

THE LINK
AT FISHERS DISTRICT

*BE CONNECTED **TO MORE***

M&JWILKOW



DRA
ADVISORS

LINKED TO MORE EXPERIENCE

The Link at Fishers District is at the epicenter of the retail and residential movement in Fishers. This distinctive, Class A office building sits in the heart of Fisher's trendiest district and provides an unparalleled opportunity to explore the intersecting elements of food, shopping, hospitality, and business.

The Link sits in the ultimate district of walkability providing a true live, work, play experience.

MORE FRONTAGE: I-69
visibility to 120,000+ vehicles

MORE CONNECTION: Direct
access to Fishers District and
planned 52 acre multi-use
development including
8500-seat sports arena

MORE NATURE: Set in
a park-like campus

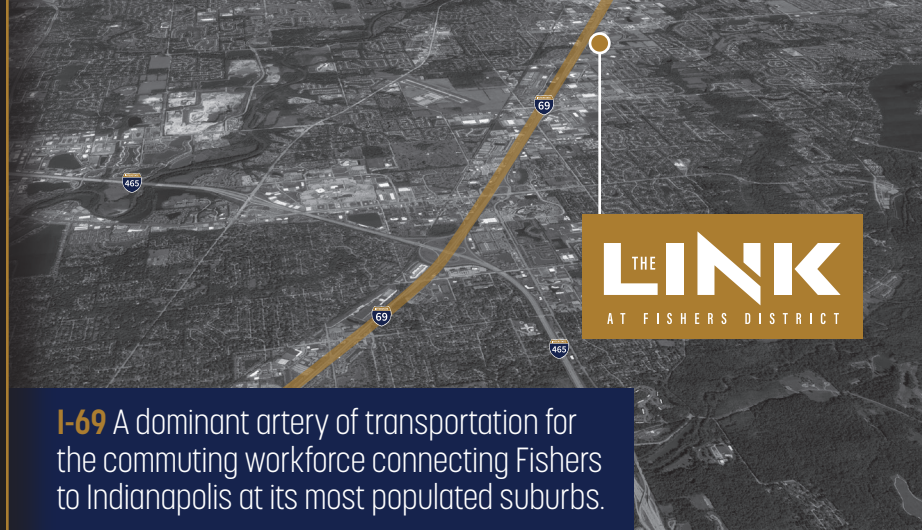
MORE EFFICIENT: Up to 50,000 SF
floorplates for work & growth

MORE PARKING: Above
market parking ratio



LINKED TO MORE ACTION

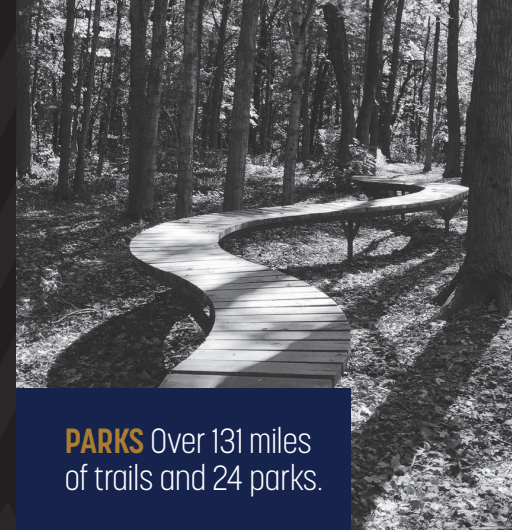
Linked to a mass array of highly-sought-after amenities, The Link at Fishers District is poised to provide the perfect connectivity between employees and the community, entertainment, shopping, dining, fitness, leisure and living. The Link sits amongst all the action – most just steps away!



I-69 A dominant artery of transportation for the commuting workforce connecting Fishers to Indianapolis at its most populated suburbs.



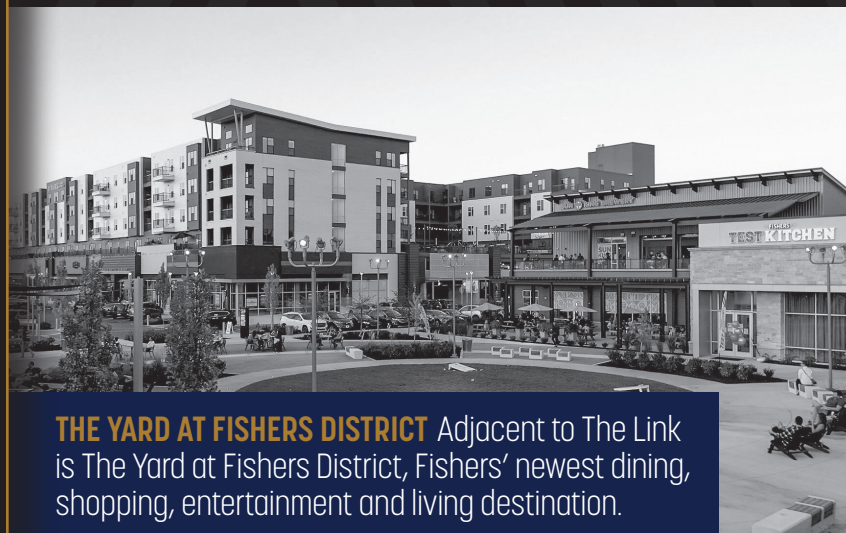
NEW NEIGHBORHOODS Adjacent to Pulte's new luxury townhomes and a planned development of luxury rentals.



