

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

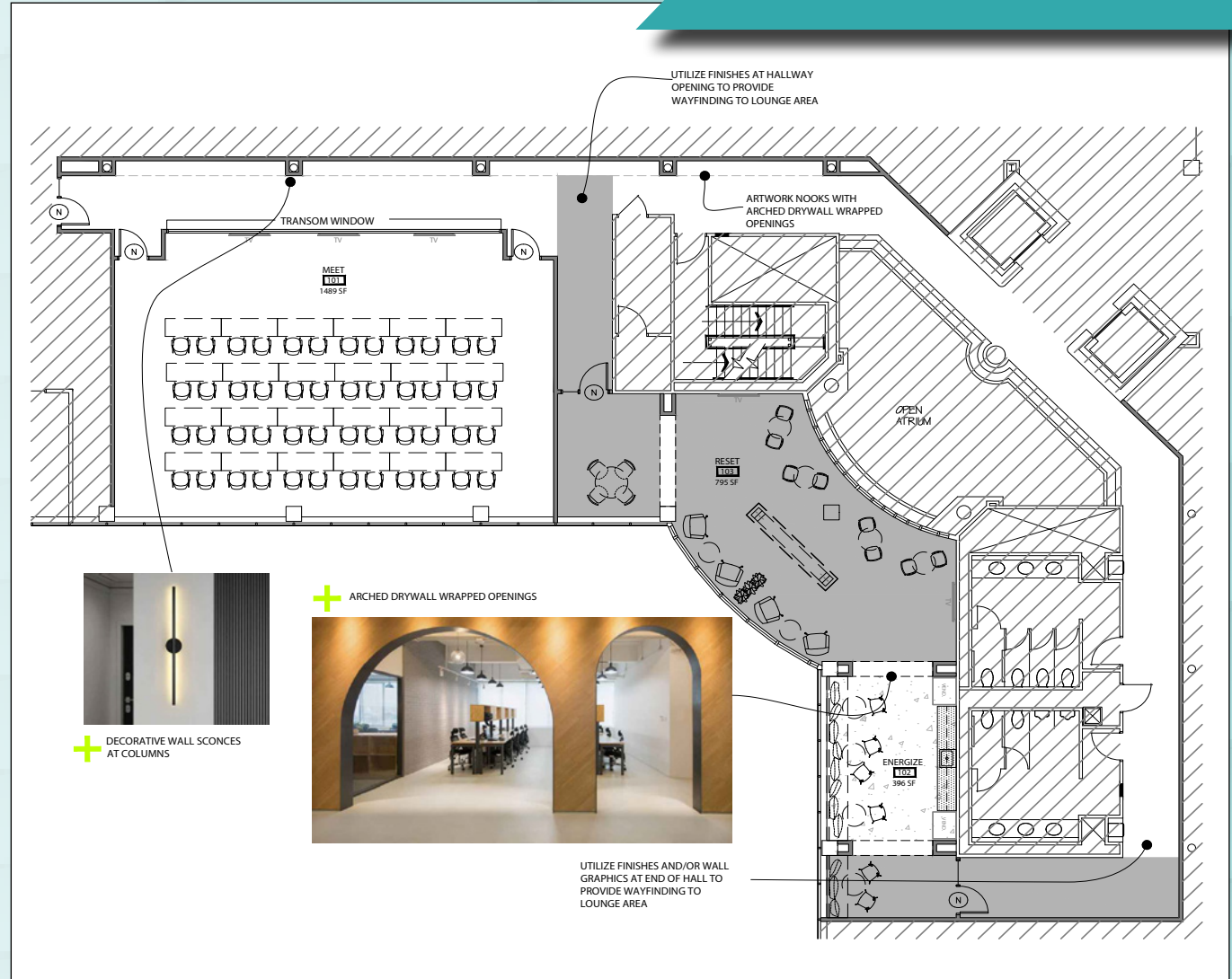
## PRIME OFFICE SPACE

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

