



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

AVAILABLE SF

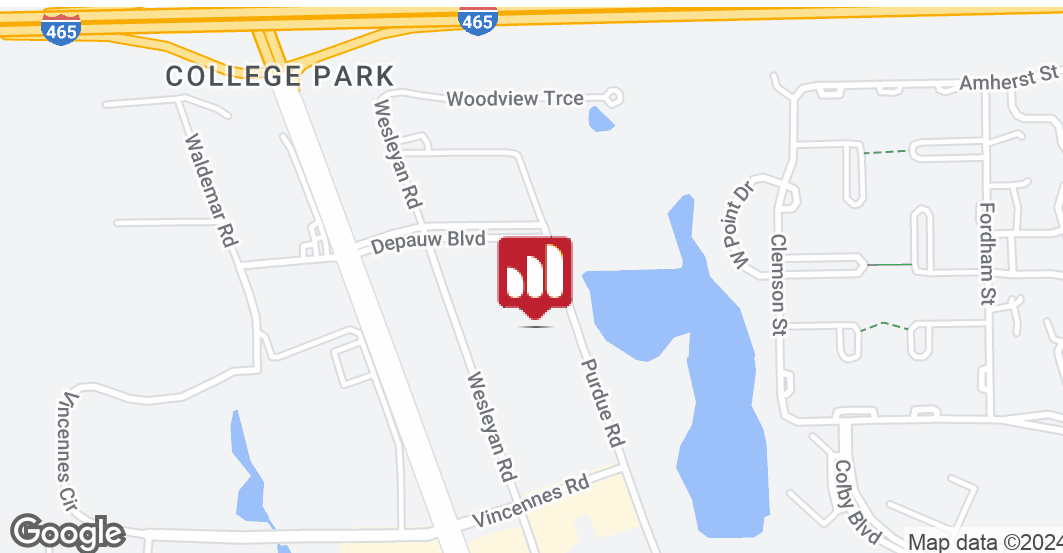
333 - 13,659 SF

LEASE RATE

NEGOTIABLE

## PROPERTY HIGHLIGHTS

- Cost-effective office building in College Park area
- Excellent location right on I-465 & Michigan Rd./US 421
- Ample parking
- Surrounded by amenities of all types
- Park-like setting, with courtyard



**FOR LEASE**

## PARKSTONE OFFICE CENTER

9001, 9002, & 9100  
N. Purdue Rd. &  
9101 N. Wesleyan  
Rd.,  
Indianapolis, IN

**STEVE MONNOT**

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# PARKSTONE OFFICE CENTER

9002 Purdue Rd., Indianapolis, IN 46268

**FOR LEASE**



## PROPERTY DESCRIPTION

Parkstone Office Complex is a four-building complex located in the College Park area, adjacent to The Pyramids. 9001 N. Wesleyan Rd. is currently fully leased. However, 9002 N. Purdue Rd., 9100 N. Purdue Rd., & 9101 N. Wesleyan Rd. all have spaces available for lease, ranging from 333 SF to 13,659 SF. Each building has been recently renovated & boasts brick & stone exteriors, as well as the manicured landscaping & grounds. These four buildings total 202,000 SF & each building offers something a little different, from expansive lobbies to prime curb appeal.

## LOCATION DESCRIPTION

Discover the vibrant area surrounding Parkstone Office Center, offering a perfect blend of business & leisure in northern Indianapolis, IN. Situated in the thriving commercial hub known as College Park, the location provides easy access to major highways, making commuting a breeze for tenants & visitors alike.

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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9002 Purdue Rd. - Ste. 200	Available	13,505 SF	Full Service	Negotiable	-
9002 Purdue Rd. - Ste. 301	Available	1,641 SF	Full Service	Negotiable	-
9002 Purdue Rd. - Ste. 302	Available	4,824 SF	Full Service	Negotiable	-
9100 N. Purdue Rd. - Ste. 119	Available	2,435 SF	Full Service	Negotiable	-
9100 N. Purdue Rd. - Ste. 200	Available	6,357 SF	Full Service	Negotiable	-
9100 N. Purdue Rd. - Ste. 201	Available	473 SF	Full Service	Negotiable	-
9100 N. Purdue Rd. - Ste. 300	Available	7,558 SF	Full Service	Negotiable	-
9100 N. Purdue Rd. - Ste. 400	Available	13,659 SF	Full Service	Negotiable	-
9101 N. Wesleyan Rd. - Ste. 100	Available	4,168 SF	Full Service	Negotiable	-
9101 N. Wesleyan Rd. - Ste. 106	Available	1,278 SF	Full Service	Negotiable	-
9101 N. Wesleyan Rd. - Ste. 210	Available	2,113 SF	Full Service	Negotiable	-
9101 N. Wesleyan Rd. - Ste. 303	Available	1,321 SF	Full Service	Negotiable	-
9101 N. Wesleyan Rd. - Ste. 401	Available	3,885 SF	Full Service	Negotiable	-
9101 N. Wesleyan Rd. - Ste. 410	Available	333 SF	Full Service	Negotiable	-

