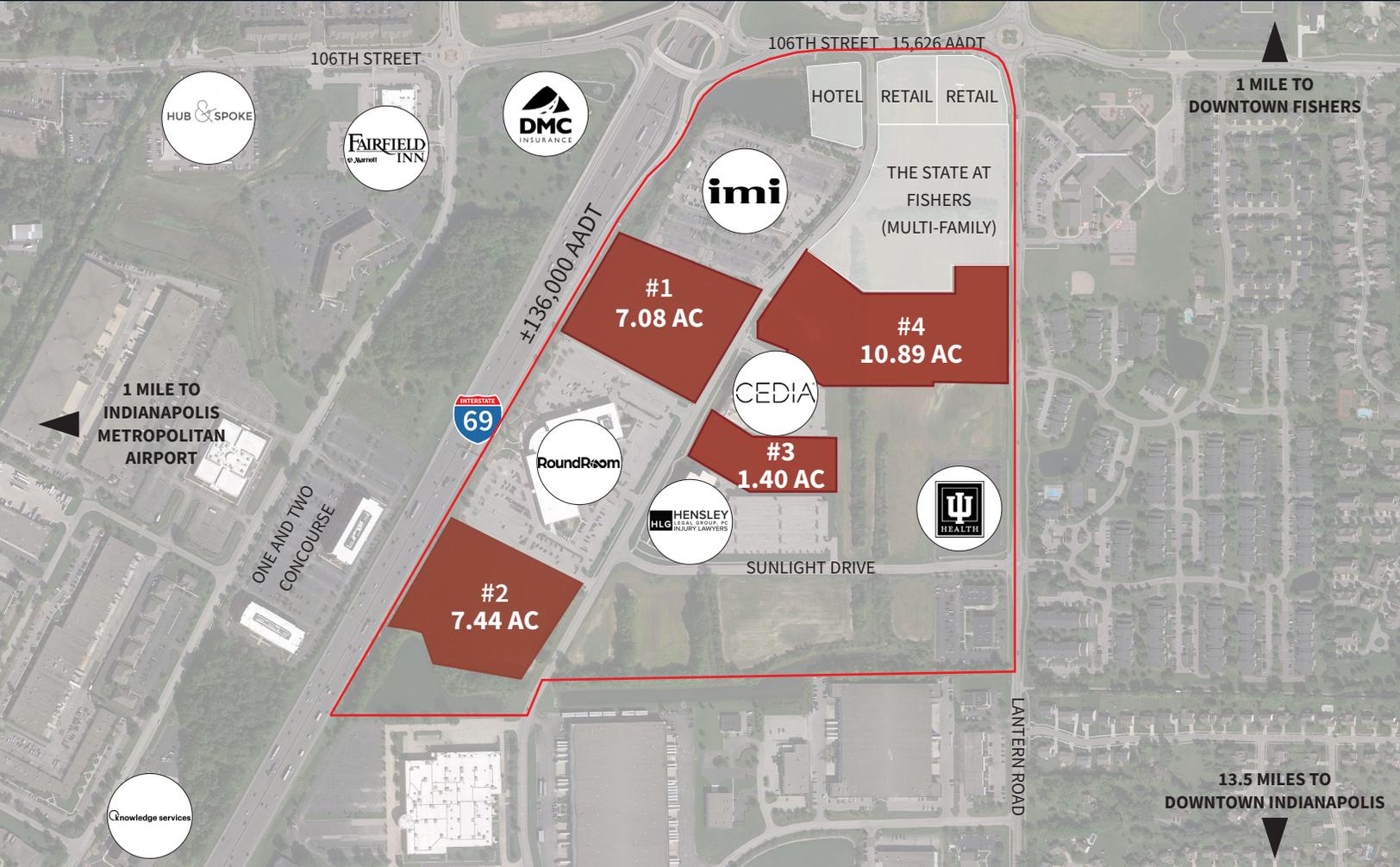
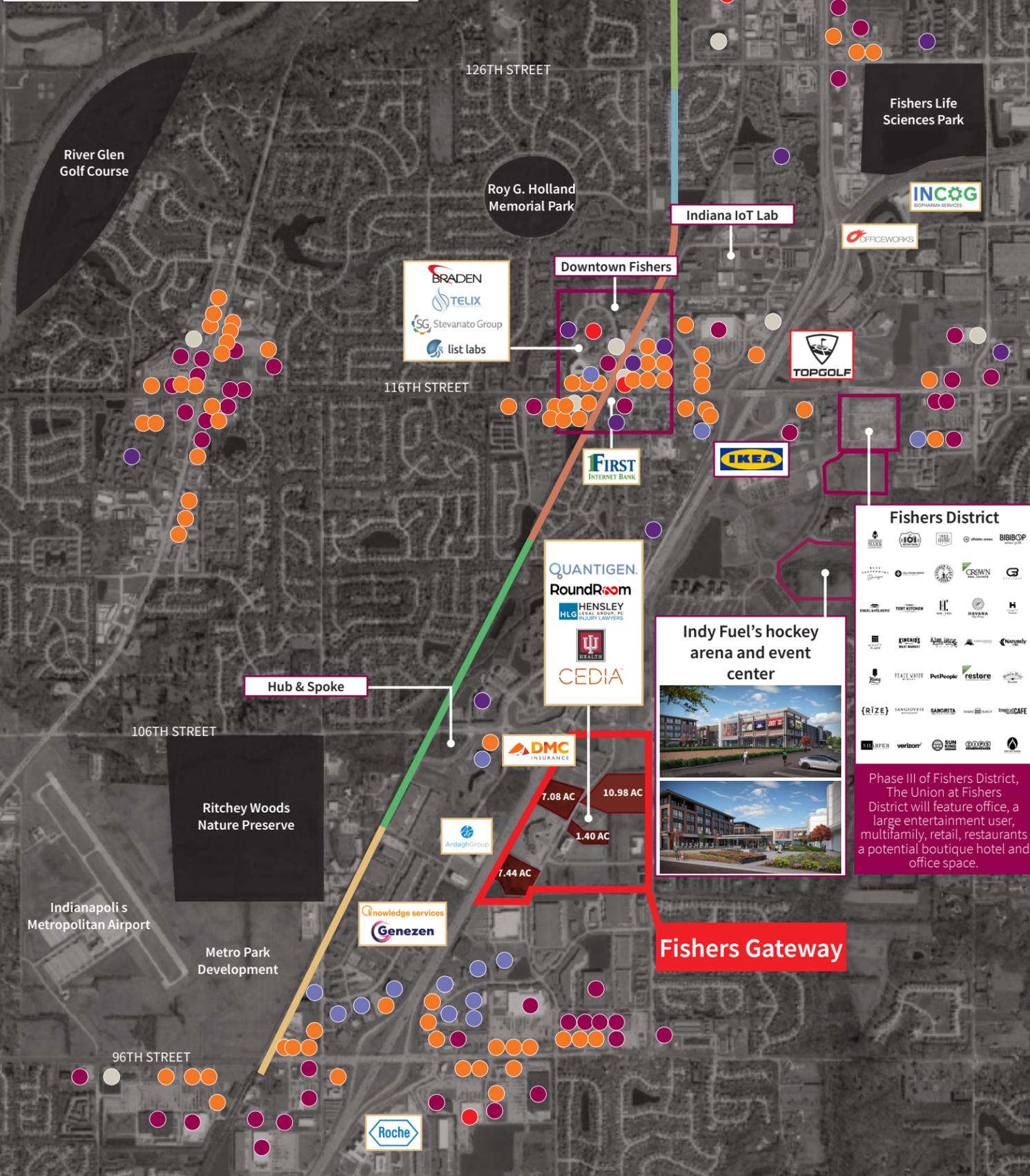