## AMENITIES CENTER



## NEW AND ENGAGED OWNERSHIP GROUP

2,300 SF - 62,000 SF AVAILABLE

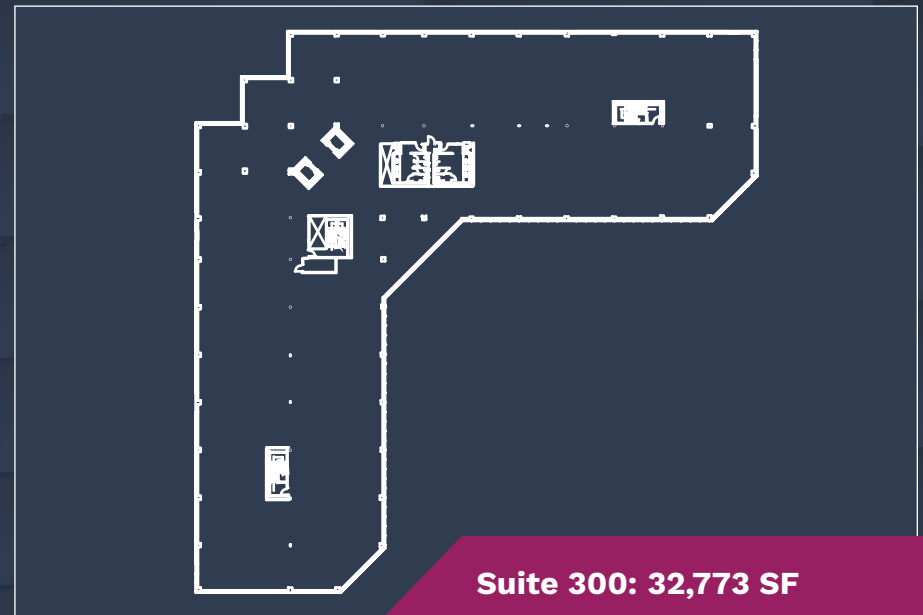
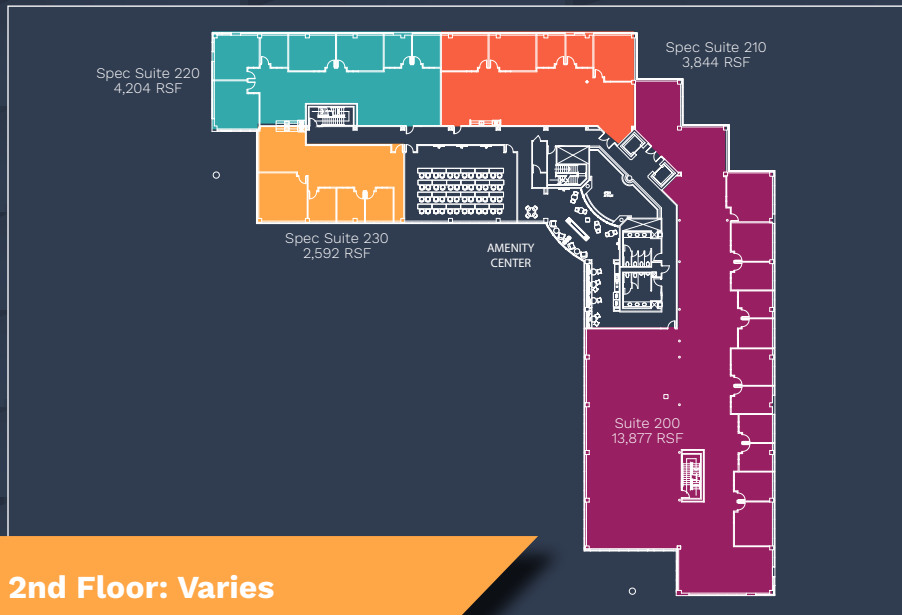
## ELEVATOR EXPOSURE

