

FOR SALE

Educational Campus

Religious Campus

Multi-Family/Retail/Flex Redevelopment

Office Headquarters

Land Play

Waterfront Office Park

2611-2780 Waterfront Pkwy E Dr

Indianapolis, Indiana

± 201,276 SF Four-Building Office Complex

± 18.22 Acres





Location Overview



I-465

1 min / 0.4 mi

I-74

1 min / 0.6 mi



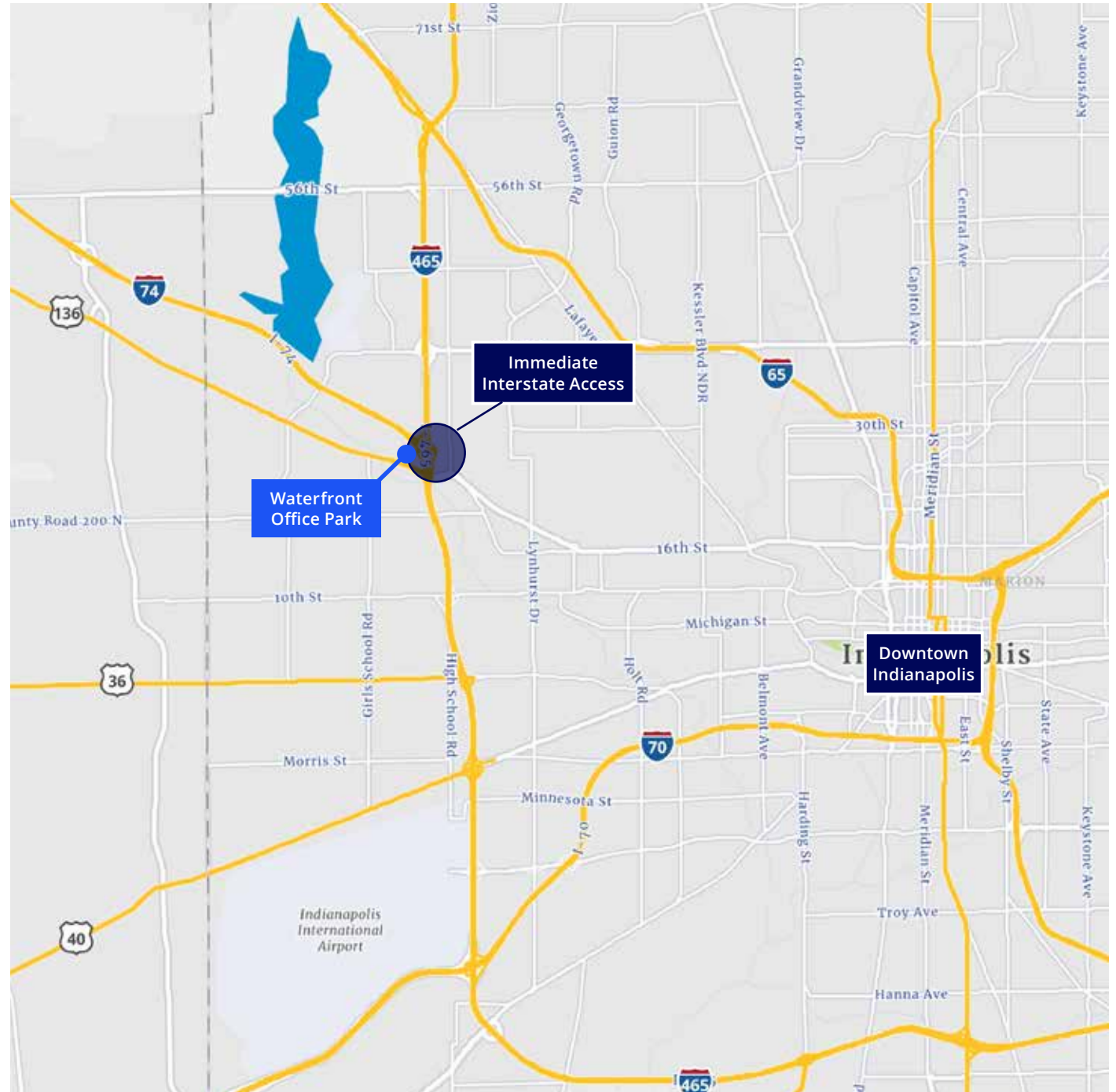
Indianapolis International Airport

12 min / 12.1mi



Downtown Indianapolis

14 min / 7.5 mi





Total Portfolio Area

± 201,276 sf

Property Address

2611-2780 Waterfront Pkwy ER Drive
Indianapolis, IN

Year Built

WFI - 1981 | WFII - 1983 | WFIII - 1984 | WFIV - 1985

Typical Floorplate

± 15,000 sf

Acreage

WFI-III: 13.22 Acres | WFIV: 5.00 Acres

Total: ± 18.22 Acres

Parking

WF1-III: 816 spaces | 5.72 spaces per 1,000 sf

WFVI: 261 spaces | 4.46 spaces per 1,000 sf

Total: 1,077 spaces | 5.36 spaces per 1,000 sf

Zoning

DP

Building Construction

Concrete footings and foundation, steel-framed buildings consisting of steel columns, beams, and girders, which support a composite concrete floor system on levels 2 and 3.

Ceiling Height

8' finished ceiling height in all buildings
12'4" slab to slab

Bathrooms

WFI-III: 1 bathroom per sex per floor

WFIV: 2 bathrooms per sex per floor

Lighting

Ceiling-mounted fluorescent and incandescent light fixtures installed in a suspended grid system. Exit light and emergency lighting units provided throughout common areas and tenant suites as well.

HVAC System

WF I-III are cooled by three 110-ton electric Tjernlund rooftop fan and coil units and Bohn condenser system in conjunction with variable air volume (VAV) units distributed throughout the building. Heating is provided by perimeter baseboard electric heater units.

WF IV is cooled by a 140-ton electric Continental rooftop fan, coil, and condenser system in conjunction with variable air volume (VAV) units distributed throughout the building. Heating provided by perimeter baseboard electric units around the building's outside perimeter walls and in the vestibule and common areas.