Build to suit sites available at Fishers Gateway 106th & I-69



- > Thompson Thrift, the master developer behind “Fishers District” will soon break ground on 2 new Mixed-Use Developments within walking distance of these sites
- > Located in the southeast quadrant of I-69 and 106th Street with over 1,200 feet of I-69 frontage
- > Minutes to downtown Fishers, Fishers District mixed-use development and their Phase III project The Union which will feature more restaurants, retail and a large entertainment user
- > All utilities are available to the sites
- > Close proximity to cluster of life sciences companies and advanced manufacturing facilities
- > ±136,000 vehicles passing per day for outstanding visibility
- > Mixed-use development portion offers retail, food and beverage, entertainment, hospitality and service uses
- > Potential city incentives available
- > Fishers is a hub for entrepreneurship, tech and incubation with the largest co-working/incubator space in the Midwest
- > Round Room office buildout received the 2022 NAIOP “People’s Choice Design of the Year” showcasing top-of-the-line/state-of-the-art neighboring office space
- > Parcels 1 and 2 zoned: C3/EN
- > Parcels 3 and 4 zoned: C3/EN/ I1
- > Industrial capability

- Retail
 - Restaurants
 - Hotels
 - Multifamily
 - Entertainment
 - Fitness/Health
 - Corporate Headquarters
- Nickel Plate Trail Sections*
- Park & Education
 - Wellness Zone
 - Downtown Active Core
 - Nature & Park
 - Makerspace & Innovation



Fishers provides the key elements that emerging and growing biosciences companies are looking for in a location:

- > Convenient access to universities for R&D and innovation
- > Located in one of the top states for venture capitalism and entrepreneurship
- > Favorable tax climate and robust tax credits/ incentives geared toward emerging technologies, STEM, relocation, and job creation by both the City of Fishers and the State of Indiana
- > Substantially lower cost of living in comparison to highly saturated markets like Silicon Valley
- > Employers see huge cost savings (\$24M/yr) and a reduction in employee churn rates compared to legacy tech hubs

- ### FISHERS FAST FACTS
- Population:** 101,171
 - Median Age:** 35
 - Invested since 2014:** \$904,335,031
 - Average Household Income:** \$101,469
 - Bachelor's degree or higher:** 66.4%
 - School rating:** A+
 - Local Income Tax:** 1%
 - Property Tax Rate:** 2.311%
 - Miles of Trails:** 131
 - Parks and Greenways:** 25



Fishers District

Phase III of Fishers District, The Union at Fishers District will feature office, a large entertainment user, multifamily, retail, restaurants a potential boutique hotel and office space.

