

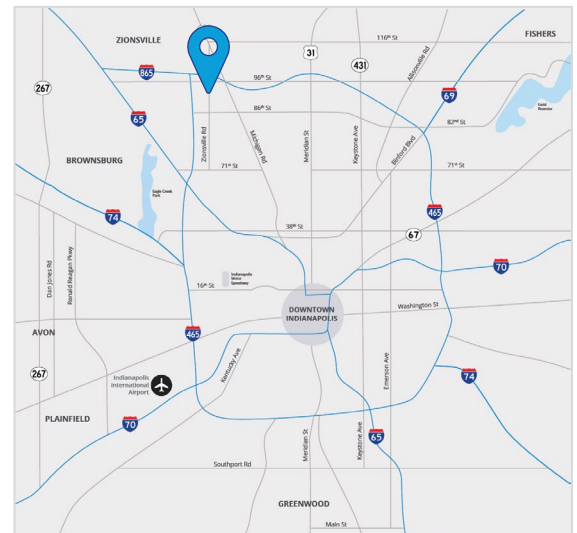


For Lease

# Flex Space at Intech Eleven

## 6625 Network Way Indianapolis, IN

- ±89,000 total SF building
- 16' clear height
- Drive-in loading with ability to add docks
- Zoned CS (office/industrial)
- Floor-to-ceiling windows provide plenty of natural light
- Ample parking for employees and clients
- Immediate interstate access to I-465 & I-65
- Numerous amenities nearby including retail centers, restaurants and hotels
- 15 minutes to Downtown Indianapolis or Indianapolis International Airport
- Lease Rate: \$9.50/SF NNN
- Estimated OpEx: \$3.66

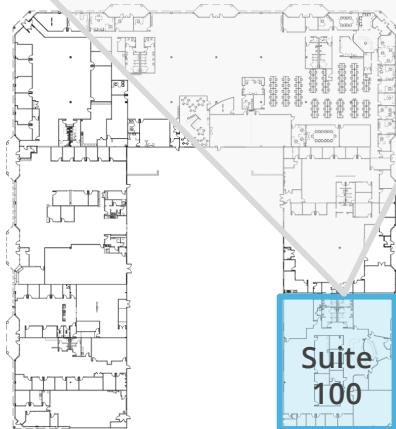
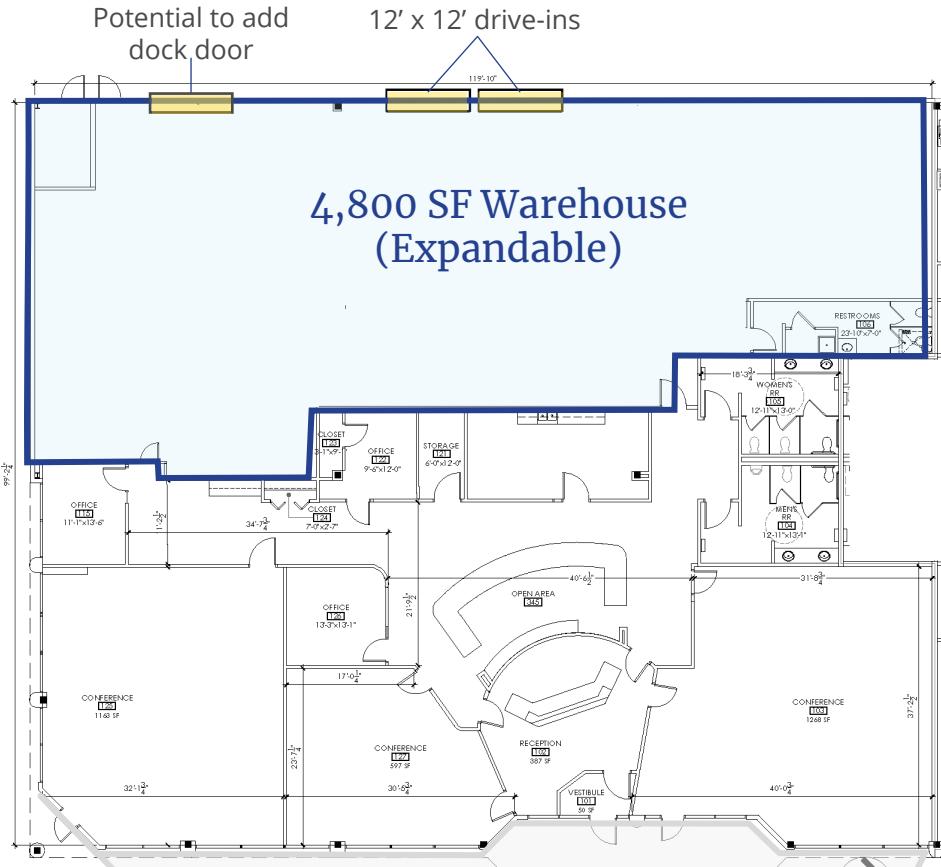


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# Site Plan – Existing Layout



