

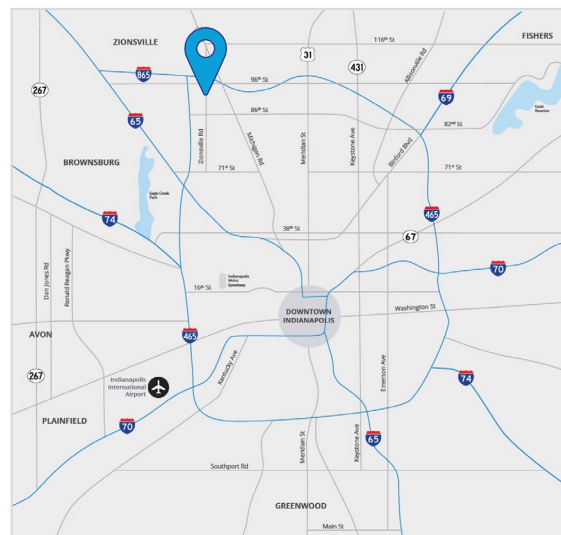


For Lease

Flex Space at Intech Eleven

6625 Network Way Indianapolis, IN

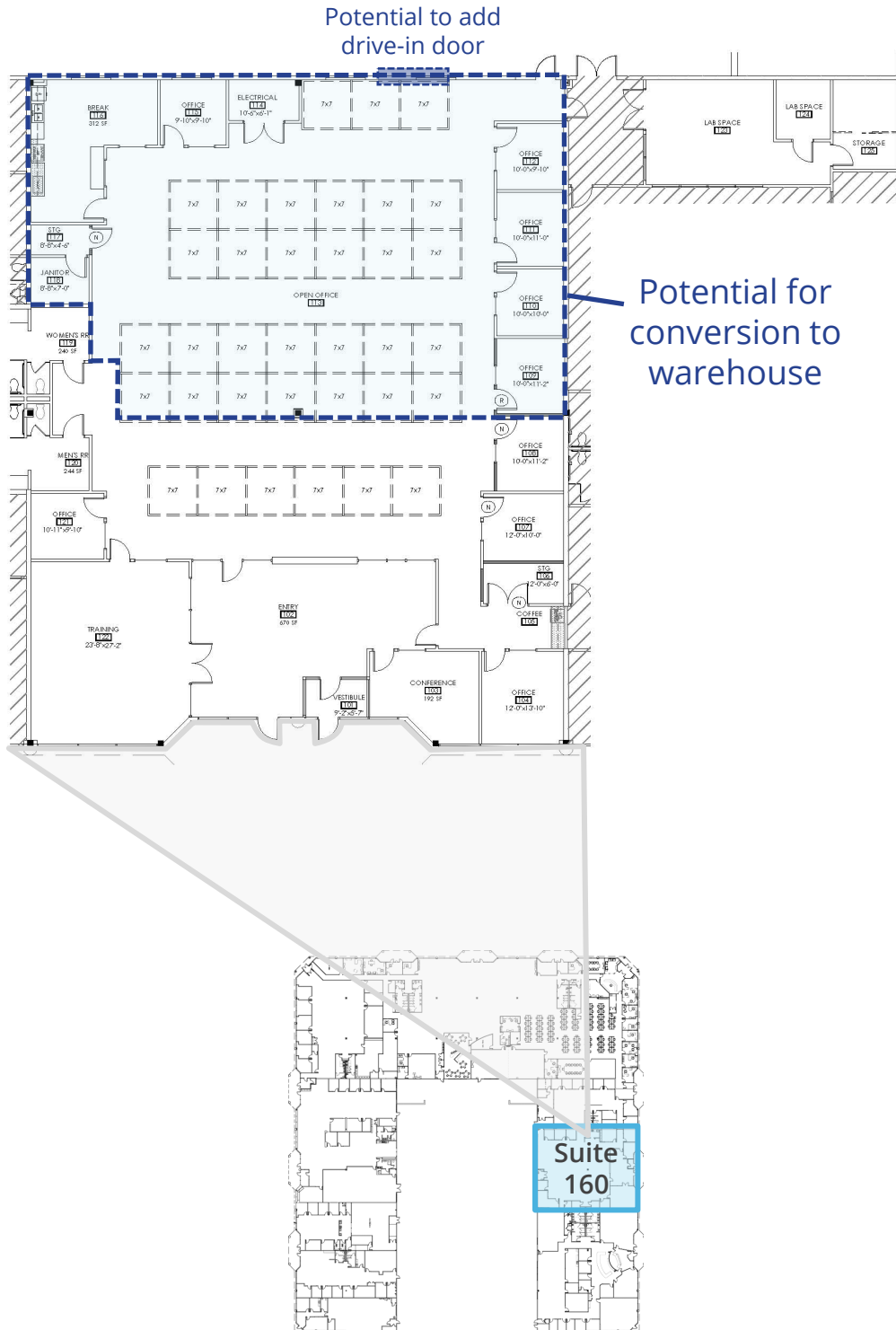
- ±89,000 total SF building
- 16' clear height
- Drive-in loading with ability to add docks
- Zoned CS (office/industrial)
- Floor-to-ceiling windows provide plenty of natural light
- Ample parking for employees and clients
- Immediate interstate access to I-465 & I-65
- Numerous amenities nearby including retail centers, restaurants and hotels
- 15 minutes to Downtown Indianapolis or Indianapolis International Airport
- Lease Rate: \$10.00/SF NNN
- Estimated OpEx: \$3.60



