

FOR SALE OR LEASE

WOODLAND center II

8335 Allison Pointe Trail
Indianapolis, IN 46250



BROKER INCENTIVE:
2% Broker Bonus to the finding broker



NEW OWNERSHIP



NEW VISION



SAME GREAT LOCATION

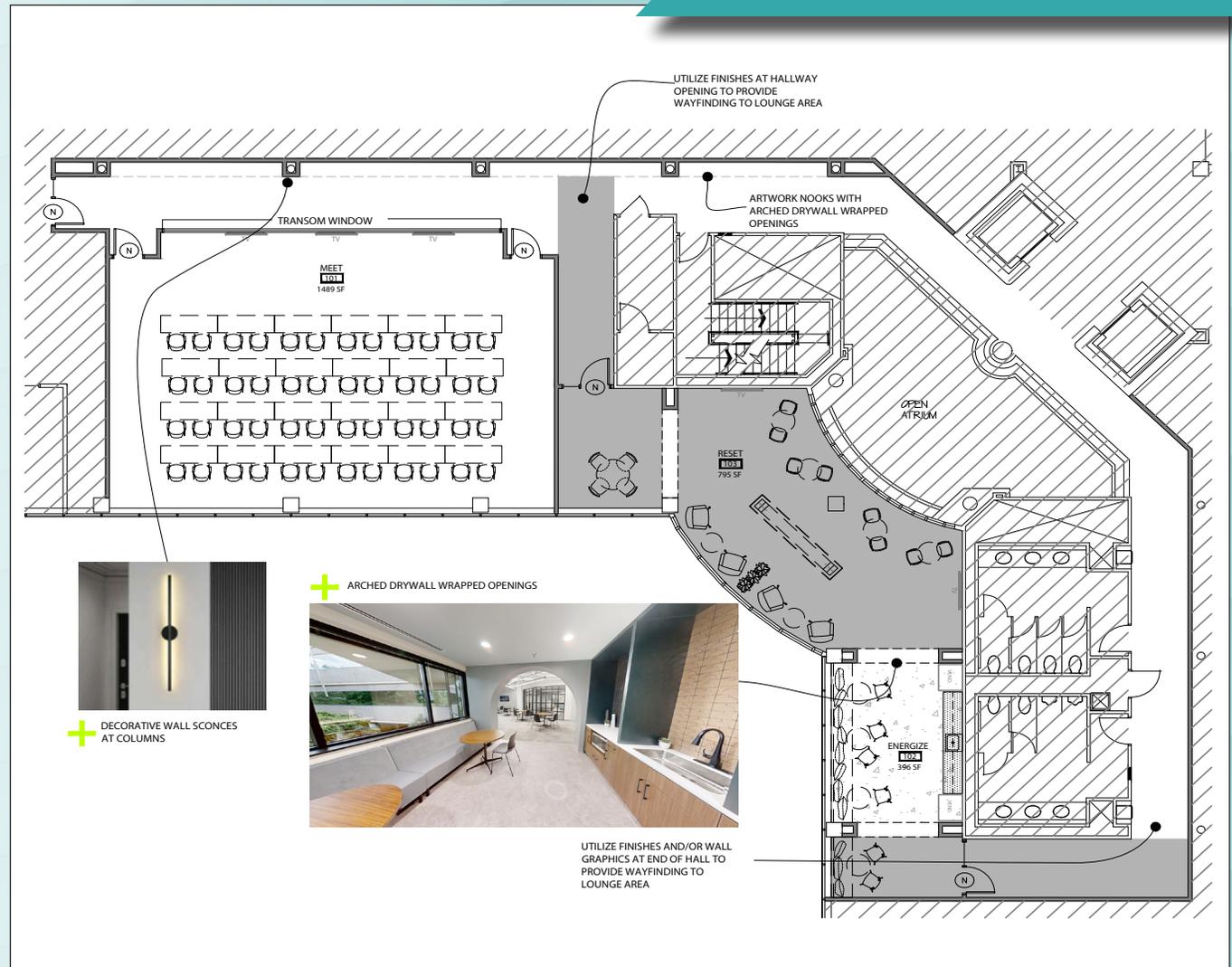
PRIME OFFICE SPACE

Woodland Center II is located in the highly regarded Allison Pointe Business Park on the northside of Indianapolis. The development features a 30-acre lake, rolling terrain and a serene, wooded landscape. There are two points of ingress/egress to the park with only a 3-minute drive to access I-465.

PROPERTY RENOVATIONS

- CONFERENCE ROOM
- TENANT LOUNGE
- DISC GOLF COURSE
- RESTROOM UPDATES
- LED LIGHTING
- NEW LANDSCAPE, CONCRETE, AND PARKING UPDATES
- LOBBY UPGRADES
- ELEVATOR MODERNIZATION
- WINDOW UPDATES
- NEW ROOF

