



FOR LEASE

Park 100 Building 1

8545-8587 Zionsville Rd
Indianapolis, IN 46268



PROPERTY HIGHLIGHTS

- Clean flex space
- Easy interstate access
- Numerous amenities nearby
- Ample parking for employees and guests

www.Halakar.com

Liz DeKoninck | 765.516.4709 | liz@halakar.com
Colton Snodgrass, CCIM | 317.536.0218 | csnodgrass@halakar.com
Joshua D. Abrams, CCIM | 317.324.1613 | Joshua@halakar.com

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CLEAN FLEX SPACE AVAILABLE

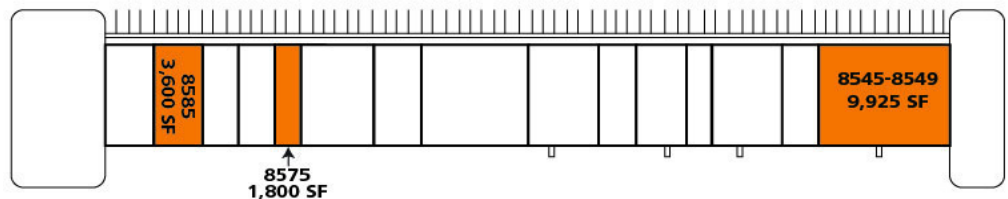


OFFERING SUMMARY

Lease Rate:	Call for rates
Lease Type:	NNN
Building Size:	63,000 SF
Available SF:	1,800 - 9,925 SF
Year Built:	1972
Zoning:	I-4
2026 OPEX:	\$3.20
Clear Height:	14'
Sprinklered:	Yes
Market:	Park 100

PROPERTY OVERVIEW

Flex spaces in this location at Park 100 are appropriate for a variety of businesses. The suites have built out office space along with docks and drive-in doors to fit your needs. The property provides ample parking, easy interstate access and numerous amenities nearby. Call today for more information and to schedule a private tour!



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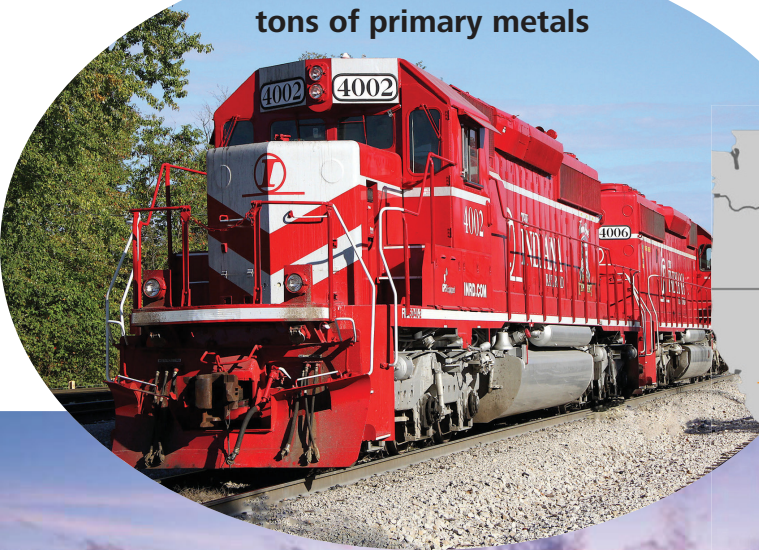
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Indianapolis:
Centrally located with
award-winning infrastructure
for maximum logistical
benefit

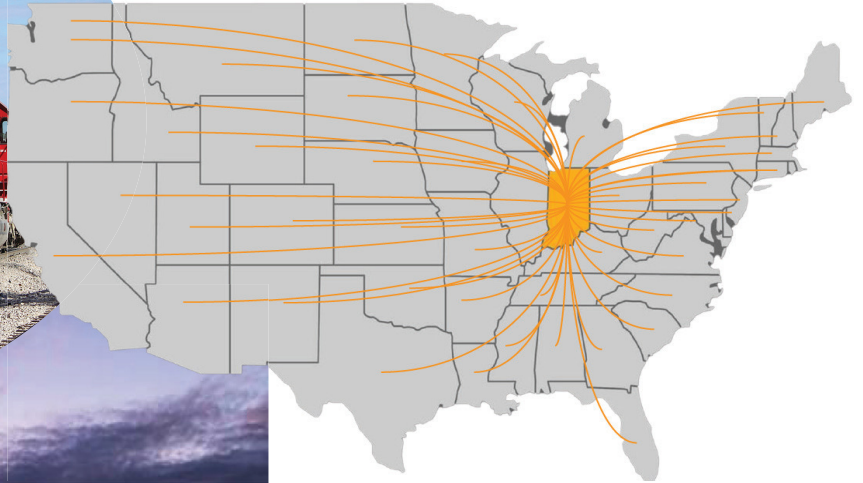


World's 2nd largest Fed Ex Air Hub

Indiana is 1st in rail
tons of primary metals



Indiana is 1st in Shortest Distance to the
Median Center of the Entire US Population



