

7601 & 7635 Interactive Way



The Offering



Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, presents the opportunity to acquire the 100% fee simple interest in 7601 & 7635 Interactive Way (the “Property” or “Opportunity”), a headquarter-quality, Tier 1 office portfolio located within the 56.4-acre master-planned Woodland Corporate Park situated adjacent to I-465, just 20 minutes northwest of downtown Indianapolis.

The Property is currently dark following Genesys Cloud Services' departure, though their lease obligation remains in effect through June 2027. The 275,205 square foot office portfolio was designed to include a lower-level amenity floor featuring a game room, gym, climbing room, storage area, kitchen, and dining area. With approximately \$4.6 million in contractual remaining rental income, the property provides investors with a canvas to create value through a new leasing plan, renovation, flex or lab conversion possibilities, paired with a reset basis and history of institutional quality maintenance.

With great interstate visibility, the Property provides immediate access to I-465 at the 71st Street and 86th Street interchanges, offering incredible access to both downtown Indianapolis and Indianapolis International Airport. The 7601 & 7635 Interactive Way location also provides convenient access to shopping malls, numerous country clubs, hotels, and restaurants.

The Property stands as an exceptional value-add opportunity, offering redevelopment potential at a significant discount to replacement cost within the most coveted Indianapolis North suburban location.

KEY PROPERTY STATISTICS

Address	7601 Interactive Way	TOTAL	7635 Interactive Way
City, State	Indianapolis, IN		Indianapolis, IN
Square Feet	120,000	275,205	155,205
Year Built	2003		2008
Number of Stories	3 (Plus Lower Level)		4
Typical Floorplate (RSF)	30,000		39,750
Site Area	6.0 Acres	13.9 Acres	7.9 Acres
Zoning	C-S (Commercial - Special)		C-S (Commercial - Special)
Parking	427 (4.7 spaces per 1,000 RSF)	1,051 Spaces	624 (4.0 spaces per 1,000 RSF)
Occupancy*	0%	0%	0%

* The offices are dark. Approximately \$4.6M in contractual remaining rental income secured through the Genesys lease expiring in June 2027



Investment Highlights

A TIER 1 COVERED DEVELOPMENT/ REDEVELOPMENT PLAY

- ▶ Approximately **\$4.6M** in contractual remaining rental income secured through **June 2027**.
- ▶ Flexible **C-S (Commercial - Special)** zoning permits office and **I-2-S** industrial uses, enabling value-enhancement through adaptive reuse or redevelopment.
- ▶ The Property offers one of the largest premier contiguous blocks of office space available within the submarket. Paired with its flexible floor plates, the Property is well positioned to capture tenants of all sizes and requirements in the market.
- ▶ The Property's strategic location, superior access to and from major highway arteries, proximity to affordable and efficient transit, and institutional quality garner high demand from prospective tenants.



HEADQUARTERS QUALITY ASSET

- ▶ Former headquarters location serving Interactive Intelligence and post 2016 acquisition Genesys
- ▶ Build-to-suit quality office space with test/development labs, training rooms, conference areas, gym, kitchen, and storage.
- ▶ Strategically located in Indianapolis' Northwest Suburbs with convenient access to downtown Indianapolis and Indianapolis International Airport.
- ▶ Reset basis opportunity delivering compelling value-add potential.