Indy Fuel's hockey arena and event center



Fishers Gateway

JOHN WECHLER LAUNCH Fishers Founder:

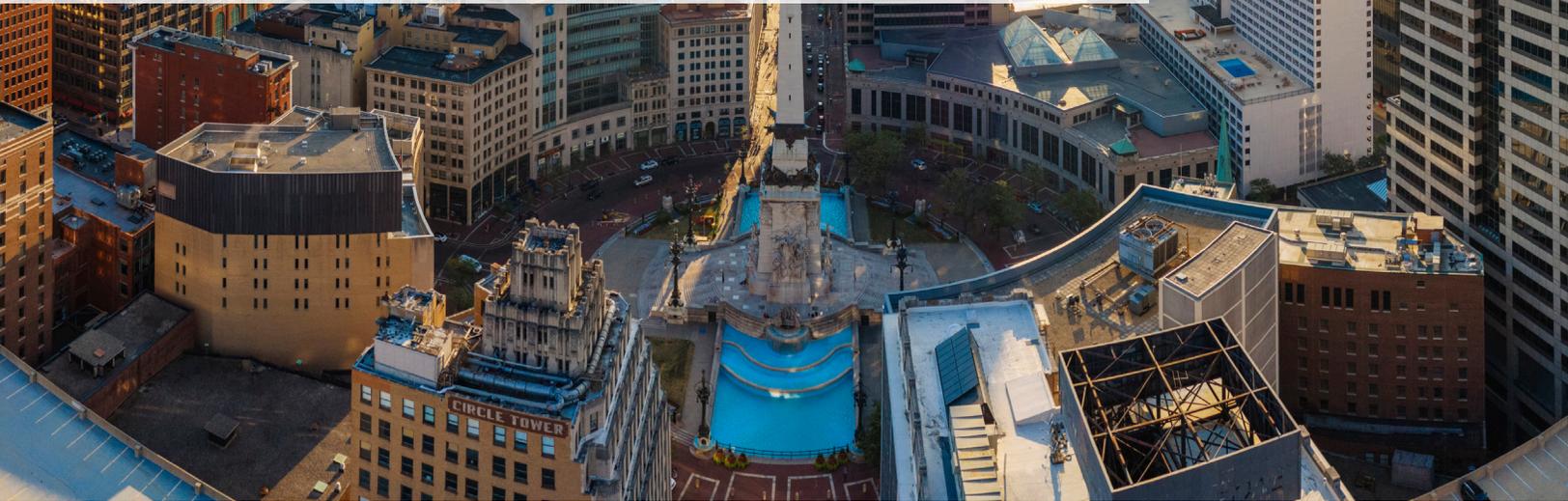
"When you are looking at these growth companies, whether they are life sciences, pharma or software or internet of things technology, the one thing that all of them have in common is that culture of innovation and entrepreneurship, and with a similar culture radiating throughout Fishers, it makes us a very hospitable place for these types of companies." *(Source: youarecurrent.com)*

BERNARD LAMBERT Telix U.S. President:

"The proximity of big pharma companies like Eli Lilly or Roche make it a great environment for a biotech like Telix. The Fishers area is an affordable place, and living is great here, so there was no reason to go to a higher-end place like New York or the West Coast. Also, we had access to the high-skilled and educated person. We have people who come from schools like Purdue or IU that have skills we are looking at." *(Source: youarecurrent.com)*

WHY INDIANA?

- > Indiana ranked #2 on Forbe's Best States To Start a Business in 2024
- > Access to 57% of the U.S. population
- > Indianapolis is home to the 2nd largest FedEx hub in the world
- > Indiana is a legit tech hub - Indianapolis is home to Salesforce's Marketing Cloud HQ and Infosys' Technology & Innovation hub. There are multiple growing subsectors including cyber security, edge computing, sports tech and ed tech. Companies like Genesys, Wunderkind, Jobvite, UKG and Tangoe that were all involved in mergers and acquisitions chose Indy as their HQ or key tech centers rather than other cities where they were active. ActiveCampaign, Celigo, Ugroup and Outreach.io have chosen Indy to greatly expand their operations. *(Source: elevatventures.com)*
- > #1 State for Business and #5 Nationally (Chief Executive Magazine)



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