

ONE PARKWOOD

250 E. 96TH STREET
INDIANAPOLIS, IN 46240



ONE PARKWOOD

 **FOSTER**
COMMERCIAL



ONE PARKWOOD

PREMIER WORKPLACE ENVIRONMENT & LOCATION

One Parkwood is a premier workplace destination located on the border of north Indianapolis and south Carmel. One Parkwood is strategically positioned in the Indianapolis MSA in the North Meridian submarket at the interchange of Meridian Street (US 31) and I-465. The campus is the largest suburban office park in Indianapolis. With over \$20 million worth of capital improvements in recent years, the park continues to be the foremost area leader for Class A office space and amenities. One Parkwood is designed to align with employee's work-life balance requirements.

CARMEL
HAMILTON COUNTY

ONE PARKWOOD

VILLAGE GREEN
OUTDOOR OASIS

PICKLE BALL &
SHUFFLE BOARD



COLLEGE AVENUE

ACCESS

DRURY PLAZA
HOTEL

FIREBIRDS WOOD
FIRED GRILL

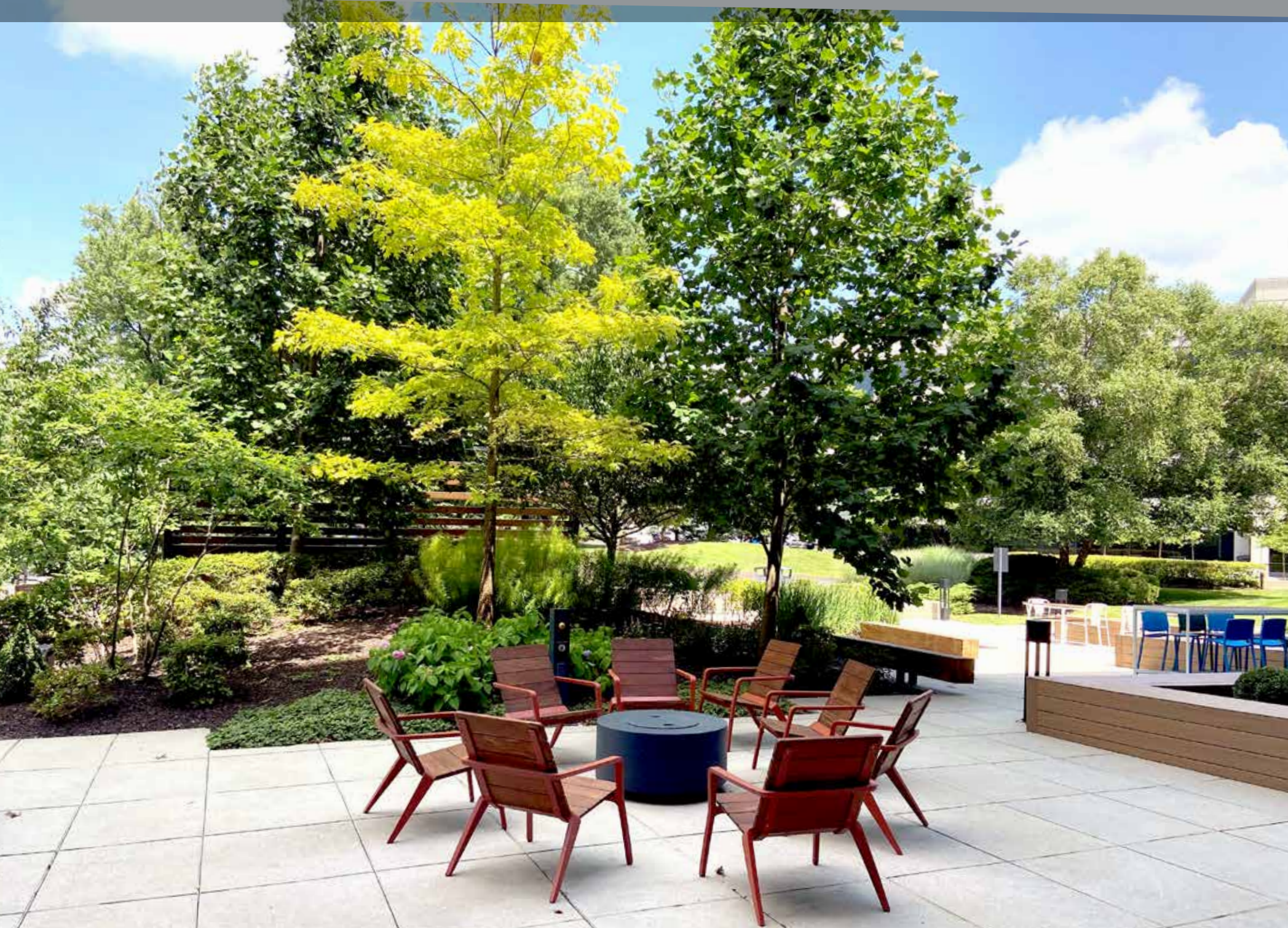
ACCESS

E 96TH STREET

N MERIDIAN STREET

INDIANAPOLIS
MARION COUNTY





ONE PARKWOOD

BUILDING SPECS

ADDRESS
250 E. 96th Street
Indianapolis, IN 46240

YEAR BUILT
1990

FLOORS
5 stories

TYPICAL FLOOR AREA
23,835± SF

RENTABLE AREA
114,281± SF

**ADJACENT TO ONE
PARKWOOD**
Drury Plaza Hotel and
Firebirds Wood Fired Grill

ON SITE



CAFÉ / GRAB 'N GO



TENANT LOUNGE



OUTDOOR LOUNGE



ONE PARKWOOD

PRIME CLASS A OFFICE UNDER NEW OWNERSHIP

One Parkwood was recently acquired and is now a privately held building with local ownership. New ownership and management is committed to promoting an exceptional tenant experience and all tenants will continue to have full access to the top tier amenities at the PARC center conveniently located within walking distance from One Parkwood. This new chapter for One Parkwood offers a premium, well-situated location focused on supporting and promoting a balanced community for work and recreation that employers and employees seek.





ONE PARKWOOD

PRIME OFFICE SPACE UNSURPASSED AMENITIES

