

REDEVELOPMENT OPPORTUNITY OF 14.68 ACRES



THE CROSSING
AT 96TH STREET



North Meridian Street

Parkwood Crossing Office Park



1300 East 96th Street
Indianapolis, IN 46240

I-465 N ➤

96th Street

Path to Monon Trail

USTA



THE CROSSING AT 96TH STREET

RARE REDEVELOPMENT OPPORTUNITY

The Crossing at 96th Street is a unique office redevelopment offering located on Carmel's front doorstep. Ideally located in the high-demand North Meridian submarket, the property is the largest site with the highest visibility on the northside of Indianapolis. The property is situated contiguous to the Monon Trail and Parkwood Crossing Office Park and offers excellent area amenities and demographics.

The existing physical structures, combined with the asset's lifestyle amenities lend themselves to a creative and adaptive reuse which would incorporate many of the desires today's progressive tenants and employees are looking for. The current owner, Corporex Co. is one of the most active privately-held development firms in the country with experience in multiple product types. Corporex's vision and capabilities would provide a flexible partnership to develop the property to your specific needs. Their vision led to the sale and creative reuse of a similar facility, creating a 195,000 sf office space for a software firm in Cleveland, Ohio. Current zoning would also allow for up to 650,000 sf of office or healthcare space, with structured parking.



HIGHLIGHTS



PUD zoning allows for unique and flexible redevelopment opportunities up to 650,000 sf



Largest, most visible site on the northside of Indianapolis



North Meridian corridor is the highest in demand by tenants and features abundant amenities, including restaurants, shopping and hotels



Rare redevelopment opportunity of the property and the site



Unparalleled visibility with 144,000 vehicles per day via I-465 and 96th Street



Potential for healthcare related uses



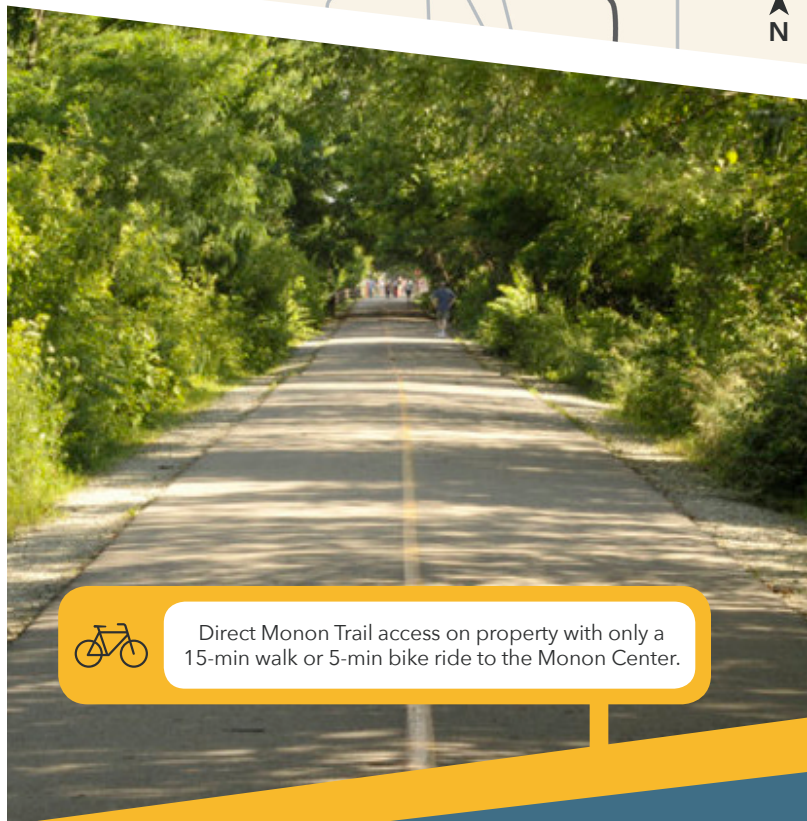
Highly desirable existing amenities could be incorporated into new a development



Situated contiguous to the 1.7 million sf Parkwood Crossing Office Park, originally developed by Duke Realty



The North Meridian corridor has become healthcare location of choice with a presence of all four major Indiana hospital networks - IU Health, St. Vincent, St. Francis and Community Health Network



Direct Monon Trail access on property with only a 15-min walk or 5-min bike ride to the Monon Center.

CARMEL DEMOGRAPHICS

Demographic	1 mile	3 miles	5 miles
2017 Population	10,158	52,749	178,900
2017 Avg HH Income	\$63,030	\$99,105	\$101,041
Median Age	37.0	41.7	38.3
Unemployment Rate	2.8%	2.7%	3.4%
Bachelor's Degree or higher	41.5%	56.2%	57.9%
Total businesses	482	4,524	9,984

Best Place to Live in America - *NICHE*, 2017

#4 Best Cities for Families - *Apartment List*, 2017

#5 Best Small City for Families in America - *NerdWallet*, 2016

#1 Safest City to Raise a Child - *SafeWise*, 2016

Community of the Year - *Indiana Chamber of Commerce*, 2015

Best Place to Raise a Family - *MarketWatch*, 2015

Best Place to Get a Job in Indiana - *Zippia*, 2015

#1 Safest Suburb in America - *Movoto*, 2014

#1 Best Small City in America - *NerdWallet*, 2014

#9 Fastest Growing Place in America for High-Tech Jobs - *Forbes*, 2013

#1 Best Place to Live in America - *Money Magazine*, 2012

LOCATION OVERVIEW

The Crossing at 96th Street is located in the North Meridian Corridor on the southern border of the dynamic, award-winning city of Carmel, Indiana. Ranking as the best place to live in multiple publications in recent years, Carmel has transformed from a quiet, upscale community into a vibrant business district that now has the second largest concentration of office workers in the state. Decision makers and key executives from corporations throughout Indianapolis and nationwide are drawn to Carmel due to its excellent schools, extensive amenities and thriving arts and cultural venues.



www.crossingat96.com

CORPORATE NEIGHBORS



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