PARKWOOD

CROSSING

LOCATION. QUALITY. EXCELLENCE.

Parkwood Crossing, a premier, high-profile office park consisting of eight buildings strategically positioned at an unparalleled location in Indianapolis, Indiana in the North Meridian submarket.

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The 1.2-million-square-foot Parkwood Crossing is the largest suburban office park in Indianapolis. With recent $10M worth of capital improvements, the park continues to be the premier area leader. Along with the exceptional park amenities, Parkwood Crossing is located minutes from the luxury shopping at The Fashion Mall at Keystone and Clay Terrace, an outdoor lifestyle center and home to more than 80 retail shops and restaurants. The recently completed $300 million development of the Carmel City Center and Arts & Design district, which is located just 10 minutes away from Parkwood Crossing, is a vibrant neighborhood alive with a mix of retail, restaurants, arts and entertainment.
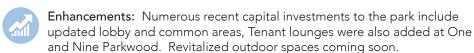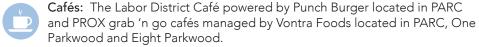
AMENITIES AT PARKWOOD CROSSING

PARC (Parkwood Amenity and Recreation Center): PARC is a two-story, 14,000-square-foot amenity center at 550 E. 96th St. PARC features a concierge, a 6,000-square-foot fitness center with locker rooms and showers, a state-of-the-art conference and training center, gourmet cafes and tenant lounge with fireplace and outside wraparound deck with lake views.

Enhancements: Numerous recent capital investments to the park include updated lobby and common areas, Tenant lounges were also added at One and Nine Parkwood. Revitalized outdoor spaces coming soon.

Walking Path & Bike Share: A 1.36-mile pedestrian and bike-friendly trail winds through Parkwood Crossing. Use the Zagster Bike Share Program (located at PARC) or put on your walking shoes to enjoy the park-like setting and connection to the Monon Trail.

Conference Centers: Hold your group meetings, up to 100 people, without ever leaving the Parkwood campus (Located in PARC & Nine Parkwood), with all the A/V items you'll need.

Fitness Center: Get a full work out before/after work and during your lunch break on the 2nd floor of PARC. Private studio/personal training available.

Cafés: The Labor District Café powered by Punch Burger located in PARC and PROX grab 'n go cafés managed by Vontra Foods located in PARC, One Parkwood and Eight Parkwood.

Auto Spa: On-site oil changes, car wash, detailing, brake repair and tune-ups. This service is provided exclusively for Parkwood Crossing tenants.

Concierge Services: Need assistance with your errands? In-house concierge will handle a variety of tasks at an affordable cost.
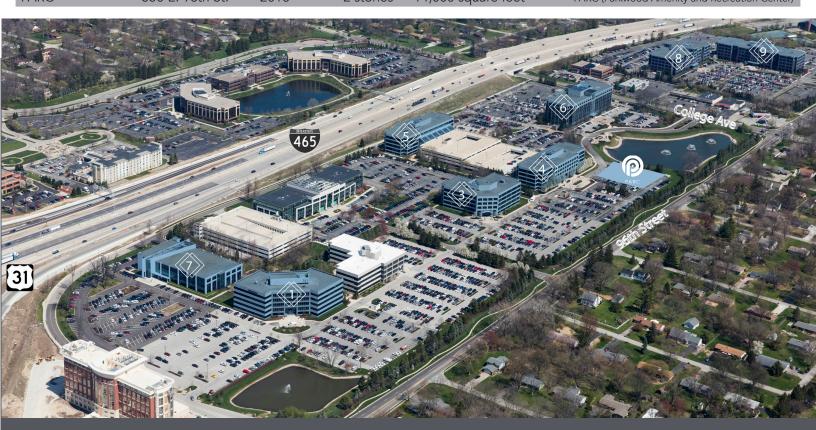
Wi-Fi Hotspot: Be connected at Parkwood Crossing with free Wi-Fi available in all building lobbies, outdoor common areas, conference centers and fitness facilities in the park.

Rebecca Price at the PARC Concierge Desk: 317.819.1885 | rprice@strategiccapitalpartners.com

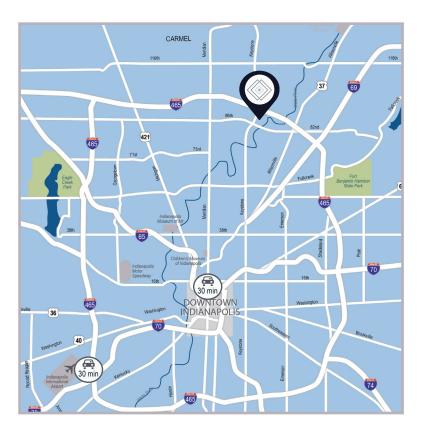| BUILDING	ADDRESS	YEAR BUILT	FLOORS	TYPICAL FLOORPLATE	RENTABLE AREA
One Parkwood	250 E. 96th St.	1990	5 stories	23,835 square feet	111,202 rentable square feet
Three Parkwood	450 E. 96th St.	1997	5 stories	25,000 square feet	123,464 rentable square feet
Four Parkwood	500 E. 96th St.	1998	5 stories	28,000 square feet	134,955 rentable square feet
Five Parkwood	510 E. 96th St.	1999	5 stories	28,000 square feet	134,152 rentable square feet
Six Parkwood	600 E. 96th St.	2000	6 stories	33,000 square feet	200,237 rentable square feet
Seven Parkwood	280 E. 96th St.	2000	3 stories	30,000 square feet	89,178 rentable square feet
Eight Parkwood	800 E. 96th St.	2002	5 stories	40,900 square feet	204,126 rentable square feet
Nine Parkwood	900 E. 96th St.	2005	5 stories	40,900 square feet	204,762 rentable square feet
PARC	550 E. 96th St.	2018	2 stories	14,000 square feet	PARC (Parkwood Amenity and Recreation Center)

L O C A T I O N

Parkwood Crossing is strategically positioned with immediate access to I-465, U.S. 31, and 96th Street and boasts I-465 visibility. Located at the northern boundary of Indianapolis, the park is adjacent to the affluent suburbs of Carmel, Zionsville and Fishers in Hamilton County. Along with being one of the fastest growing counties in the nation, Hamilton County is home to a population earning more than double the national and state average for household income.

INDIANAPOLIS HIGHLIGHTS

- #1 in Midwest and #5 Nationally for Business - Chief Executive Magazine, 2019
- #1 Infrastructure - CNBC, 2019
- #1 in the Midwest for Entrepreneur Friendliness - SBE Council, 2019
- #3 Most Affordable State - U.S. News, 2019
- Most Exciting Food Cities - ZAGAT, 2018

CARMEL HIGHLIGHTS

- #1 Best Suburb to Live in America - Niche.com, 2019
- #1 Place to Raise a Family in the Midwest - Yahoo Finance, 2019
- #1 Safest City in Indiana - Safewise, 2019
- #1 Place to Launch a Career - Money Magazine, 2018
- #3 Best Place to Live in America - Money Magazine, 2018

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TRACI KAPSALIS
Senior Vice President
+1 317 810 7013
traci.kapsalis@am.jll.com

ADAM BRODERICK
Managing Director, Market Lead
+1 317 810 7178
adam.broderick@am.jll.com

BRITTANY SHULER
Associate Broker
+1 317 810 7176
brittany.shuler@am.jll.com

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