

LAKE pointe CENTER II

8440 Allison Pointe Blvd
Indianapolis, IN 46250

FOR LEASE



BROKER INCENTIVE:
2% Broker Bonus to the finding broker



NEW OWNERSHIP



NEW VISION



SAME GREAT LOCATION

PRIME OFFICE SPACE

Lake Pointe 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.

ENGAGED OWNERSHIP GROUP

NEW SPEC SUITES AND SELECTIVE DEMO

ON-SITE CONFERENCE FACILITY

I-465 VISIBILITY

RECENT PROPERTY RENOVATIONS:

NEW ROOF
RESURFACED PARKING LOT
ELEVATOR MODERNIZATION

LOBBY UPGRADES
LED LIGHTING
GOLF SIMULATOR



RETAIL

2 Simon Property Group Malls

RESTAURANTS

+55 options within 5 miles

HOTELS

8 Hotels within 2 miles

THE FASHION MALL AT KEYSTONE
A SIMON PROPERTY

9 MINUTES

LAKE POINTE CENTER II

WOODLAND CENTER I

WOODLAND CENTER II

INTERSTATE VISIBILITY

2 MINUTES

CASTLETON SQUARE

CURRENT AVAILABILITIES:

FIRST FLOOR

Suite 135: 2,358 SF

THIRD FLOOR

Suite 310: 3,342 SF

Suite 360: 4,810 SF

**STARTING LEASE RATE:
\$21.00 / SF FULL SERVICE**

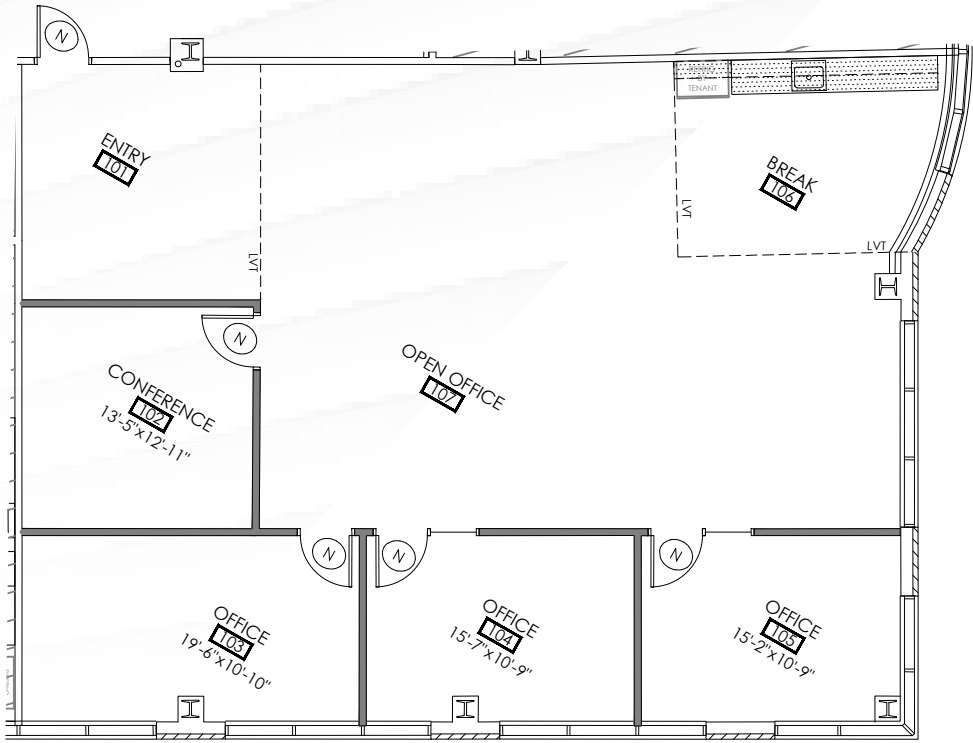
**TENANT IMPROVEMENTS:
UP TO \$6.00/SF/YEAR OF TERM**

Landlord willing to finance additional improvements.
Allowance not subject to bank approval.



FIRST FLOOR

Suite 135
2,358 SF



THIRD FLOOR

Suite 310
3,342 SF



Suite 360
4,810 SF | Lobby Exposure!





GOLF SIMULATOR

LAKE pointe CENTER II

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