AMENITIES CENTER



NEW AND ENGAGED OWNERSHIP

1,434 SF - 33,892 SF AVAILABLE

ELEVATOR EXPOSURE

PRIME NORTHSIDE LOCATION

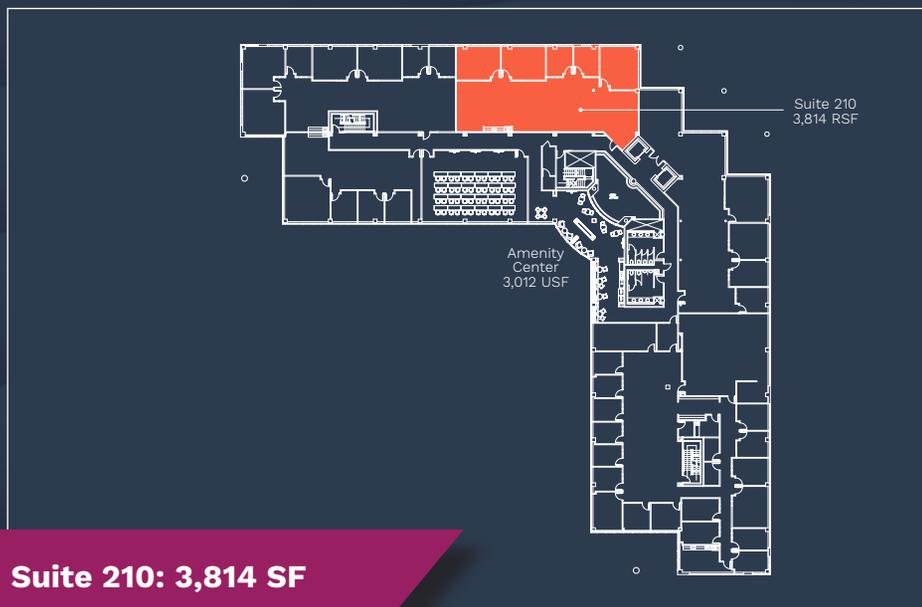
ASKING LEASE RATE: \$20.00 / SF FULL SERVICE

Tenant Improvement Allowance: Up to \$6.00/SF/Year of Term

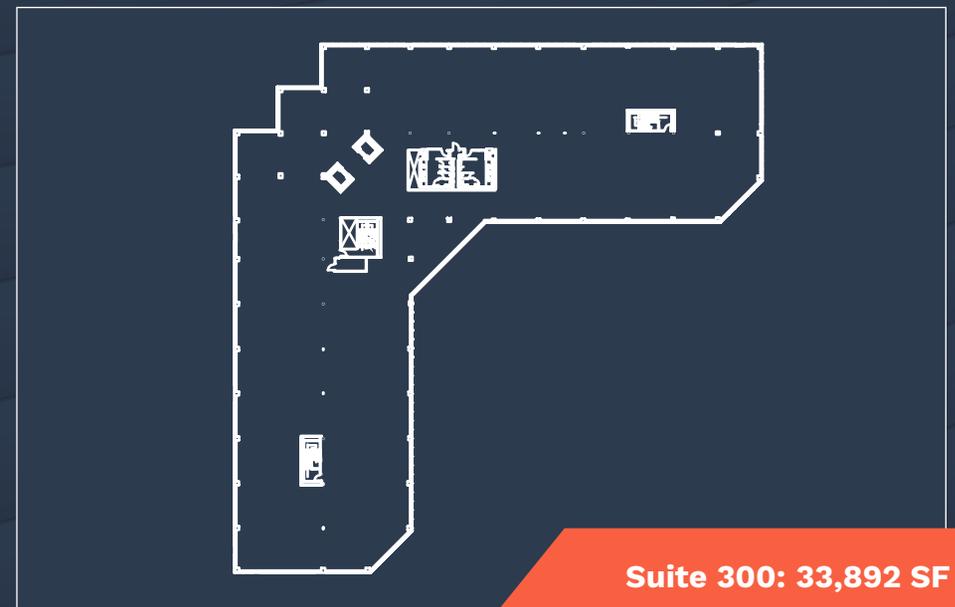
*Landlord is willing to finance additional Tenant Improvements. TI Allowance not subject to Bank Approval.



Suite 135: 1,434 SF



Suite 210: 3,814 SF



Suite 300: 33,892 SF

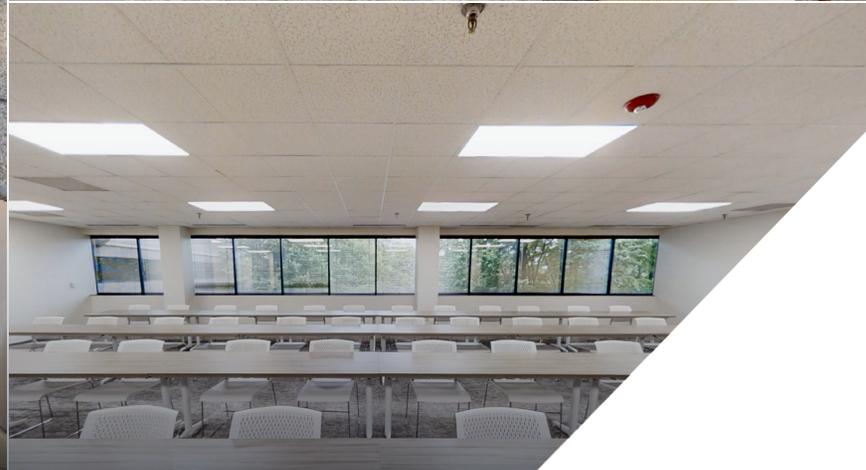
WOODLAND center II

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