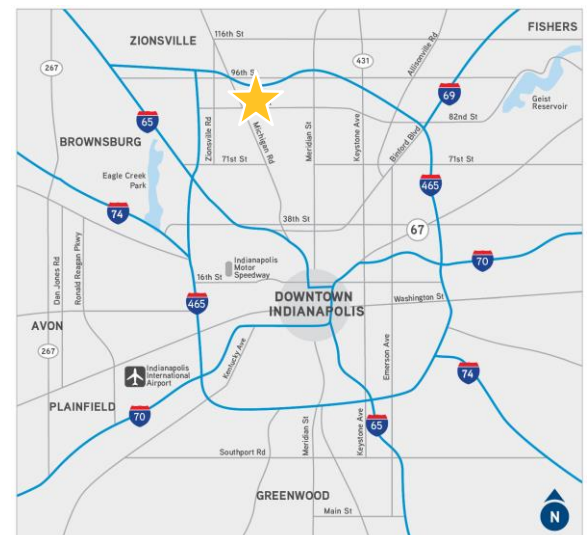


ONE COLLEGE PARK
renovations underway

Unbelievable amenity base with numerous lodging + dining options

FOR LEASE | 8910 Purdue Road | Indianapolis, IN

- Class "A" ± 137,000 SF Office Building
- ± 30,000 SF available for lease
- Fitness center & showers
- 2-story atrium
- Exterior signage available
- Located on IndyGo bus line
- Heavy parking
- Quick I-465 access
- Unbeatable amenity base (lodging/ dining)



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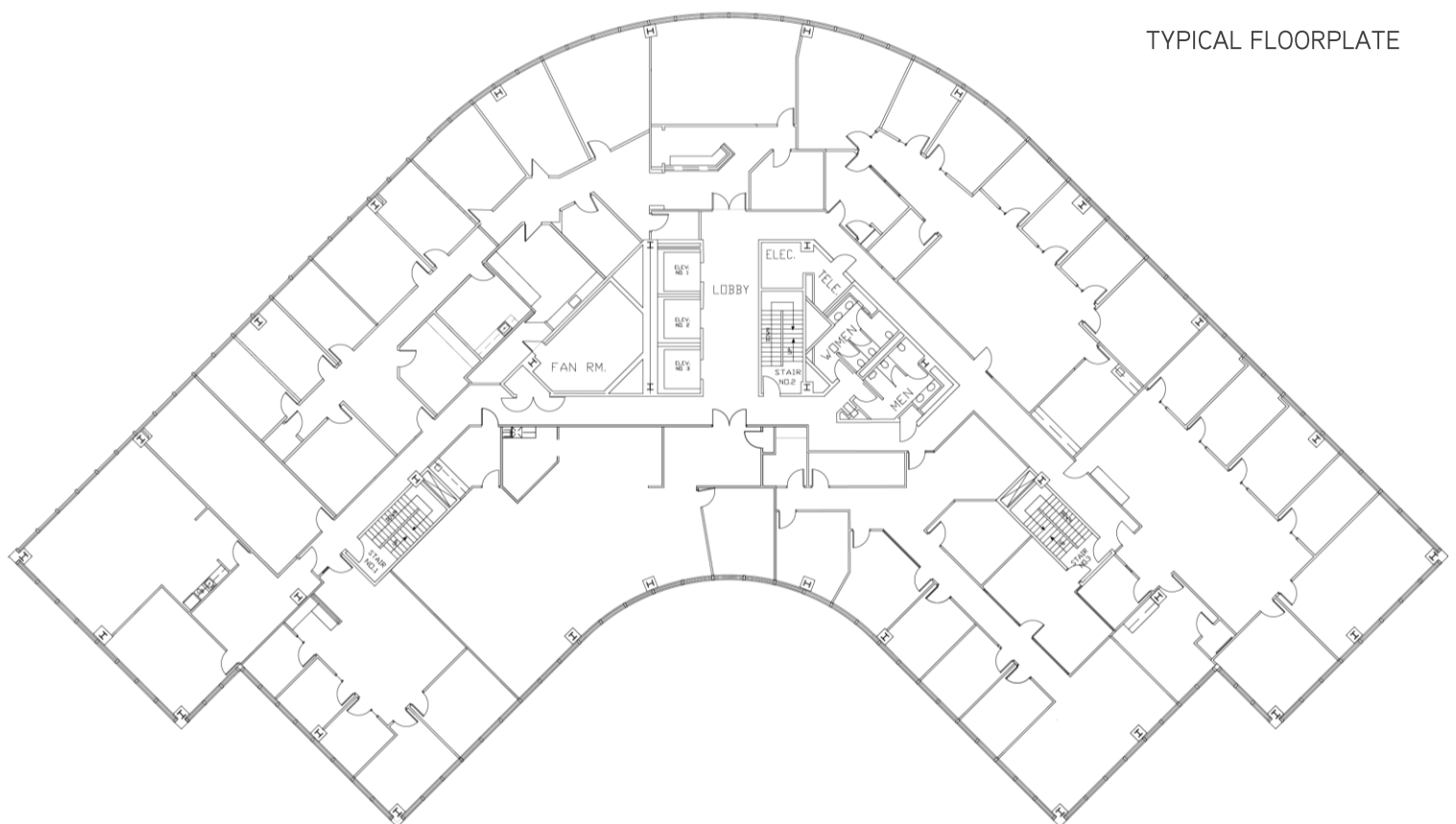
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Floorplate + Aerial



