



 JLL SEE A BRIGHTER WAY

# For sale

INTECH Two

6650 Telecom Drive

Indianapolis, IN 46278

*Investment, Conversion, or Owner-User Opportunity!*

**C-S Zoning allows for a hotel, restaurant, and/or conference center**

## Property overview & demographics

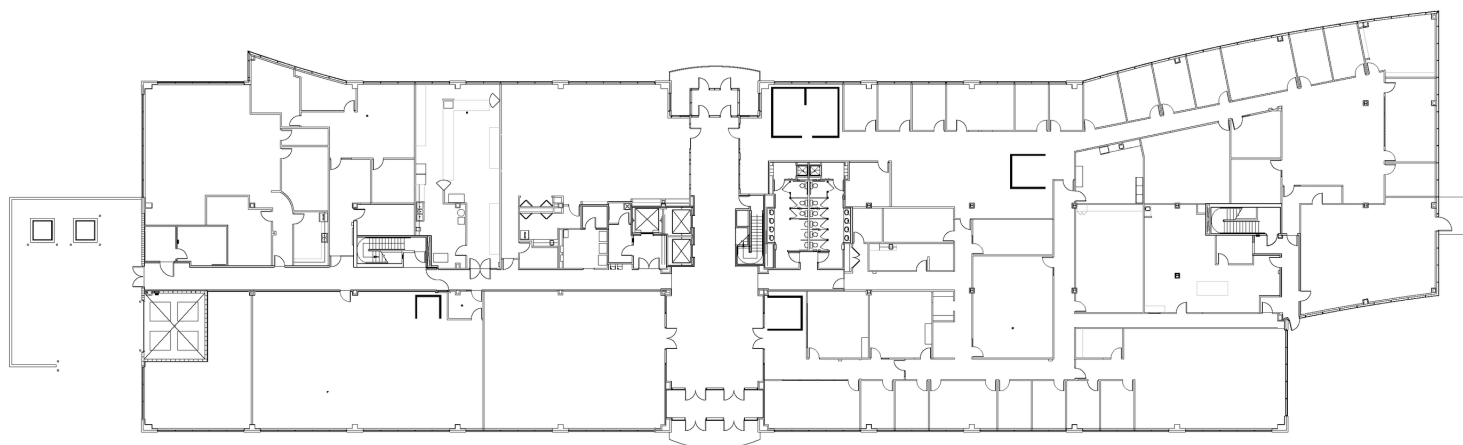
INTECH Two sits within INTECH Park, a Certified Technology park in northwest Indianapolis. The building is located in a natural setting with gorgeous water views and 2.5 miles of walking paths balancing technology with nature. INTECH Two stands as an exceptional value-add opportunity, for either an end-user or an investor. The property also offers redevelopment potential at a significant discount to replacement cost within one of the most coveted Indianapolis North suburban locations.

- Entire building available up to 141,466 RSF
- Card access security
- Loading dock area
- I-465 visibility
- Current C-S zoning allows for a hotel, restaurant, and/or conference center