PRIME NORTHSIDE LOCATION

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

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

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





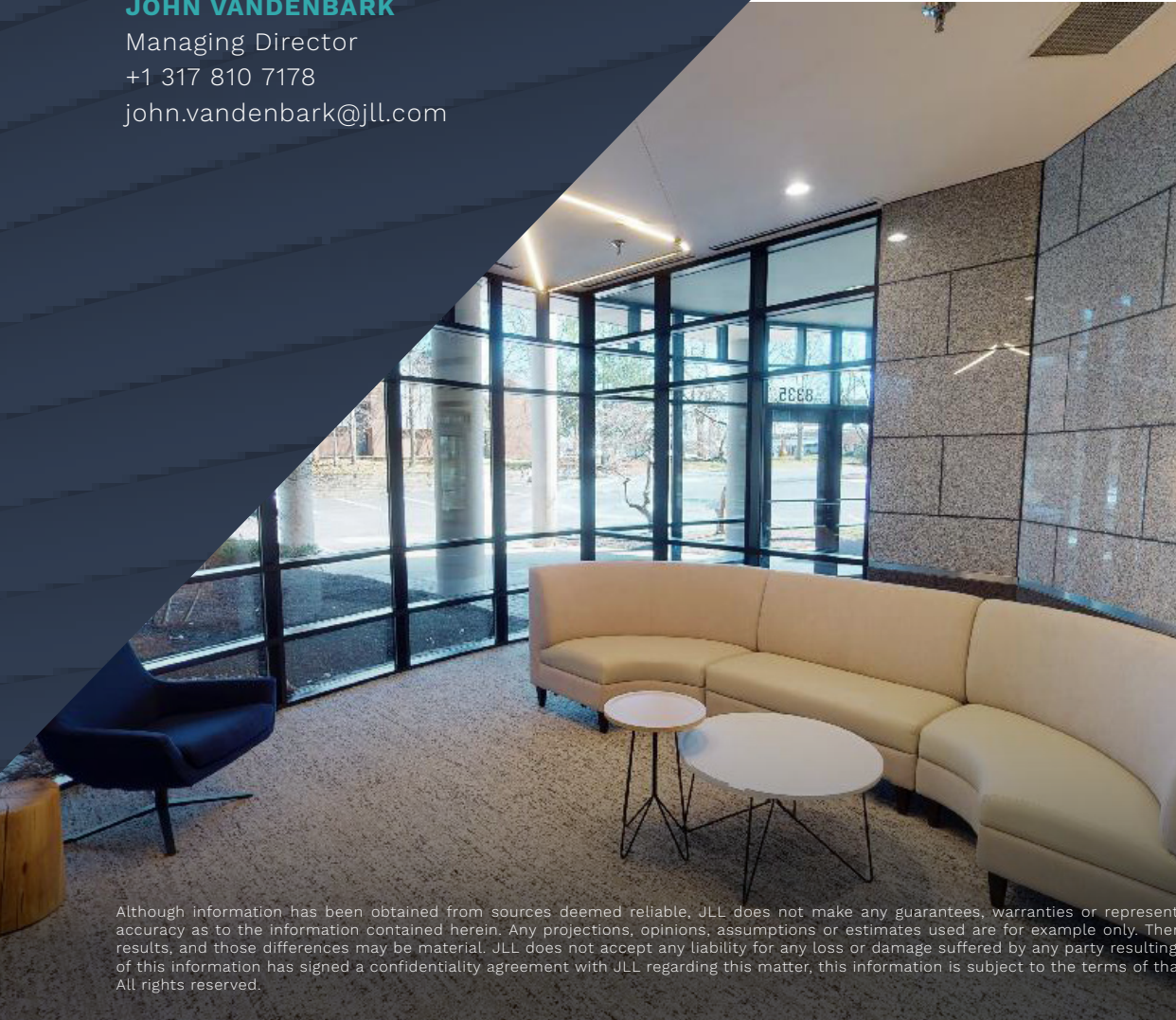
# WOODLAND center II

## BETH SALLEE

Vice President  
+1 317 810 7012  
beth.sallee@jll.com

## JOHN VANDENBARK

Managing Director  
+1 317 810 7178  
john.vandenbark@jll.com



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