Security

Key card access required for all buildings.

Electric

WFI-III: Furnished with 480/277 volt, 3-phase, 4-wire main electrical services of 1,200 amps for heating and cooling and 600-amps for general electrical requirements. The services, switches, and primary electrical services panels are in a main electrical equipment room on the first floor. Also, located in the main electrical room are two 225-amp, 480/277 volt distribution panels for equipment and 208/120 volt distribution panels for convenience outlets, office equipment, etc., which are fed by a step-down transformer. In each floor level electrical room, 225-amp distribution panels of 480/277 volts and 225-amp panels of 208/120 volts which are fed by a 45 KVA step-down transformer, which furnish power for lighting, heating and various power requirements.

WFIV: Offers a similar electric power configuration with the exception of two 225-amp distribution panels of 480/277 volts and two 200-amp panels of 208/120 volts which are fed by a step-down transformer, which furnish power for lighting, heating, and various power requirements.

Utility Service

Water - Domestic and fire service provided by Indianapolis Water Company

Sanitary Sewer - City of Indianapolis

Gas - Citizen's Gas

Electric - Indianapolis Power and Light

Phone - Shared Telcom Services, Inc. / Ameritech

Elevators

WFI-III: Each served by a 2,500lb Amco single-cab elevator centrally located within each building and the three buildings share access to a 3,500lb freight elevator located in the connector between WFI and WFII.

WFIV: Served by two single-cab elevators located at the north and south ends of the building. The systems are hydraulically operated.

Roof

The roof consists of mechanically-fastened single-ply white Firestone TPO over rigid insulation.

Installation

WFI - 10/2007

WFII - 5/2001

WFIII - 6/2005

WFIV - 7/2000

Fire and Life Safety

Emergency exit signs, fire extinguishers, and smoke detectors throughout the buildings. Wet pipe sprinkler system tied to monitored fire alarm.