## Suite 100

Office SF	6,670
Warehouse SF	4,800
<b>Total SF</b>	<b>11,470</b>

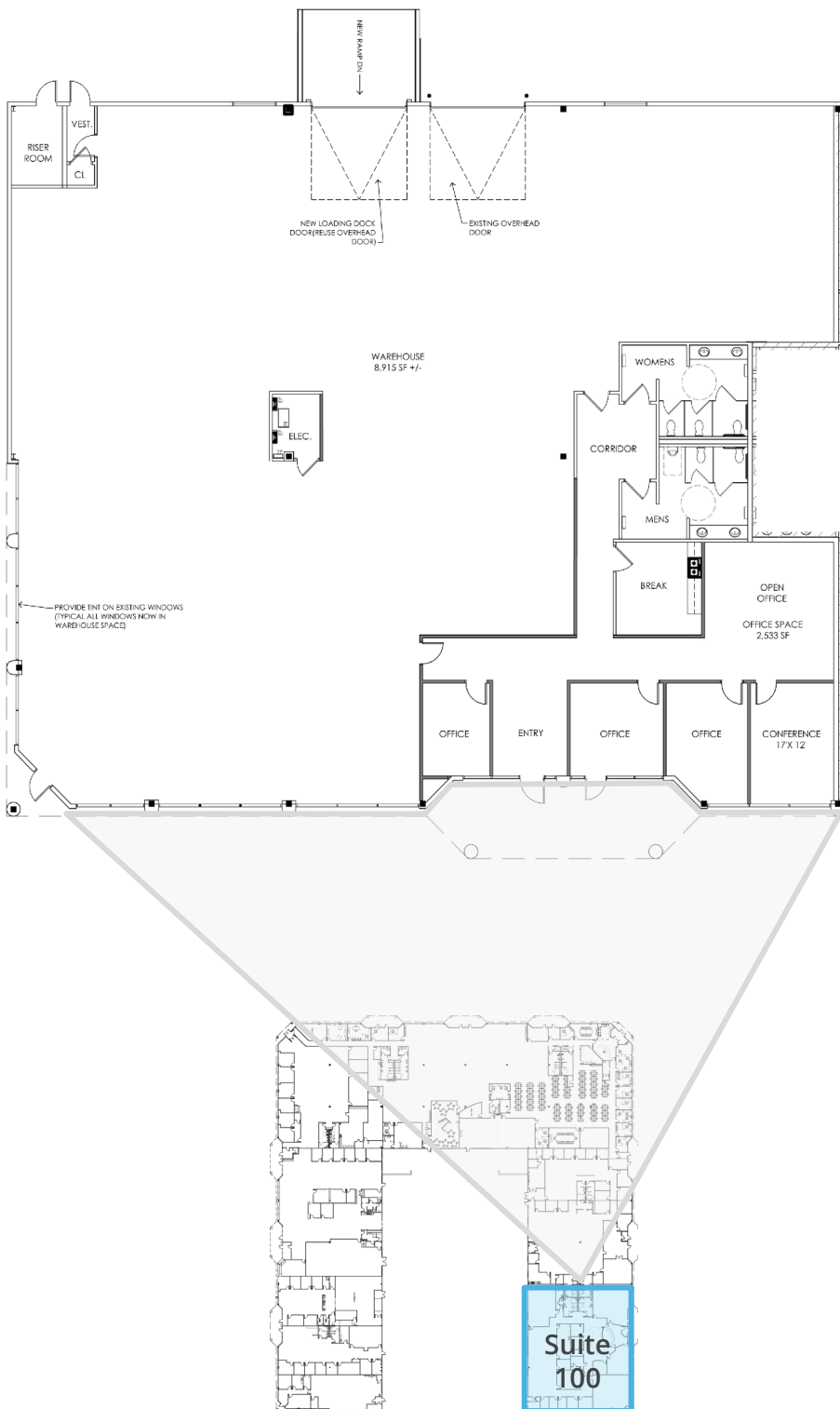
## Suite Specs

- 16' clear height
- (2) 12' x 12' drive-in doors
- Potential to add dock loading
- LED lighting in warehouse
- Ample power
- Multiple private offices
- Conference room
- Open area for cubicles, additional offices, and/or showroom
- Kitchenette / break room
- Dual office restrooms
- Dedicated warehouse restroom
- Floor to ceiling windows providing plenty of natural light
- Move-in ready

[CLICK HERE](#)

to take a  360° virtual tour

# Site Plan – Alternate Layout



## Suite 100

Office SF	2,553
Warehouse SF	8,915
<b>Total SF</b>	<b>11,470</b>

## Suite Specs

- 16' clear height
- (2) 12' x 12' drive-in doors
- Potential to add dock loading
- LED lighting in warehouse
- Ample power
- Multiple private offices
- Conference room
- Open area for cubicles, additional offices, and/or showroom
- Kitchenette / break room
- Dual office restrooms
- Dedicated warehouse restroom
- Floor to ceiling windows providing plenty of natural light
- Move-in ready

[CLICK HERE](#)

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