PARKS Over 131 miles of trails and 24 parks.



ENTERTAINMENT From the new Indy Fuel hockey arena and entertainment district to the Nickel Plate Amphitheater and Top Golf, there's always something fun to discover.



THE YARD AT FISHERS DISTRICT Adjacent to The Link is The Yard at Fishers District, Fishers' newest dining, shopping, entertainment and living destination.



NICKEL PLATE TRAIL A 40+ mile walking and bike path.



RETAIL Just steps from The Yard at Fishers District, IKEA and downtown Fishers.



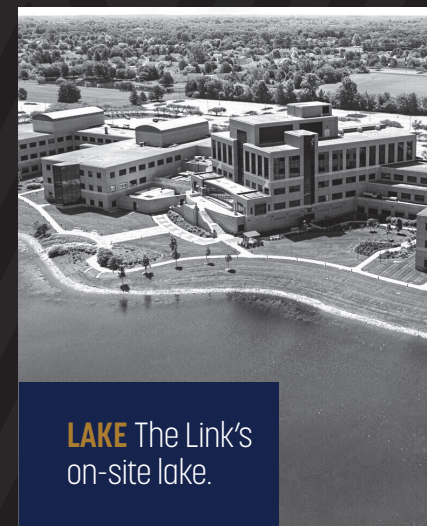
FISHERS Convenient access to all of Fishers most popular amenities.



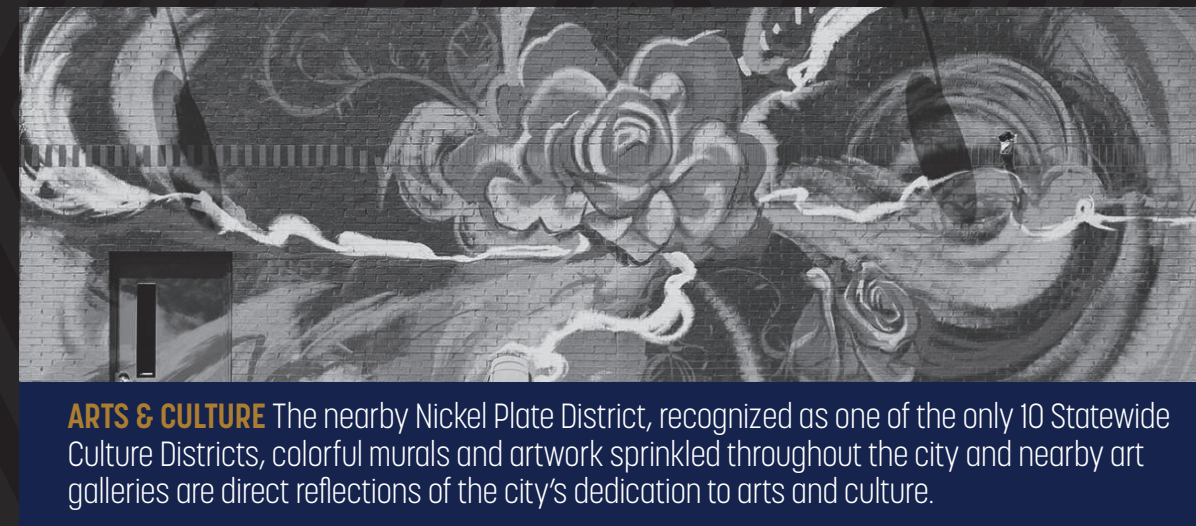
SPORTS Directly next door, the new Indy Fuel hockey event center.



DINING Surrounded by culinary options for every taste.



LAKE The Link's on-site lake.



ARTS & CULTURE The nearby Nickel Plate District, recognized as one of the only 10 Statewide Culture Districts, colorful murals and artwork sprinkled throughout the city and nearby art galleries are direct reflections of the city's dedication to arts and culture.

LINKED TO MORE CONNECTION

The Link at Fishers puts you in the center of the ultimate connectivity to Fishers hottest and fastest growing area. The budgeoning district is booming with exciting, new developments including the Indy Fuel hockey team's planned 8,500-seat arena and event center located right next door. The massive \$550 million development will create unique experiences for families and groups and offer additional dining and entertainment options.