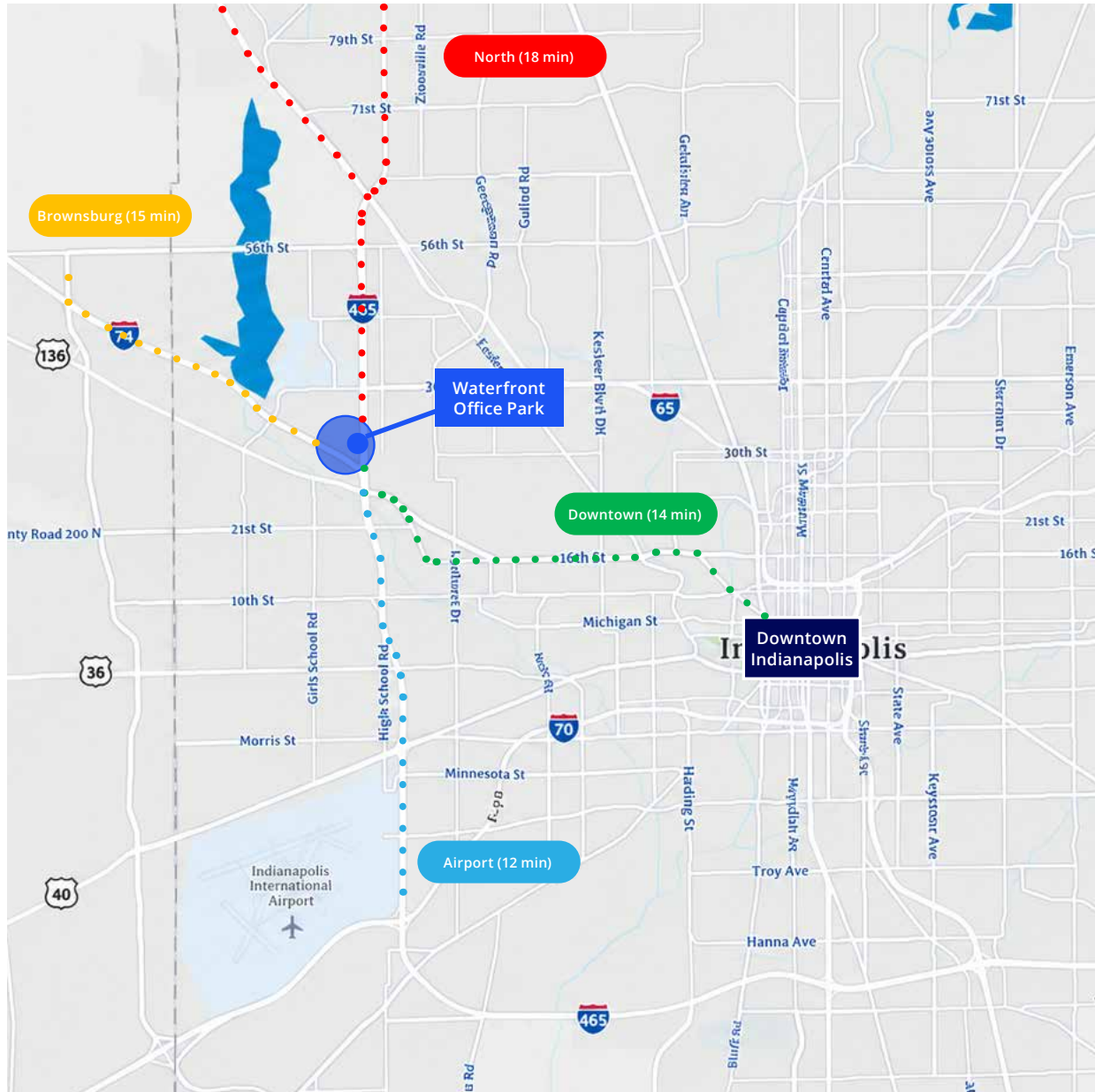




Waterfront Office Park

Benefits from immediate access to 3 major thoroughfares: I-465, I-74 and US 136, as well as access to an abundant workforce in Brownsburg.

Property Location Overview



PROXIMITY +

Waterfront Office Park benefits from close proximity to everything that the Indianapolis area has to offer. The property is roughly 13 minutes from both the Indianapolis CBD and the Indianapolis International Airport, and 10 minutes to Eagle Creek Park. Additionally, the property benefits from easy access to the highway to reach northwest suburbs like Zionsville in less than 20 minutes. Waterfront's accessibility to suburban housing and proximity to new development in Speedway positions it perfectly to thrive in tandem with the new growth.