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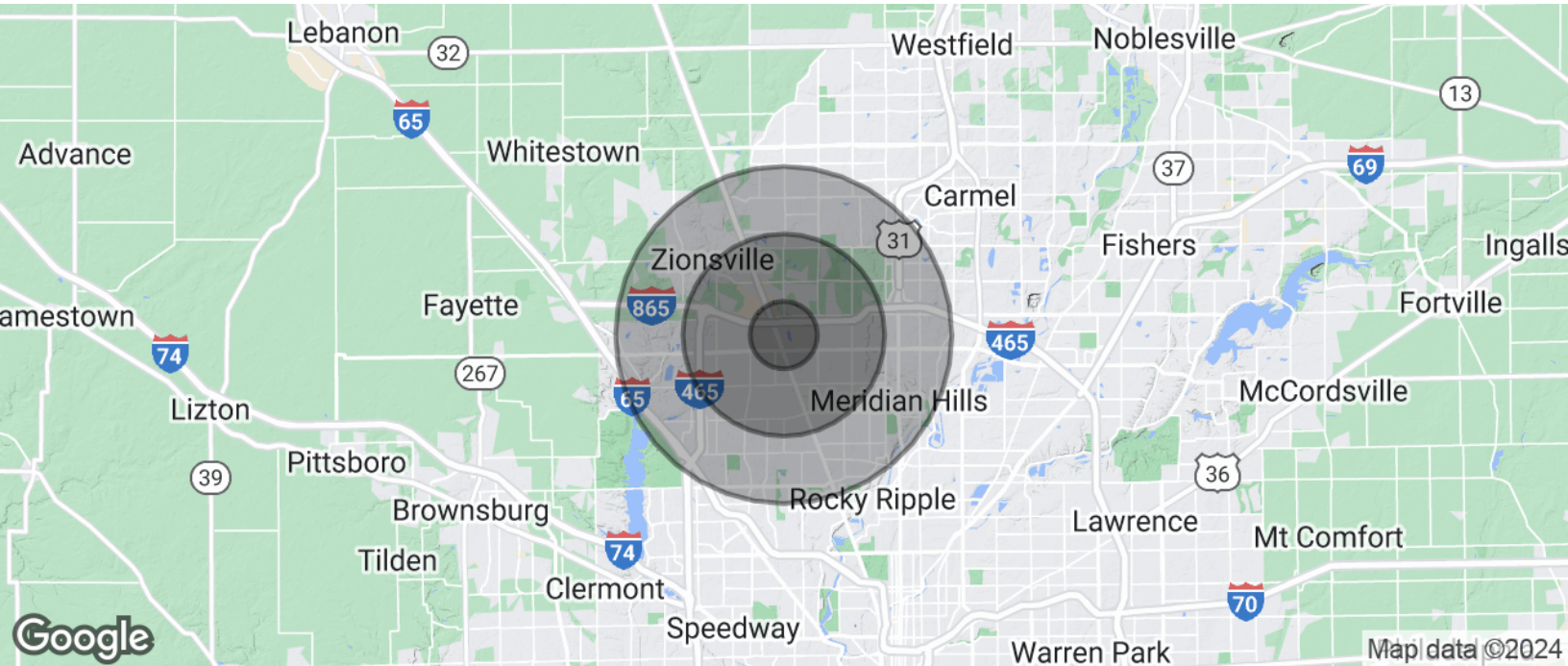
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,676	52,963	147,211
Average Age	44	40	40
Average Age (Male)	42	38	38
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,095	23,169	60,339
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$94,846	\$121,345	\$140,803
Average House Value	\$305,377	\$384,815	\$436,017

*Demographics data derived from AlphaMap*

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