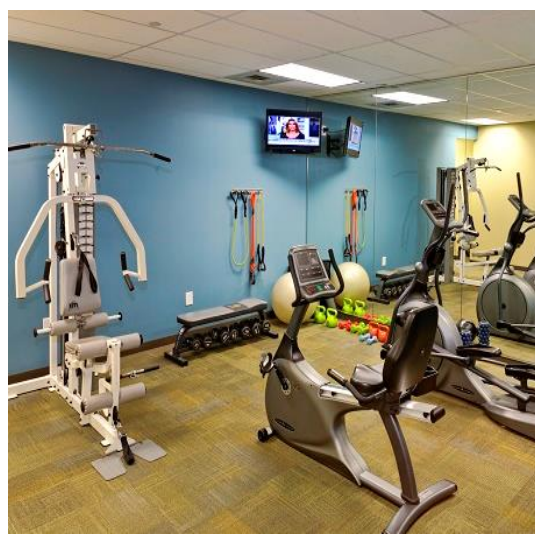
TYPICAL FLOORPLATE

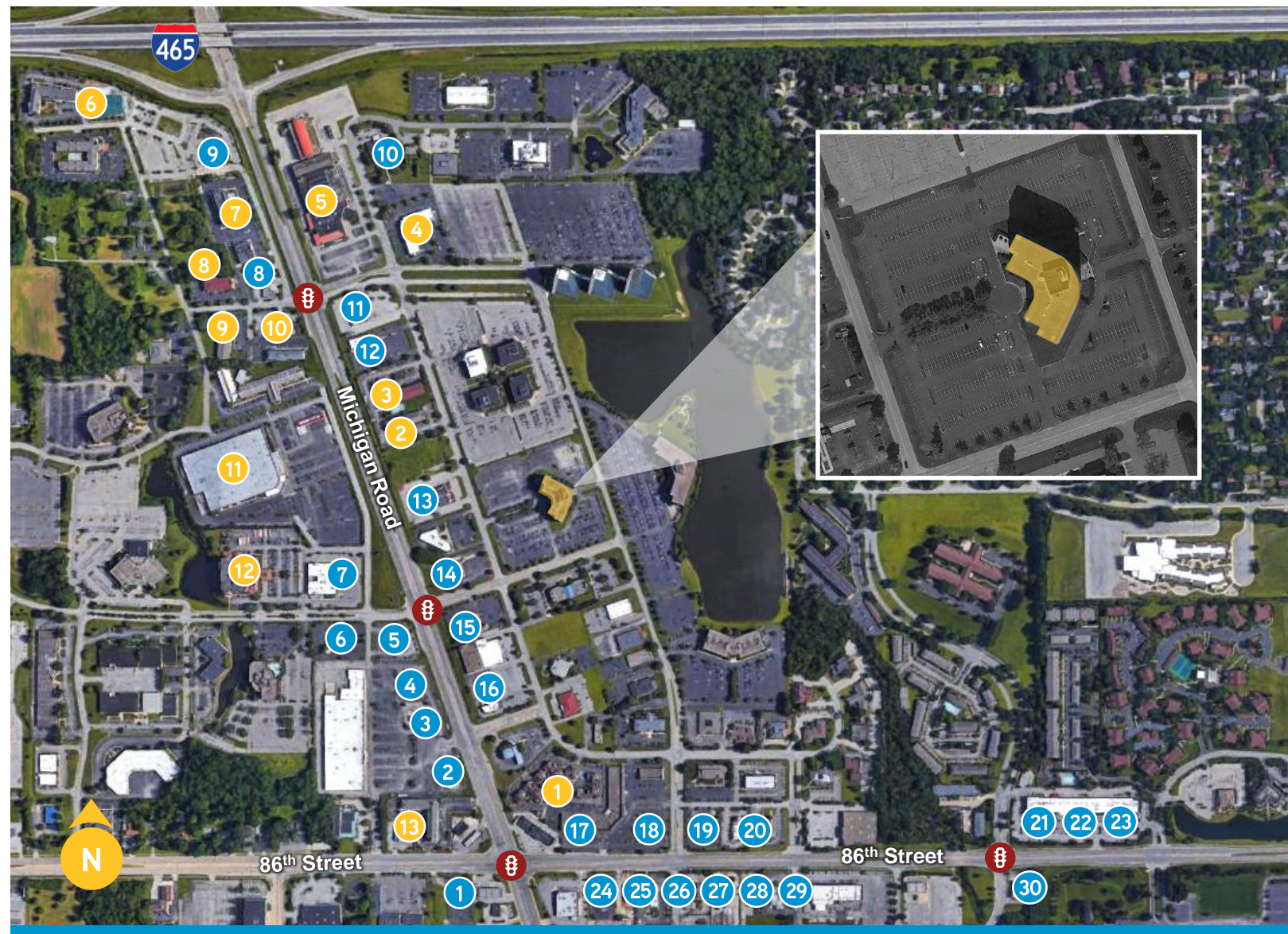


Gallery

Clockwise from top right:

A 2-story atrium greets you //
Architectural detail + landscaping of the
front exterior // Strong natural light
floods the atrium // Elevator lobby with
2nd floor overlook into the atrium //
Fitness + wellness center on site





PROPERTY INFORMATION

Total Area	± 137,000
Land Area	± 8.37 acres
Parking Ratio	± 5 / 1,000
Parking Spaces	± 670
# of Floors	7
Elevator(s)	3 passenger
Typical Floor	± 21,000
Access	Key fob access
Data	High speed on-site
Year Built	1985 (2017 renovations underway)
Restrooms	Central
Submarket	Northwest
Rental Rates	\$19.50 psf Full Service
Zoned	C4, Commercial District
Other	Shared building dock

HOTELS / MOTELS

- | | | |
|----------------------------------|---|--------------------------------|
| 1. Gatehouse Suites Indianapolis | 5. Caribbean Cove Hotel & Conference Center | 9. Best Western Country Suites |