Site Layout



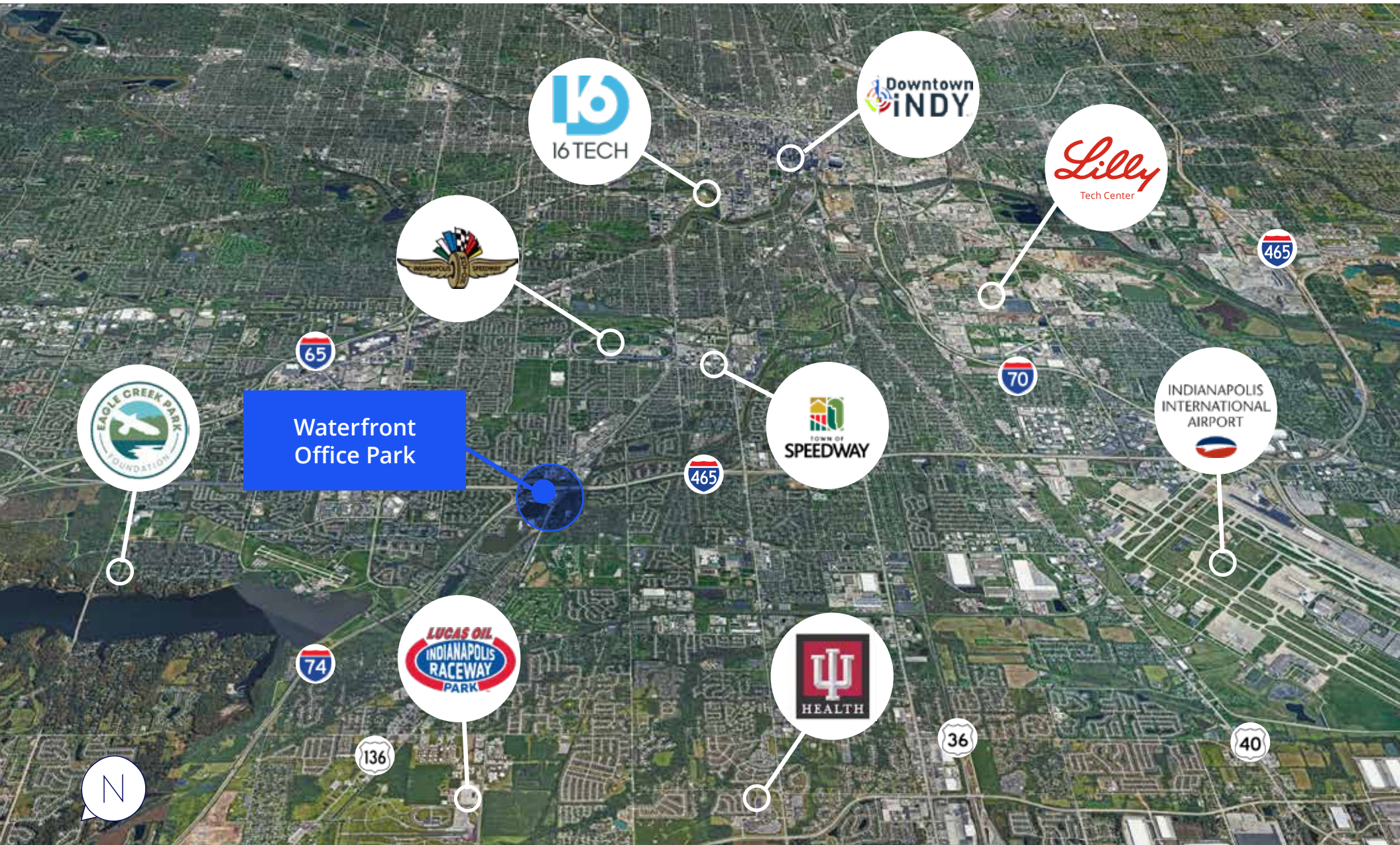
	1 Mile	3 Miles	5 Miles
Population	12,746	104,144	223,800
# of Households	5,404	42,941	89,446
Avg Household Income	\$79,687	\$80,901	\$83,732

