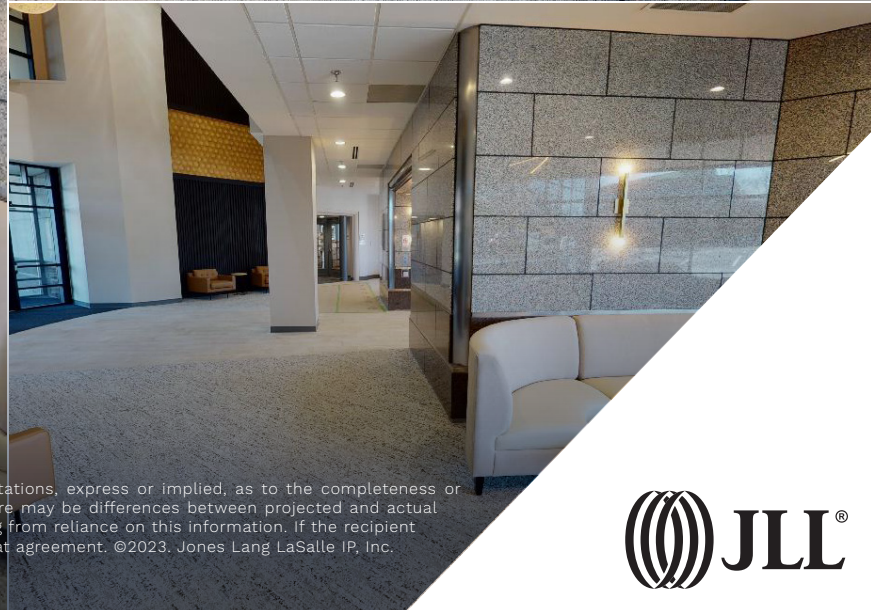
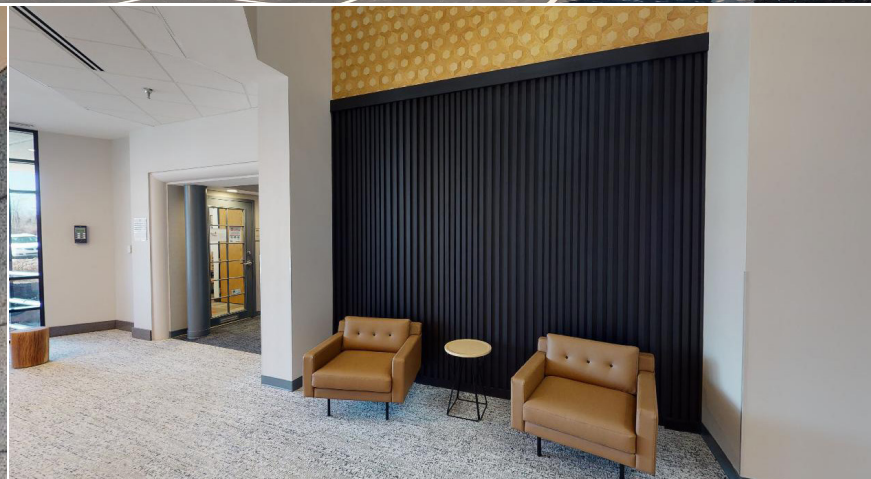
# WOODLAND center II

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