Indianapolis International Airport voted Best Airport
in North America 12 years in a row



Indiana ranks 1st in truck trailer production
and pass-through highways with four major
intersecting interstates

Indianapolis and the State of Indiana

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



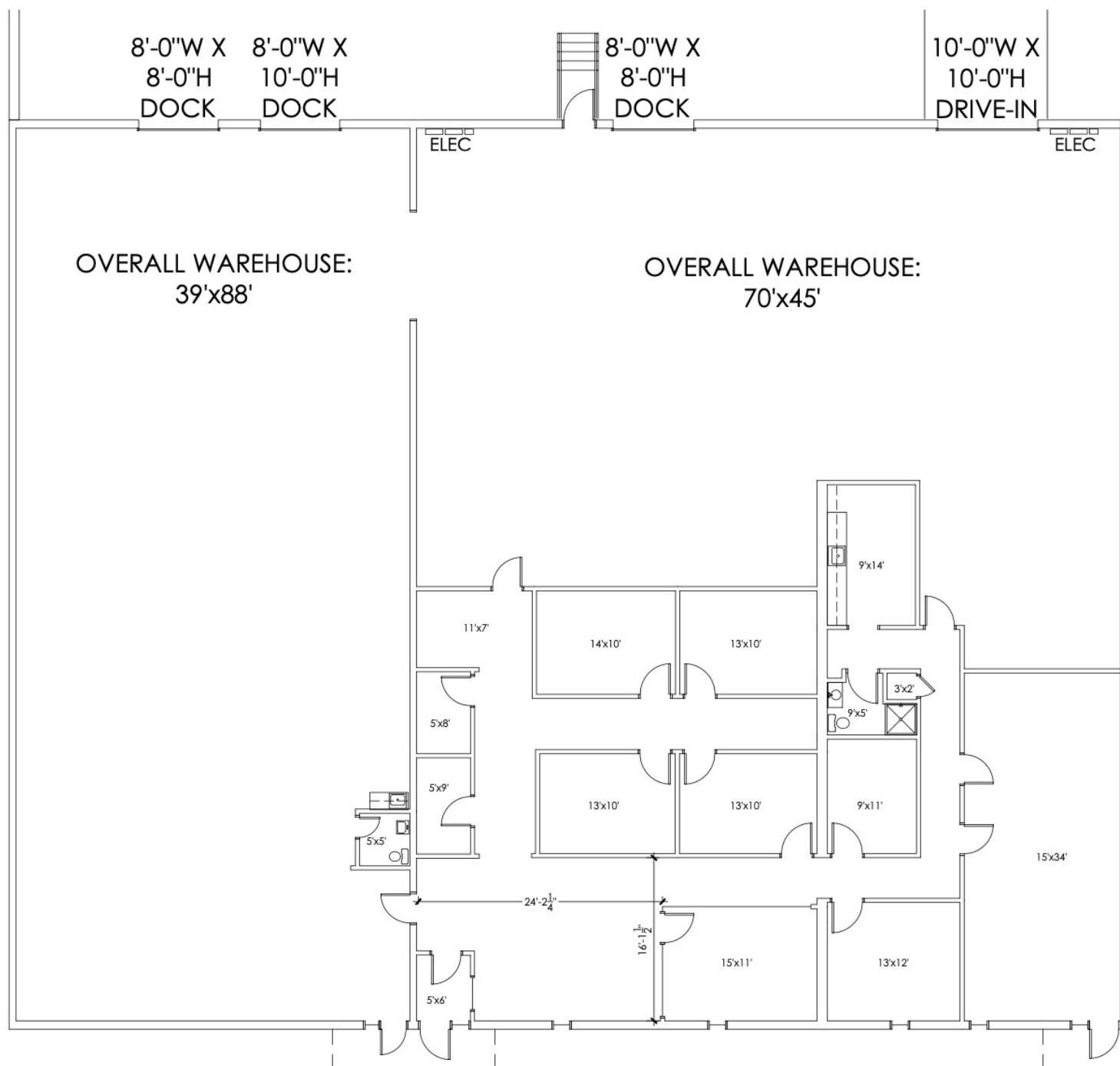
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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
8545-8549 Zionsville Rd	Immediately	9,925 SF	3,048	3	1	\$3.20	14"