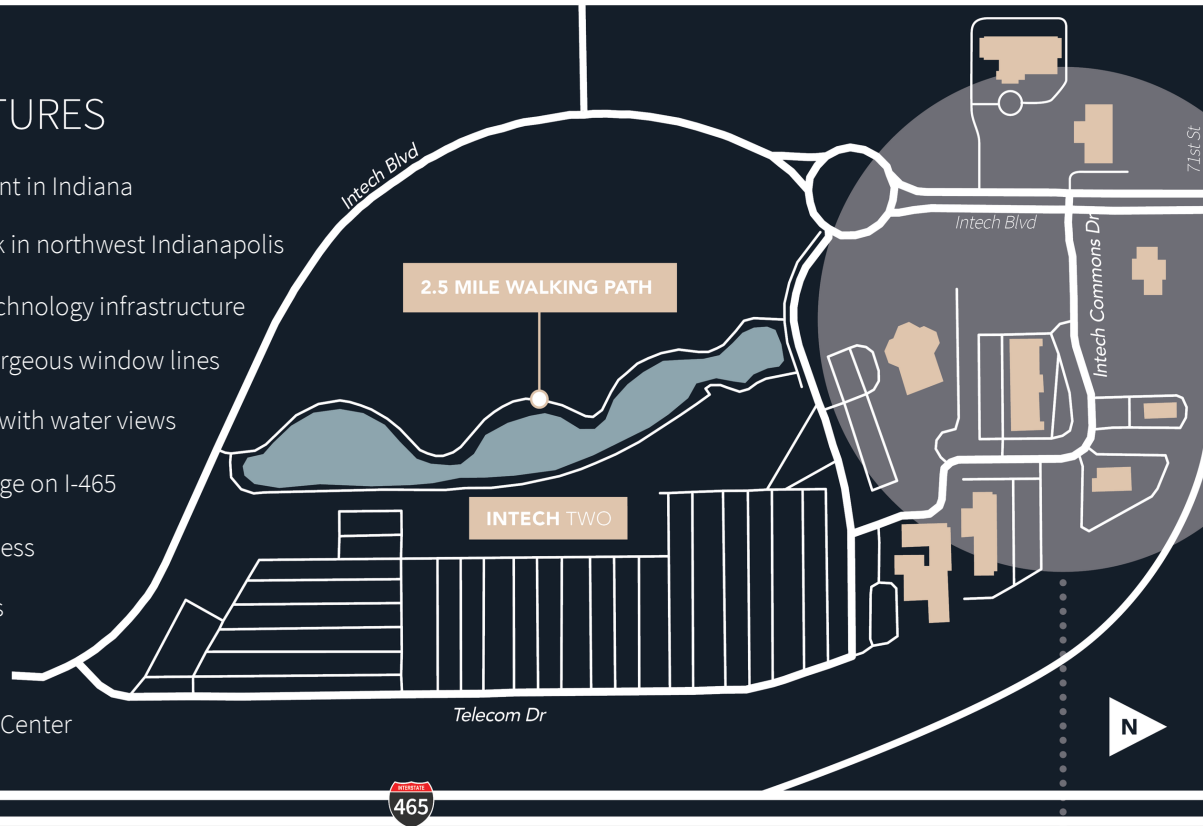
|                 |                         |
|-----------------|-------------------------|
| <b>Location</b> | Northwest - INTECH Park |
| <b>Size</b>     | 141,466 SF              |
| <b>Stories</b>  | 4                       |
| <b>Acreage</b>  | 9.29                    |
| <b>Zoning</b>   | C-S                     |

## Sample floorplan



## INTECH PARK FEATURES

-  Largest office development in Indiana
-  Certified Technology Park in northwest Indianapolis
-  Advanced information technology infrastructure
-  Expansive lobbies and gorgeous window lines
-  Attractive natural setting with water views
-  1 mile of interstate frontage on I-465
-  IndyGo bus line route access
-  2.5 miles of walking paths
-  4/1,000 parking ratio
-  INTECH Commons Retail Center



## INTECH COMMONS AMENITIES



4 Hotels



Restaurants



Daycare

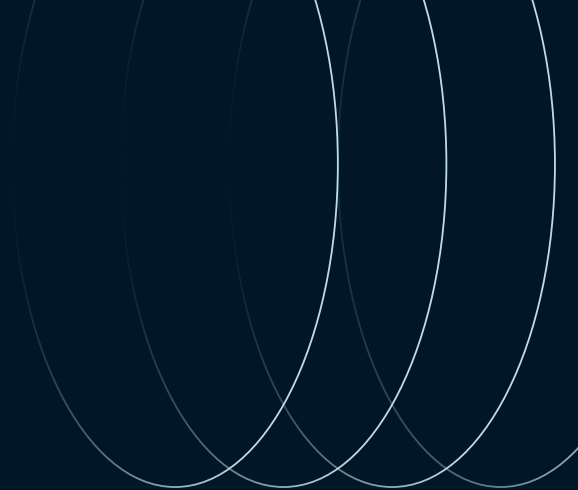


Banking



Dry cleaning



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