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Site Plan – Existing Layout



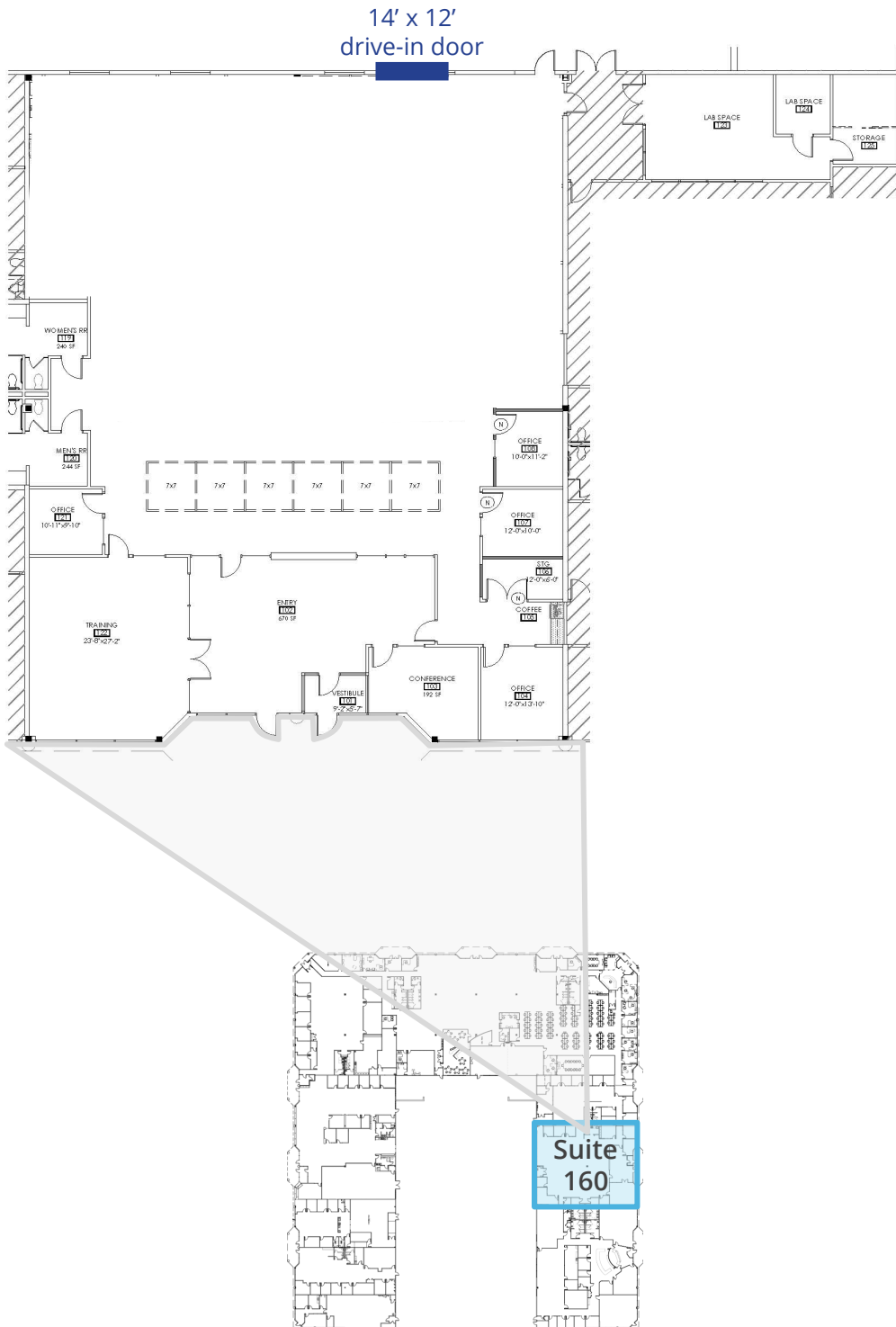
Suite 160

Office SF	8,256
Warehouse SF	BTS
Total SF	8,256

Suite Specs

- 16' clear height
- Potential to add 14' x 12' drive-in door
- Multiple private offices
- Conference room
- Open area for cubicles, additional offices, and/or showroom
- Kitchenette / break room
- Dual office restrooms
- Floor to ceiling windows providing plenty of natural light
- Move-in ready