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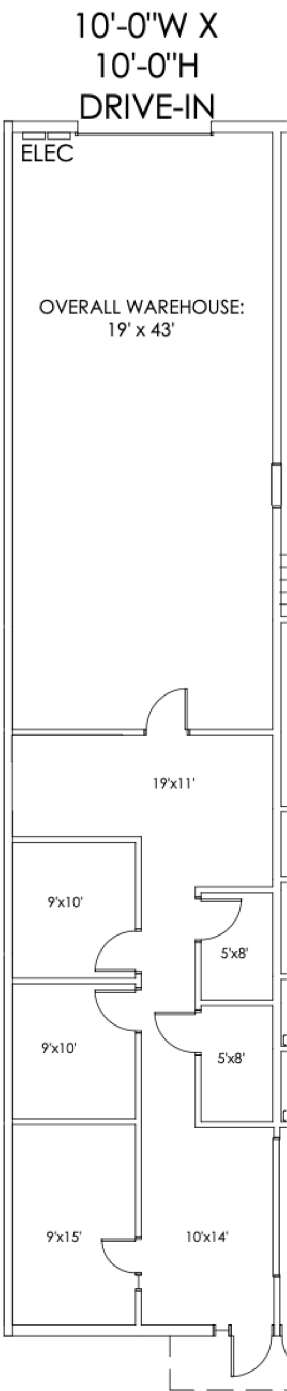
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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
8575 Zionsville Rd	Immediately	1,800 SF	889	-	1	\$3.20	14'



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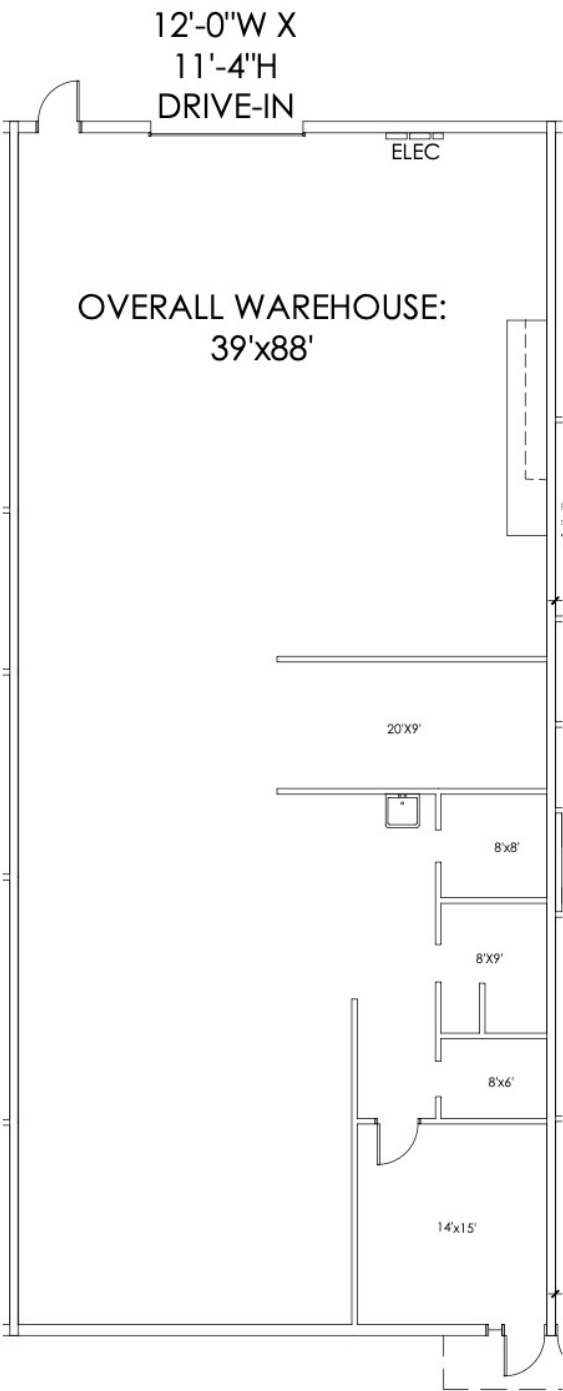
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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
8585 Zionsville Rd	Immediately	3,600 SF	635	-	1	\$3.20	14'



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