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Developed by:





INTECH PARK

Available Land and Build-To-Suit Opportunities



res - SOLD
Hotel

19.54 Acres
Available

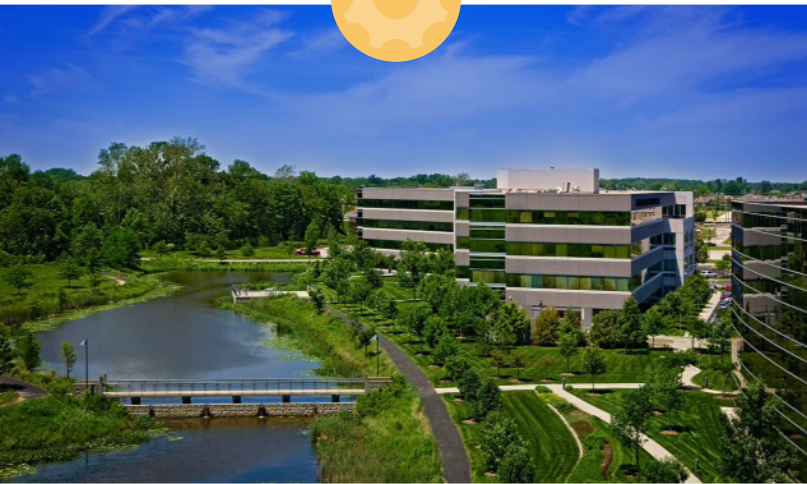
INTECH BLVD

I-465 and W. 71st Street
Indianapolis, Indiana

PARCEL BREAKDOWN

B-2	AVAILABLE - 1.67 acres
B-5	AVAILABLE - 1.64 acres
I*	AVAILABLE - 19.54 acres

* Parcel I site can be divided



PROPERTY HIGHLIGHTS & FEATURES

INTECH Park was launched as a Certified Technology Park in 1999 by Lauth Group, Inc. This 210 acre office park was designed as a PUD into two separate phases. Phase I of the development contains nine office buildings totaling nearly one million square feet. Available sites with pricing are shown below. Build-to-suit opportunities are available with Lauth Group, Inc. as the developer/contractor.

THE INTECH ADVANTAGE



Tenants at INTECH Park enjoy a wide range of services and amenities located within easy walking distance throughout the Park. INTECH Commons is a 15 acre area dedicated to providing services and amenities for the park's corporate residents. The park includes:

Environment

- Image - Impressive park entry feature with well landscaped boulevard leading to a wooded round-about which serves as a main entry feature to the office section of the park.
- Aesthetics - 13+ acres of water features and natural wetlands
- Recreation/Fitness - More than 2.5 miles of walking/jogging paths within the park that are now connected to Eagle Creek Park, located 1 mile to the west. Picnic grounds overlook the 7 acre lake.

Services

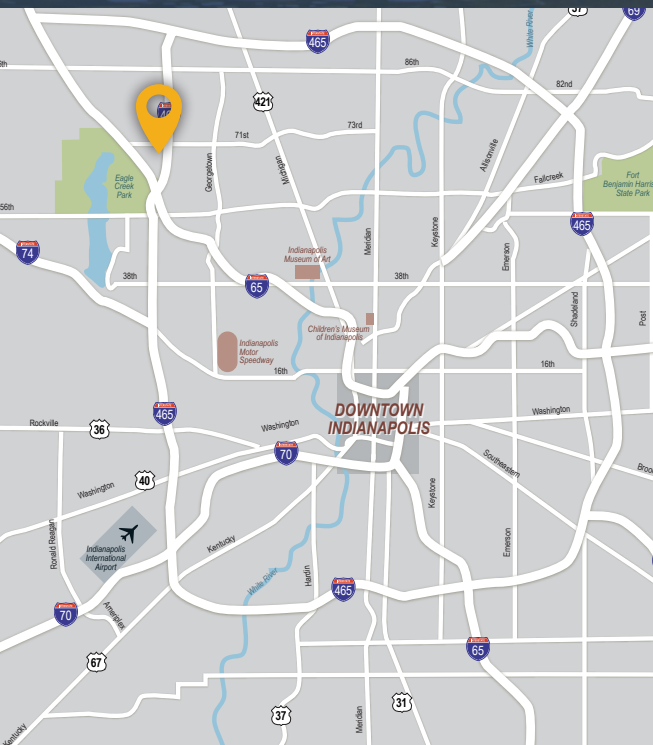
- INTECH Commons, a 15 acre section of the Park, is dedicated to providing services and amenities to the office users at INTECH Park.

- Banking, childcare, hotels (3), restaurants and Starbucks now serve the employees of the corporate residents of the Park.
- There are two retail sites remaining within INTECH Commons, which will provide additional services in the future.

INTECH Phase I Technology / Communications Infrastructure

- A SONet fiber optic network has been built within Phase I of the park, fed from Time Warner's city wide SoNet. This network provides reliable service to the Park's corporate residents.
- The electrical power is "looped" throughout the Park for reliability and fed from two separate IPL substations.

LOCATION & ACCESS



Location

Situated between I-465 and I-65 on the City's northwest side, INTECH is highly visible and easily accessible from all sides of town – via the interstate system. It is within minutes of Indianapolis International Airport, the CBD and numerous bedroom communities.

INTECH Park is in the southwest quadrant of the recently reconfigured interchange of I-465 and 71st Street. Dubbed the Northwest Fast Track – the new configuration has enhanced traffic flow and allowed for easier ingress and egress to and from the area. Part of the project included additional lanes along I-465 from I-65 to 86th Street.

The Park is also on the public transit bus line, IndyGo, enabling tenants at the park to draw employees from all spectrums of the labor force. IndyGo is Indianapolis' primary form of public transportation.



**FUTURE INTECH FIVE
(POTENTIAL BUILDOUT)
140,000 SF**



INTECH'S CORPORATE RESIDENTS:

