



FOSTER
COMMERCIAL

FOR LEASE CORPORATE HEADQUARTERS

Madison Trace Business Center >> 39,454± SF
600 Corporation Drive >> Pendleton, IN 46064

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>> PROMOTE >> DEVELOP >> ENRICH

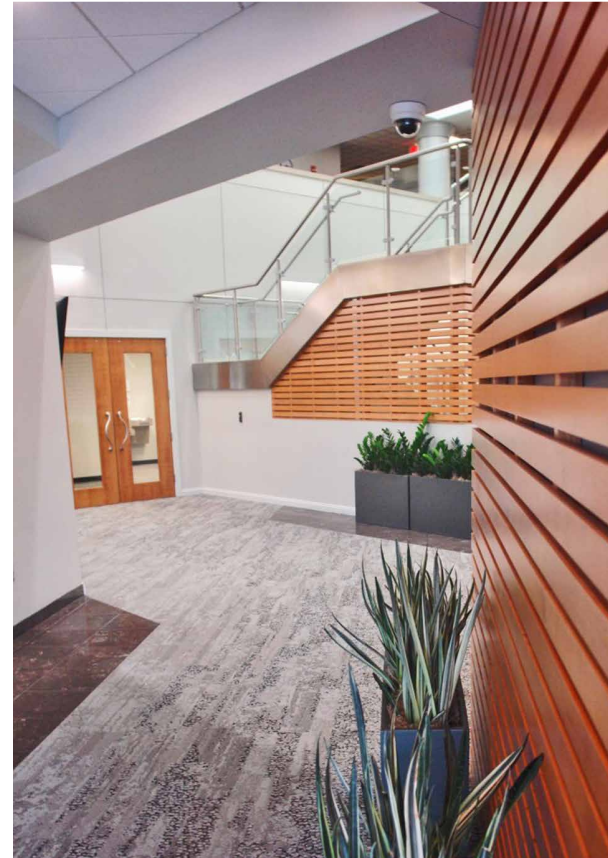
BUILDING FEATURES:

Madison Trace Business Center is an opportunity to lease a headquarter-quality facility originally built by General Motors. It is ideally located for any company that calls the Indianapolis market home or is looking to expand to the Indianapolis MSA.

Originally the headquarters for Remy/Borg Warner, this property features a flexible combination of office, research/development and warehouse space.

The property is in excellent condition with well-maintained grounds and clean interior and exterior. The location is immediately accessible to I-69 and is approximately 15 minutes northeast of Indianapolis.

- » **32,054± SF total office/flex space available on first floor**
- » **7,400± SF secured second floor**
- » Divisible from 595± SF and up
- » Parking 4.43/1,000
- » Located at Exit 119 along I-69 with highly visible interstate frontage
- » Outdoor walking trail
- » Exterior monument signage visible to I-69
- » Workstation furniture available
- » Security system
- » Outdoor patio with table seating
- » Multiple fiber providers
- » Heavy power
- » 5 grade level doors and 2 dock doors with levelers
- » Located just 9 miles northeast of Fishers in Pendleton (Madison County) off of I-69, Exit 119 just 15 minutes from Indianapolis
- » Within 100 mile radius of Indianapolis (IN), Fort Wayne (IN), Cincinnati (OH) and Dayton (OH)



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STRONG OWNERSHIP >> MONUMENT SIGNAGE AVAILABLE

FIRST LEVEL: 32,054± RSF AVAILABLE

- >> Divisible from 595± SF and up
- >> 6 rest rooms
- >> Dock access
- >> Suite: 6,472± RSF
- >> Suite: 6,045± RSF
- >> Suite: 5,823± RSF
- >> Suite: 3,643± RSF
- >> Suite: 2,690± RSF
- >> Suite: 2,231± RSF
- >> Suite: 1,624± RSF (presently a data center)
- >> Suite: 1,440± RSF
- >> Suite: 873± RSF
- >> Suite: 618± RSF
- >> Suite: 595± RSF