Site Plan – Alternate Layout

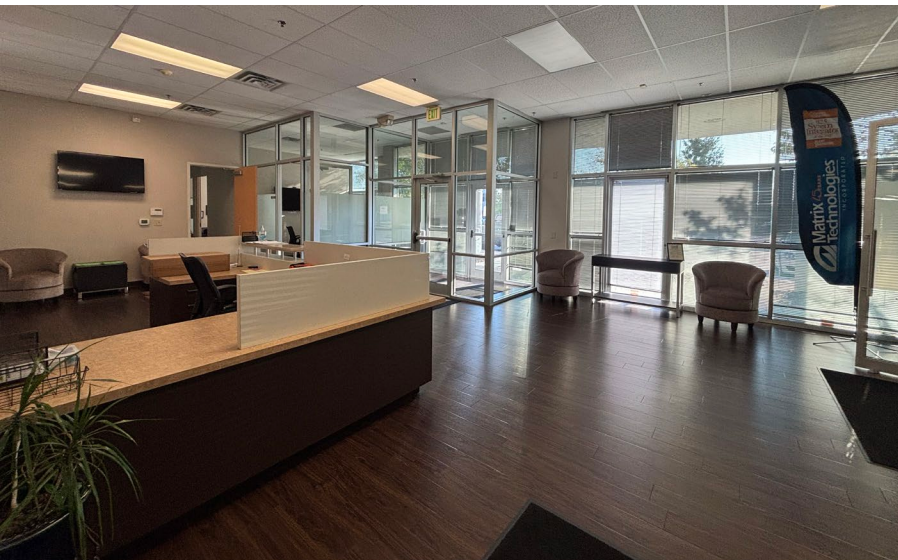
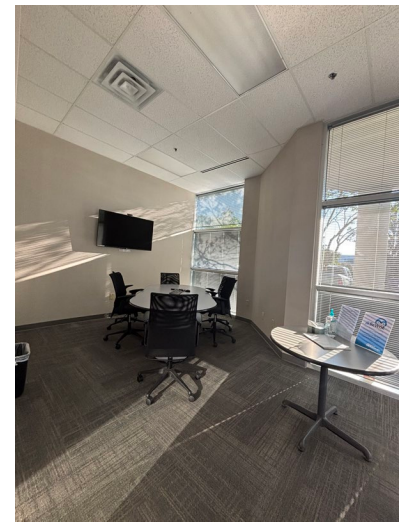
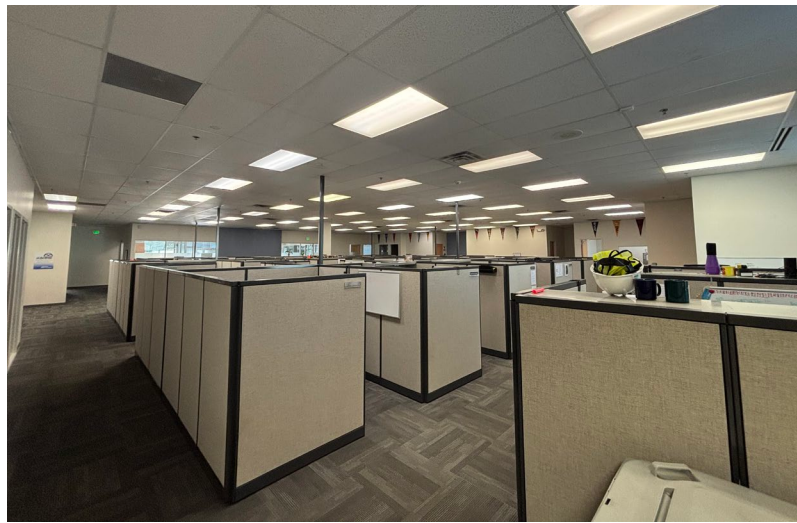


Suite 160

Office SF	±4,500
Warehouse SF	±3,756
Total SF	8,256

Suite Specs

- 16' clear height
- (1) 14' x 12' drive-in door
- Multiple private offices
- Conference room
- Open area for cubicles, additional offices, and/or showroom
- Kitchenette / break room
- Dual office restrooms
- Floor to ceiling windows providing plenty of natural light
- Move-in ready



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