Strategically Located

~125,000

VEHICLES DAILY.
PROMINENT INTERSTATE 465 VISIBILITY

5 min

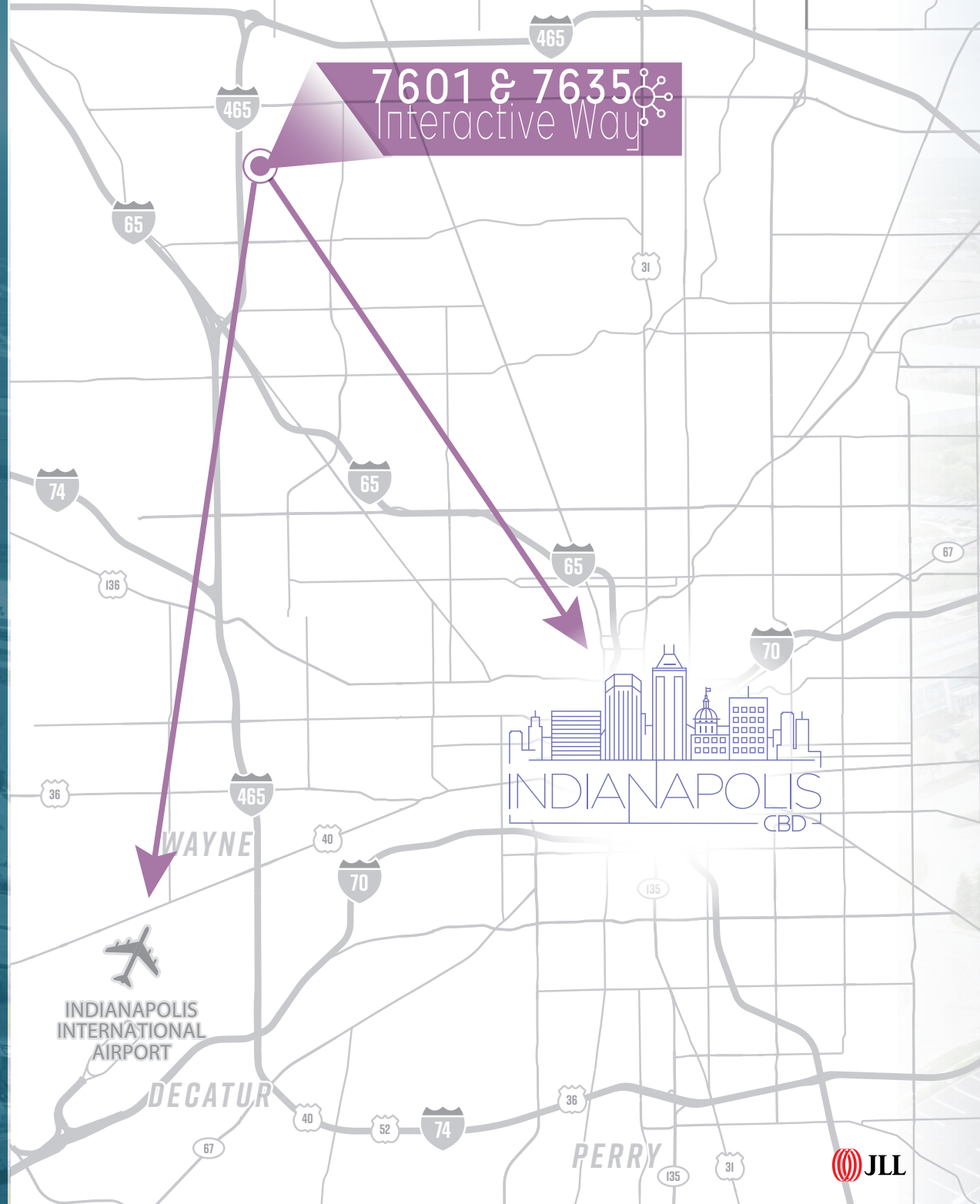
DRIVE TO I-465 IN BOTH DIRECTIONS

20 min

DRIVE TO DOWNTOWN
INDIANAPOLIS

20 min

DRIVE TO INDIANAPOLIS
INTERNATIONAL AIRPORT



TRANSPORTATION HIGHLIGHTS

8 INTERSTATES
RUNNING ACROSS INDIANA STATE BORDERS

#2 LARGEST FEDEX HUB
IN THE WORLD

8TH LARGEST CARGO AIRPORT
IN THE U.S. BY TONNAGE

#7 LARGEST STATE
FOR WATERBORNE SHIPPING

3 CLASS I RAILROADS
OPERATING WITHIN THE STATE

DOWNTOWN
INDIANAPOLIS

LAWRENCE

WARREN





Premier Redevelopment Opportunity

Land Area	13.916 Acres 606,181 SF
Parcels	7601 Interactive Way / Parcel #6006945: 6.038 Acres 7635 Interactive Way / Parcel #6030327: 7.878 Acres
Zoning	C-S (Commercial-Special)
Front Setback	Min 10 ft from ROW; Max 85 ft from proposed ROW along main streets
Side Setback	Min 10 ft
Rear Setback	Min 10 ft
Building Height	Max 45 ft
Parking Requirement	Office parking ratio: Min 2.85:1,000 SF, Max 5:1,000 SF; Industrial varies by use

7601 and 7635 Interactive Way offer significant value-add potential, with both properties zoned C-S (Commercial-Special). A 1988 rezoning approval permits both office and I-2-S industrial uses, providing flexibility for repositioning, adaptive reuse, or redevelopment for a range of qualifying commercial and industrial purposes. New development must comply with the current C-S district standards, including maximum height and setback limitations.

The C-S zoning offers adaptability for future owners, but all uses must align with the scope of the original rezoning ordinance. Redevelopment for uses not specified in the 1988 approval, such as residential or broader commercial activities, would require a new rezoning process and municipal approvals.

Prospective investors are encouraged to conduct their own due diligence with the City of Indianapolis to confirm allowable uses, site development standards, and approval processes for any intended development or redevelopment plans.

Substantial Discount to Replacement Costs

7601 & 7635 Interactive Way presents an exceptional opportunity to acquire a headquarters quality office asset at a significant discount to replacement cost in an irreplaceable suburban location. Due to the scarcity of available land sites and the rising cost of construction, the replacement cost of a similarly located asset would be in excess of \$530 per square foot. New developments would imply net average rental rates of approximately, \$48 NNN per rentable square foot, providing the future owner a competitive advantage relative to new supply.

REPLACEMENT COST SUMMARY

	HIGH	BASE	LOW
Estimated Replacement Cost	\$530	\$530	\$530
Required Yield on Cost	10.0%	9.0%	8.0%
Estimated Replacement Net Rent (\$/RSF)	\$53.0	\$48.0	\$42.0
7601 & 7635 Interactive Way Net Rent (\$/RSF)	\$12.5	\$12.5	\$12.5
Replacement Rent Premium to Market	x4.2	x3.8	x3.4

7635 INTERACTIVE WAY





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