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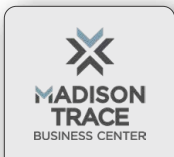
STRONG OWNERSHIP >> MONUMENT SIGNAGE AVAILABLE

SECOND LEVEL: 7,400± RSF AVAILABLE

-  CORE/BUILDING MECHANICAL AREAS
-  BUILDING COMMON AREAS
-  REST ROOMS
-  SPACE AVAILABLE FOR LEASE
-  LEASED SPACE



- >>> Secured second level available
- >>> Multiple private offices (executive and mid-level offices with windows)
- >>> Open work areas, dedicated rooms for storage and communications
- >>> Kitchen/break room and small kitchenettes
- >>> Multiple conference rooms



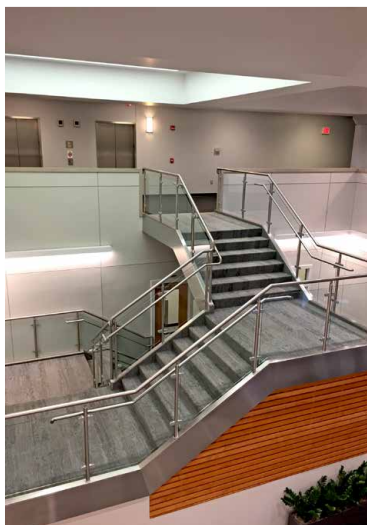
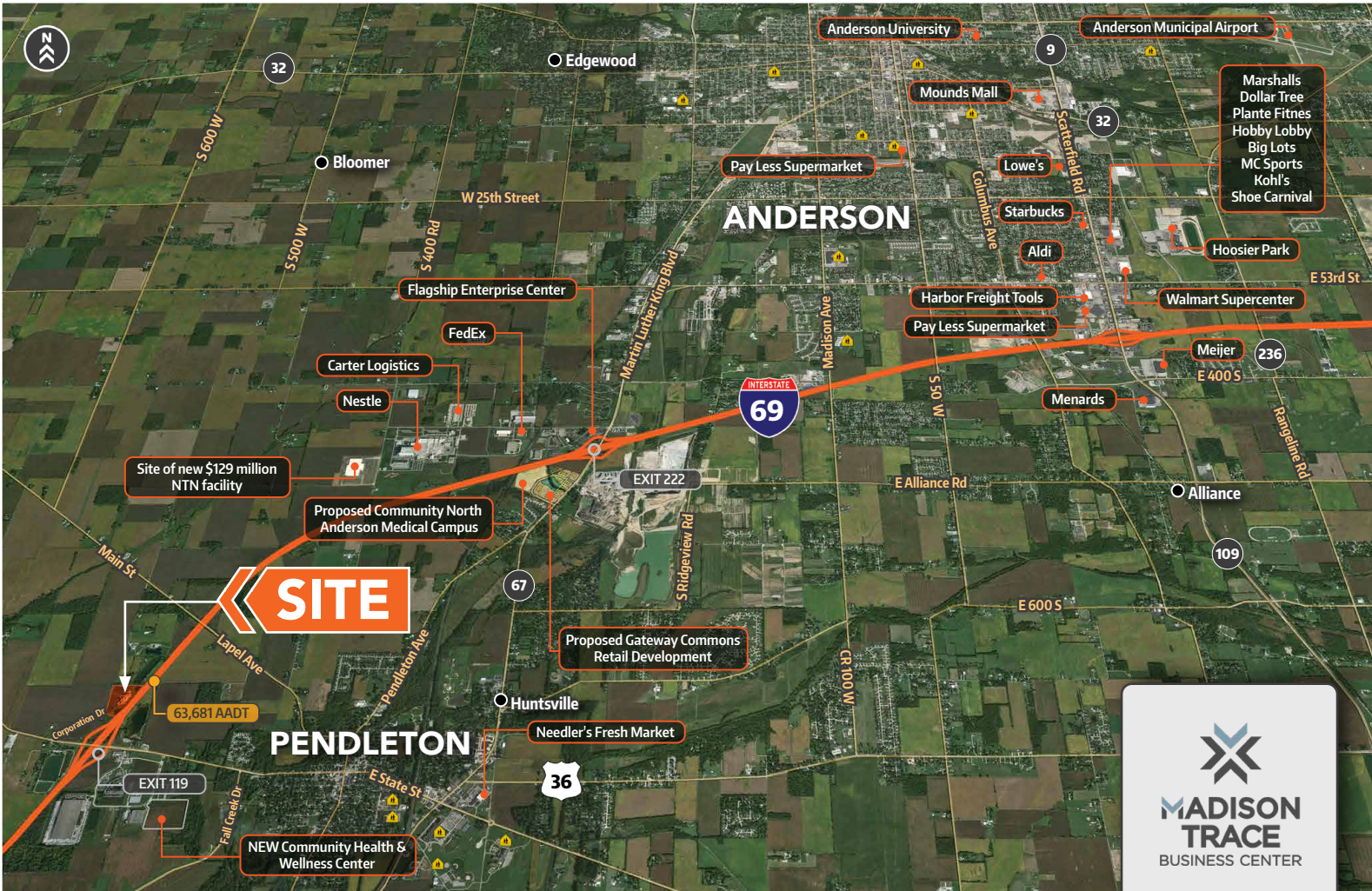
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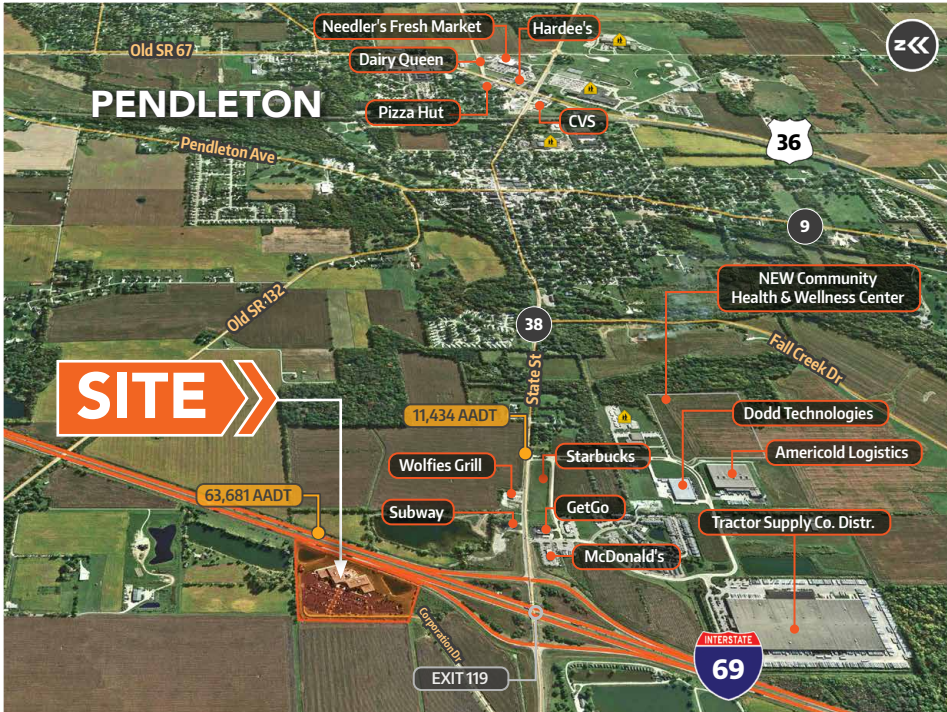
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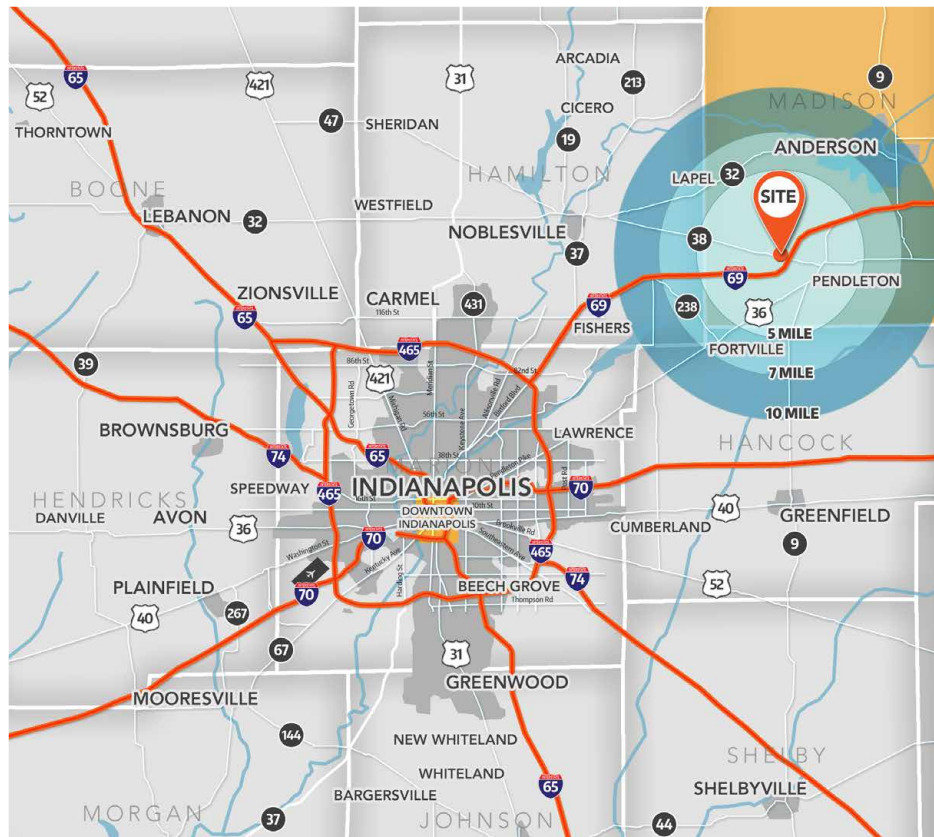
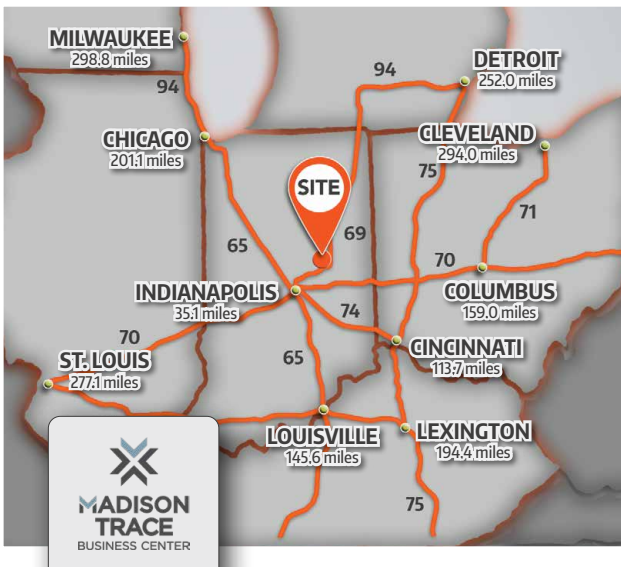
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STRONG OWNERSHIP >> MONUMENT SIGNAGE AVAILABLE



- >> Infrastructure improvements in area are benefitting the Madison Trace Business Center and improving commute times.
- >> Newly completed I-69 widening and improvements from Fishers north on 69.
- >> Newly expanded and improved Exit 119 completed in 2019
- >> New pedestrian/bike path with bridge over I-69 completed in 2019
- >> Reverse commute from Indianapolis, Fishers, and Carmel allows for quick and easy access versus other I-69 locations
- >> Located just 9 miles northeast of Fishers, IN in Pendleton, IN (Madison County) off of I-69, Exit 119 just 15 minutes from Indianapolis metro area



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