



 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

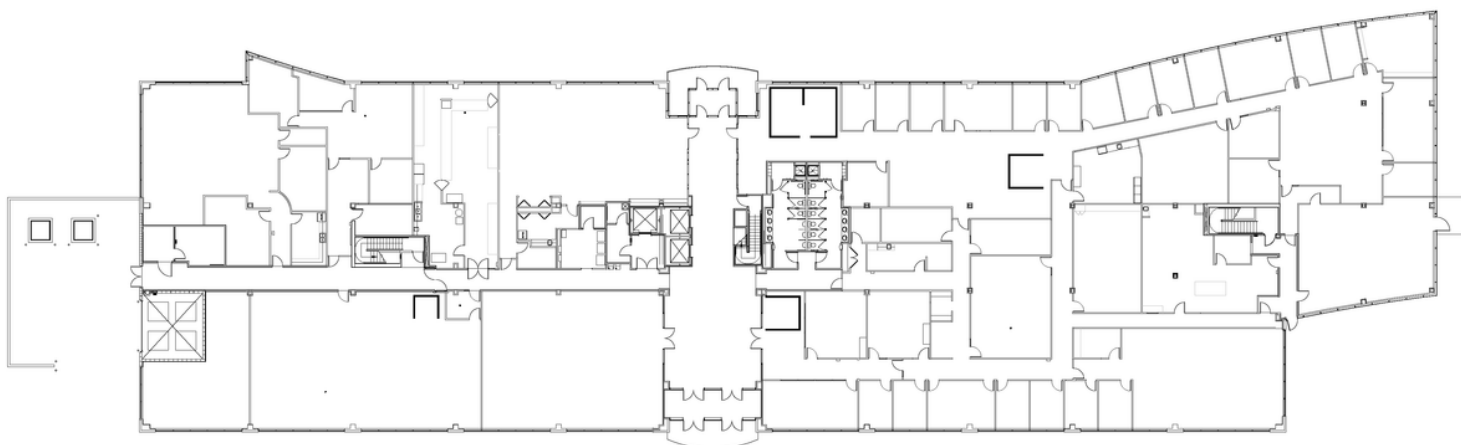
INTECH Two sits within INTECH Park, a Certified Technology park in northwest Indianapolis. The building is located in a natural setting with gorgeous water views and 2.5 miles of walking paths balancing technology with nature. INTECH Two stands as an exceptional value-add opportunity, for either an end-user 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



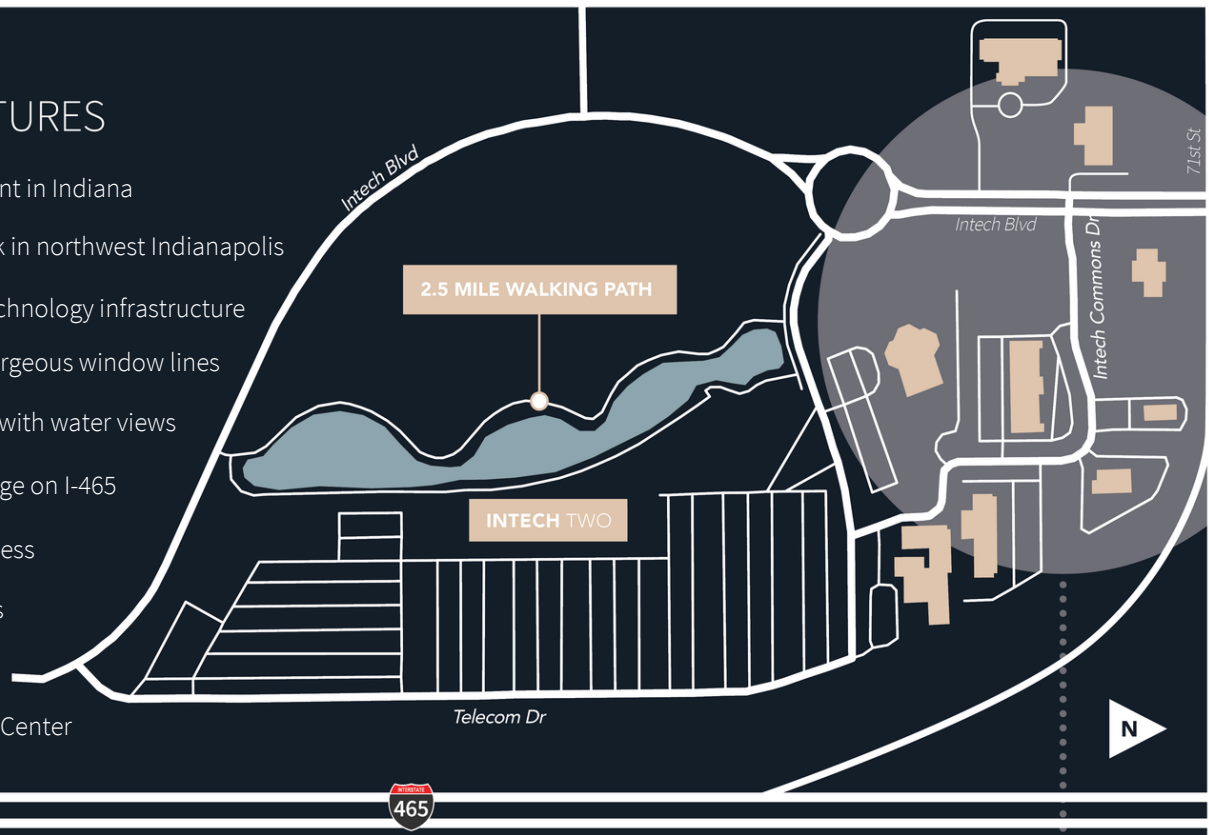
Location	Northwest - INTECH Park
Size	141,466 SF (Fully vacant)
Stories	4
Acreage	9.29
Zoning	C-S

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

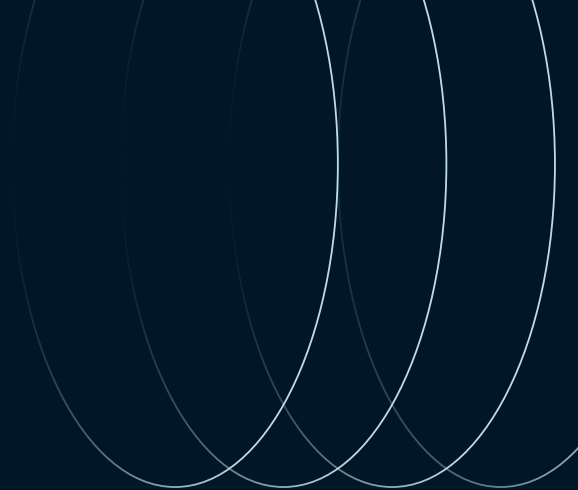


Banking



Dry cleaning



**JLL****John Robinson**

Managing Director

John.Robinson@jll.com

+1 (317) 810-7172

Connor Scott

Vice President

Connor.Scott@jll.com

+1 (317) 810-6399