| 2. Extended Stay America | 6. Homewood Suites | 10. Motel 6 |
| 3. Comfort Inn | 7. Drury Inn | 11. Days Inn & Suites |
| 4. Quality Inn | 8. La Quinta Inn | 12. Embassy Suites |
| | | 13. InTown Suites |

RESTAURANTS

- | | | |
|----------------------------------|--------------------------|------------------------|
| 1. Popeyes Louisiana Kitchen | 11. Texas Roadhouse | 21. Panera Bread |
| 2. Steak 'n Shake | 12. Ruby Tuesday | 22. Trader Joe's |
| 3. White Castle | 13. El Meson Mexican | 23. Starbucks |
| 4. Panda Express | 14. Arby's | 24. Wendy's |
| 5. Denny's | 15. Famous Dave's | 25. Pizza Hut |
| 6. Subway | 16. Zaxby's | 26. McDonald's |
| 7. McAlister's Deli | 17. Qdoba Mexican Grill | 27. Taco Bell |
| 8. Yen Ching | 18. Einstein Bros Bagels | 28. Rally's Hamburgers |
| 9. Cracker Barrel | 19. Chic-Fil-A | 29. Burger King |
| 10. Beef & Boards Dinner Theatre | 20. Chipotle | 30. Hardee's |

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