One Parkwood has unparalleled on site and on campus amenities. The building and campus are designed to create an enjoyable working environment with access to recreation and nature. The current campus is being redesigned to encompass even more green space with the addition of more walking trails, an adult playground named the Village Green and newly announced amphitheater-style outdoor space. The tenants of One Parkwood have full access to these amazing amenities.



ONE PARKWOOD

THIRD FLOOR SUITE 350 AVAILABLE ♦ 13,799± SF POTENTIAL FOR BUILDING SIGNAGE

Currently available on the third floor of One Parkwood is Suite 350 with a total of 13,799± square feet (may be subdivided). This suite has shared elevator lobby access with Verizon, the co-tenant. The space is a combination of open and enclosed office with great views and natural light that is awaiting a tenant ready to take advantage of what One Parkwood has to offer. Build out to suit your company needs to enhance productivity and work flow efficiency. Bring your employees back to the office location of their dreams.

OUTDOOR LOUNGE

AVAILABLE
SUITE 350
13,799± SF

LEASED | SUITE 300
11,337± SF

OUTDOOR LOUNGE

AVAILABLE
SUITE 450

7,191± SF

AVAILABLE
SUITE 400

10,069± SF

LEASED | SUITE 415
6,806± SF

ONE PARKWOOD

FOURTH FLOOR
SUITE 400 AVAILABLE ♦ 10,069± SF
SUITE 450 AVAILABLE ♦ 7,191± SF
POTENTIAL FOR BUILDING SIGNAGE

Currently available on the fourth floor of One Parkwood is Suite 400 with a total of 10,069± square feet and Suite 450 with a total of 7,191± square feet for a combined total of 17,260± square feet (may be subdivided). Both spaces are currently in an open configuration with great views and natural light. Suites can be combined for a tenant needing a larger space and can be built out to tenant specifications. Encourage a positive work balance culture with this amazing location and on campus amenities.



ONE PARKWOOD

THE PARC AMENITIES CENTER



Walking & Bike Path: Pedestrian and bike-friendly 1.36 mile trail surrounded by nature, beautiful landscaping and water features that wind throughout the park and connect to the Monon Trail



Auto Spa: Located on campus; services include oil change, car wash, detailing, brake repair, and tune-ups exclusively for tenants



Electric Car Chargers: Tesla and universal electric car chargers located at PARC and adjacent to One Parkwood



