



# CARMEL GATEWAY

EIGHT PARKWOOD CROSSING

800 East 96th Street, Indianapolis, IN 46240



## BUILDING HIGHLIGHTS

- 40,900-square foot highly-efficient floor plates with dual restroom cores
- Abundant parking
- On-site PROX grab 'n go cafe
- Adjacent conference center holds approximately 70 people
- Excellent I-465 visibility with convenient access to I-465 / U.S. 31
- Lobby and exterior seating areas equipped with wi-fi
- New outdoor tenant lounge

## BUILDING DESCRIPTION

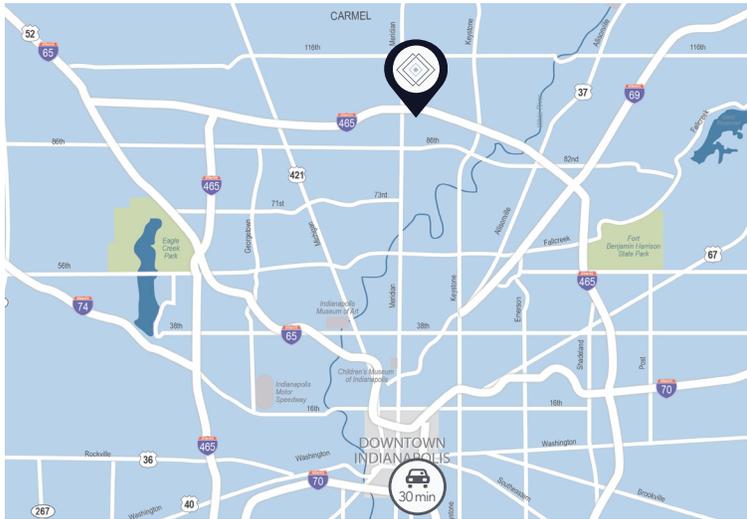
- Total square footage: 204,126
- Stories: 5
- Class: A
- Year built: 2002

## CARMEL GATEWAY AMENITIES

Carmel Gateway amenities include a 6,000 square foot fitness center with state-of-the-art equipment, locker rooms and private showers, multiple tech-savvy meeting spaces for small or large groups, multiple cafes with online ordering, indoor and outdoor tenant lounges, an Auto Spa and Tesla/universal car chargers, a 1.36 mile walking path, an outdoor oasis with putt-putt, table tennis, cornhole, billiards, music, and relaxing areas. (see amenities map on adjacent page)

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## LOCATION

Carmel Gateway is strategically positioned with immediate access to I-465, U.S. 31, and 96th Street and boasts I-465 visibility. Located at the northern boundary of Indianapolis, the park is adjacent to the affluent suburbs of Carmel, Zionsville and Fishers in Hamilton County. Along with being one of the fastest growing counties in the nation, Hamilton County is home to a population earning more than double the national and state average for household income.

## AMENITIES IN CARMEL GATEWAY



- |                       |            |                                |                |                         |      |
|-----------------------|------------|--------------------------------|----------------|-------------------------|------|
| People Activity       | The Lawns  | Outdoor Lounge / Workspace     | Tenant Lounge  | 1.36 mile walking trail | Café |
| Restaurant Conference | Pickleball | Tesla / Universal Car Chargers | Wi-Fi in Lobby | Conference Center       | Auto |



TRACI KAPSALIS  
Senior Vice President  
+1 317 810 7013  
traci.kapsalis@jll.com

JOHN ROBINSON  
Managing Director  
+1 317 810 7172  
john.robinson@jll.com

WILDER CART  
Associate Broker  
+1 317 810 7176  
wilder.cart@jll.com

