

WOODLAND
CORPORATE PARK



WOODLAND CORPORATE PARK I

7602 Woodland Drive • Indianapolis, IN 46278

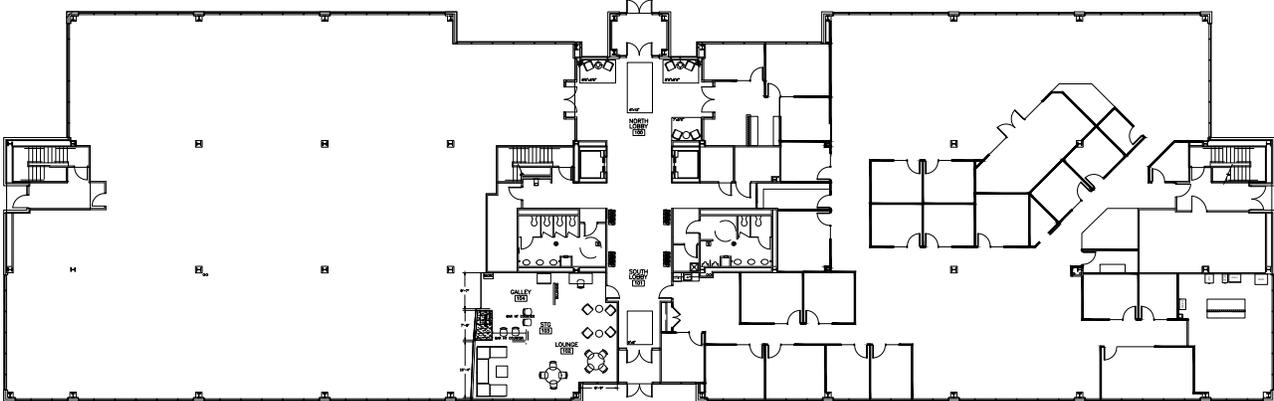
OWNER OCCUPANT PURCHASE OPPORTUNITY



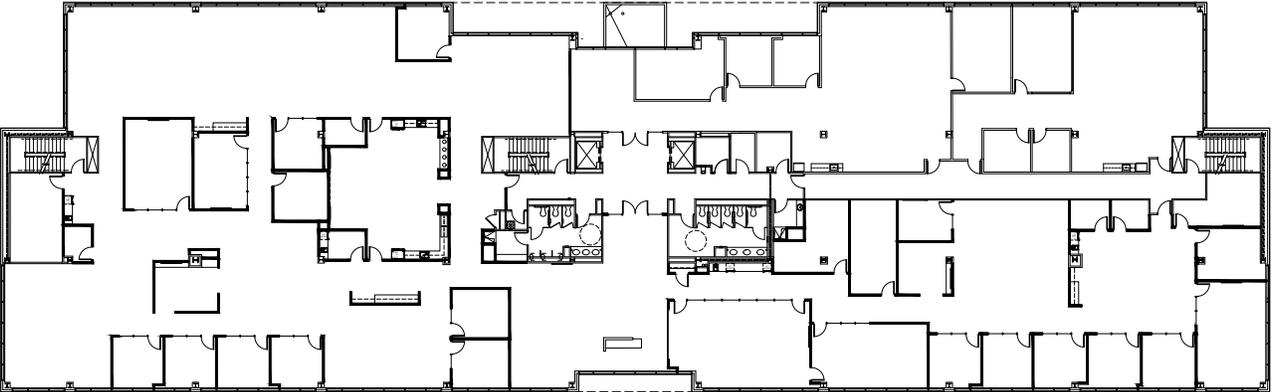
BUILDING HIGHLIGHTS

- 78,985 SF, three-story building
- Convenient access to I-465, 71st Street and Zionsville Road
- Above market parking ratios: 6/1,000
- Fully-furnished, move-in ready full 3rd floor
- On-site tenant lounge
- Close to amenities at 71st/I-465 and Trader's Point
- Direct access into the park via 73rd Street off ramp
- Additional income from other tenants
- Fitness path surrounding the lake
- Beautiful park-like setting