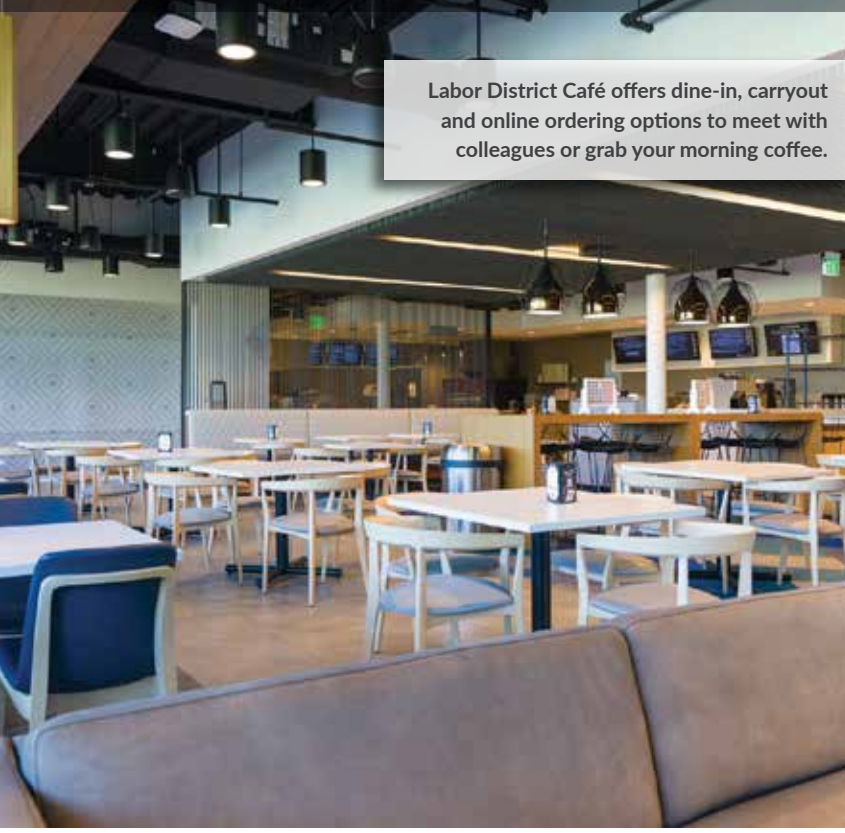
Tenant Programs: Exclusive multiple monthly activities planned for the benefit of park tenants



96th St Monon Trailhead: Just east of One Parkwood sits the Monon Trail, a 25-mile trail stretching from northern Hamilton County to downtown Indianapolis



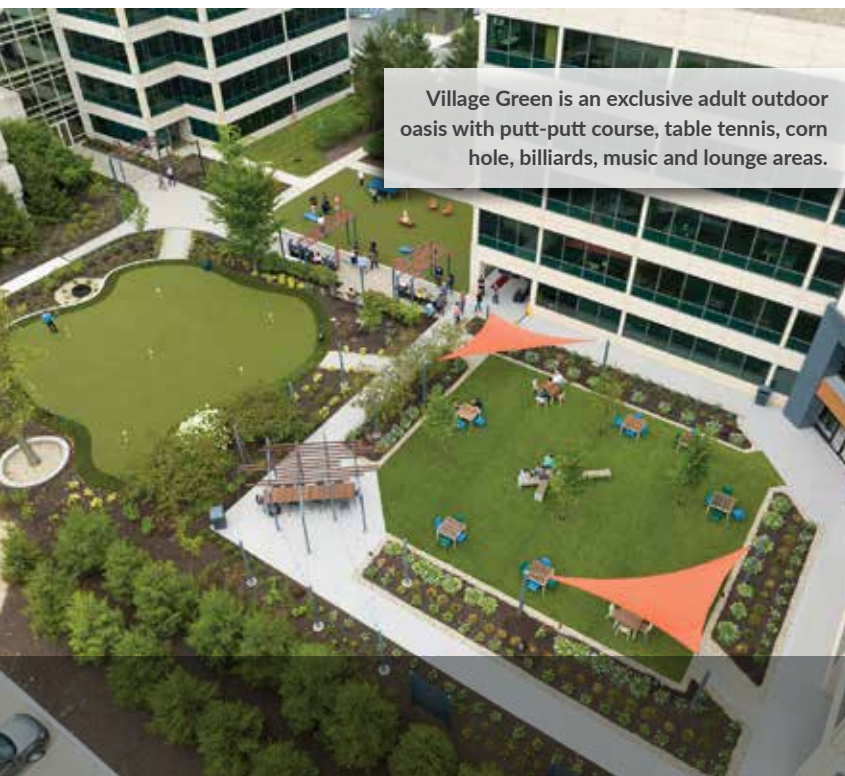
Multiple outdoor lounges at One Parkwood and throughout the campus allows tenants to relax and recharge.



Labor District Café offers dine-in, carryout and online ordering options to meet with colleagues or grab your morning coffee.



Tenants have access to two outdoor pickleball and two shuffleboard courts that can be reserved using the Parc App.



Village Green is an exclusive adult outdoor oasis with putt-putt course, table tennis, corn hole, billiards, music and lounge areas.



The Parc is a two-story, 14,000 SF amenity center featuring a 6,000 SF fitness center with locker rooms and showers, state-of-the-art conference/training room, gourmet café, lounge with fireplace and outdoor wraparound deck with water views.



One Parkwood is centrally located to the gateway to the thriving City of Carmel. Listed as the #1 place to live in Indiana by Niche.com, Carmel provides a very strategic location for employers to attract and retain employees given its notable achievements. With easy access to I-465 and Meridian Street, the tenants of One Parkwood have easy access to downtown Indianapolis and the Indianapolis International Airport making it a convenient point for clients and employees to meet.





ONE PARKWOOD

**CUSTOMIZING THE TENANT
EXPERIENCE TO MEET YOUR NEEDS.**



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