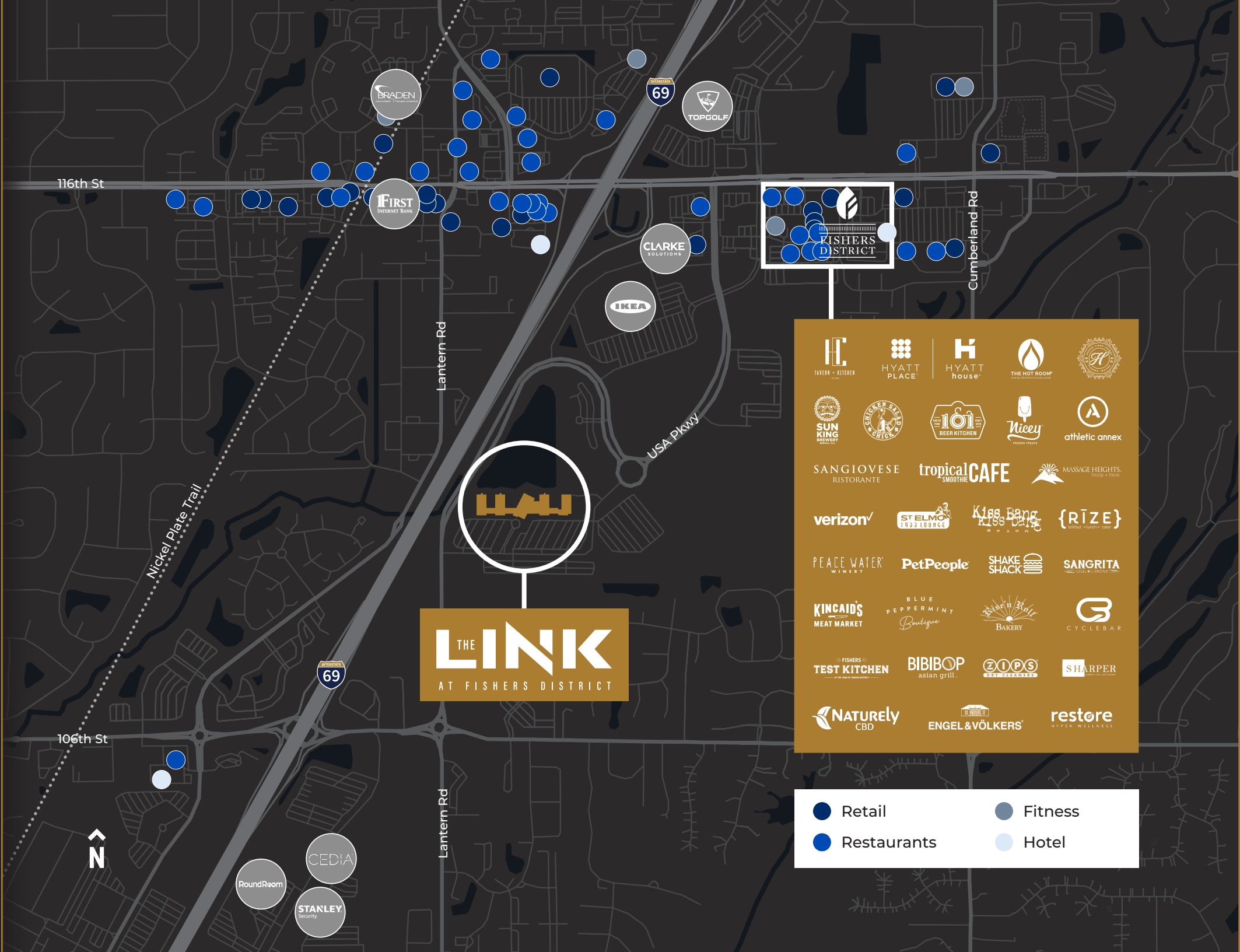
Within walking distance, you're linked to an extraordinary amount of new developments including restaurants, shops, The Hyatt Place and Hyatt House hotels and new luxury townhomes and communities. No where else will you be connected to more.



THE LINK TO FISHERS

Fishers provides the key elements that emerging and growing companies are looking for.

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Favorable tax climate and robust tax credits/incentives geared toward relocation and job creation by both the City of Fishers and the State of Indiana, ranking #1 in the Midwest for tax climate and #9 nationally supported by its 1st place ranking for property taxes and 11th place for corporate taxes (TaxFoundation, 2022)



The I-69 / I-456 expansion project is currently underway adding additional travel lanes, new ramp lanes, 14 new bridges, and a new interchange configuration



Fishers has invested in Launch Fishers which fosters new business and technology from idea to reality



Fishers is positioned to be a destination for corporate HQs joining Braden, Cedia, First Internet Bank, Knowledge Services, RoundRoom, Roche and Stanley Security Solutions



Highly-educated workforce and access to Indiana's top colleges within 60 miles



One of the top states for venture capitalism and entrepreneurship



Over \$904M invested in the city and over 7,000 jobs created since 2014

LINKED TO MORE AMENITIES



On-site café



An abundance of
conference rooms



192-seat auditorium with
updated seating and AV
capabilities



Fitness center with locker
rooms and showers



Outdoor courtyard with seating
overlooking a pristine lake



Outdoor walking path
surrounding the lake



LET'S LINK UP

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SCAN TO VIEW FLOORPLANS