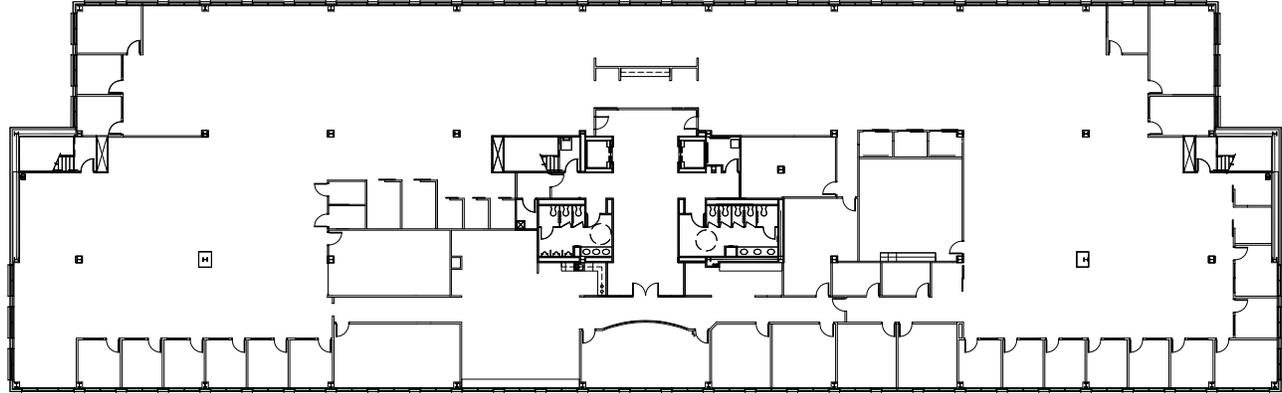
FLOOR PLANS



1ST FLOOR



2ND FLOOR



3RD FLOOR

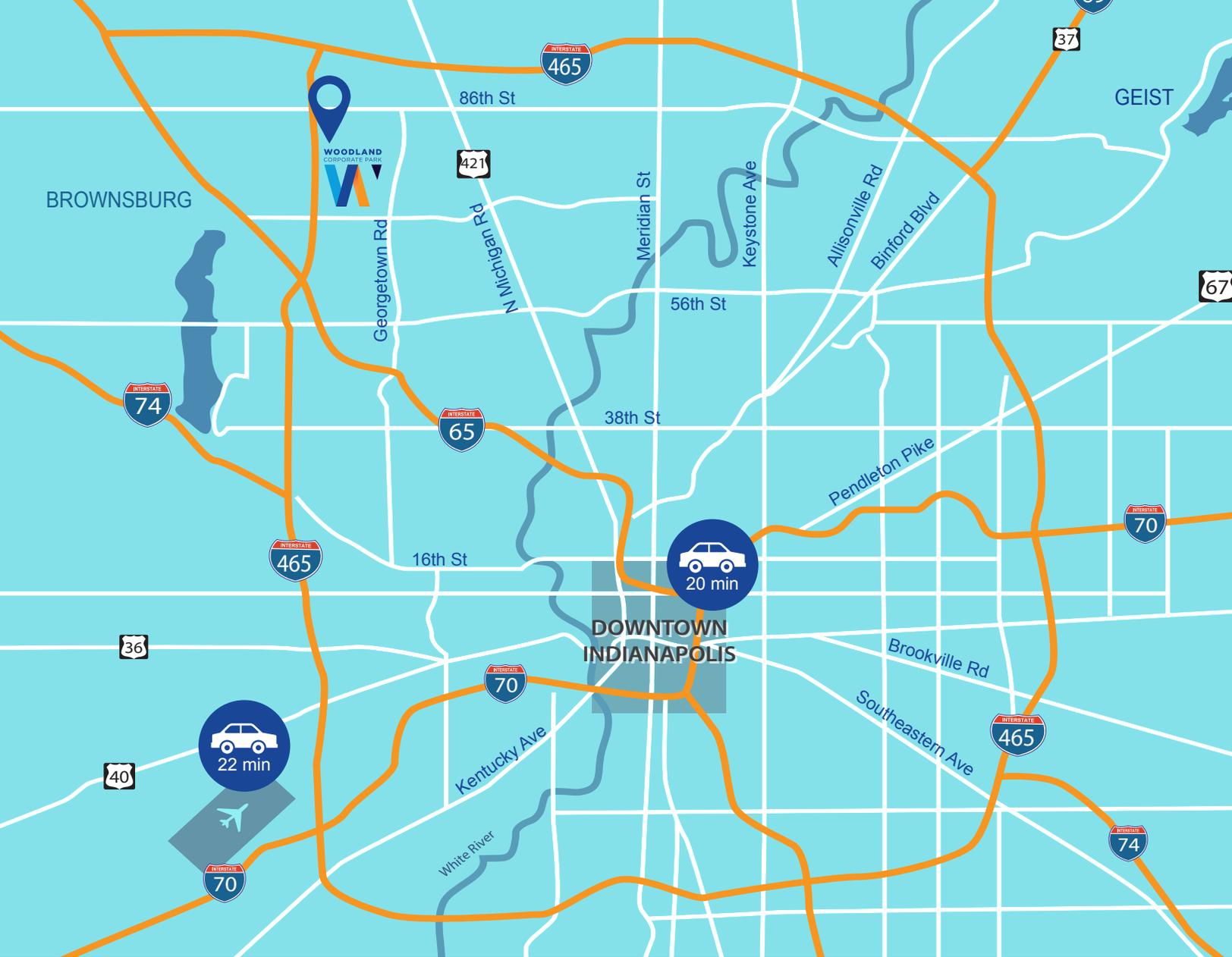


FULL 3RD FLOOR AVAILABLE

- Turnkey fully-furnished space
- 27,407 RSF available
- Collaborative workstation clusters
- Full kitchen and spacious break room

- Large windows providing abundant natural light
- Private executive offices
- Large conference rooms





FOOD + DRINKS



- Chili's Grill & Bar
- Cold Stone Creamery
- DiBella's Subs
- Gatsby's Pub & Grill
- Jimmy John's
- Le Peep
- LongHorn Steakhouse
- Luciana's
- Monical's Pizza
- Noodles & Company
- Panera Bread
- Philadelphia Steak & Fries
- Qdoba Mexican Grill
- Slim Chickens
- Starbucks
- Ted's Montana Grill
- Tegry Bistro
- Trader's Mill Grill & Bar
- Yats
- And Many More!

SHOPPING + ENTERTAINMENT



- AMC Showplace 12
- Beef & Boards
- Books-A-Million
- Dick's Sporting Goods
- GNC
- Kroger
- Michaels
- Old Navy
- Patora Fine Jewelers
- PetSmart
- Trader Joe's

LODGING + BANKING



- Candlewood Suites
- Courtyard Marriott
- Clarion Inn
- Extended Stay America
- Fairfield Inn
- Hampton Inn
- Hilton Garden Inn
- Holiday Inn Express
- InTown Suites
- Residence Inn
- Huntington Bank
- Fifth Third Bank
- BMO Harris Bank
- Regions Bank
- PNC Bank



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

CONNOR SCOTT
Vice President
+1 317 810 6399
connor.scott@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025, Jones Lang LaSalle IP, Inc. All rights reserved.