Site Plan

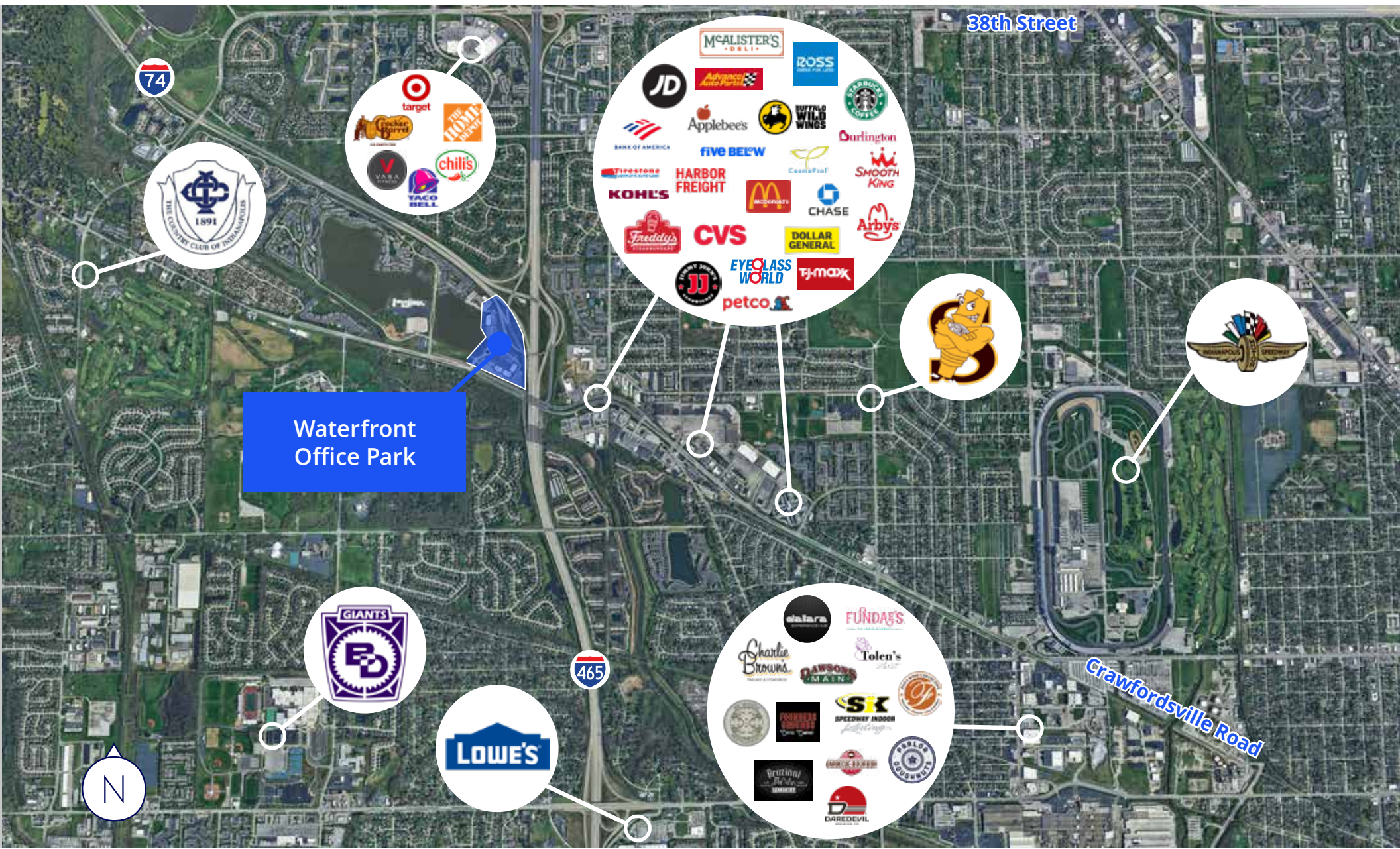
Four brick-and-glass office buildings surrounded by mature landscaping, green space and a lake/pond setting, creating a quieter environment than a traditional urban office building.



Proximity Aerial



Amenity Aerial





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