



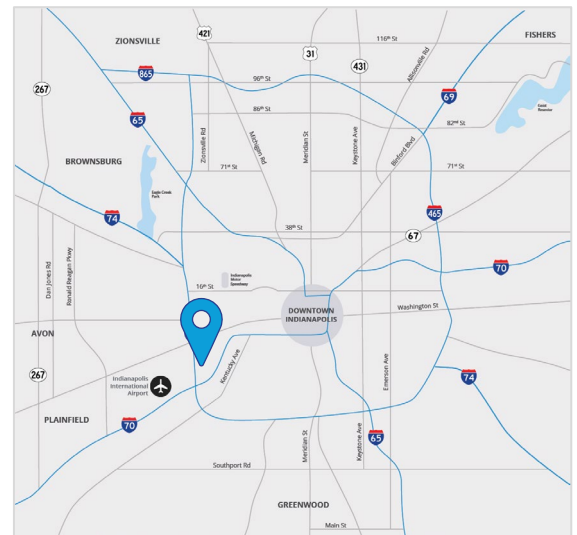
For Lease

# Directors Row Business Park

## 2485 Directors Row Indianapolis, IN

### Property Highlights

- 27,300 total SF
- 100% office space
- Built in 1985
- 12' - 20' clear height
- Ample parking for employees and clients
- Zoned I-3, CS
- Located near popular Park Fletcher Business Park
- Convenient access to I-465 and I-70
- Close proximity to Downtown Indianapolis and Indianapolis International Airport
- New Ownership investing significant capital into building & park improvements



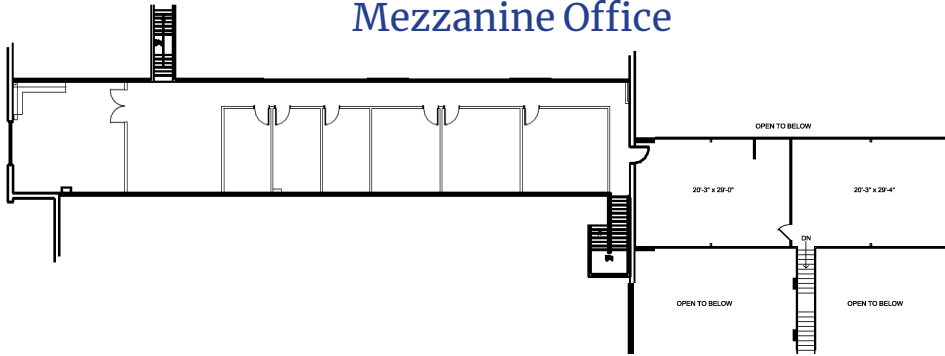
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# Site Plan

## Mezzanine Office

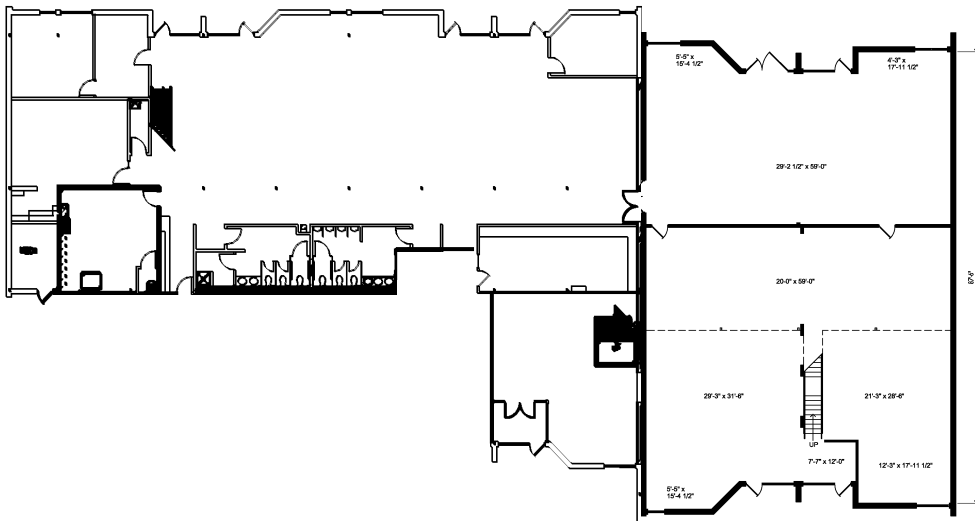


## Suite B-C

|           |         |
|-----------|---------|
| Office SF | To Suit |
| Total SF  | 17,700  |

## Building Specs

- 100% office (2-story) with ability to convert portions to warehouse
- Open areas for cubicles, showroom or additional private offices
- Large conference/training room
- Multiple restrooms
- Heavy parking on-site
- Mezzanine can be used for additional office or overflow storage



Owned by:



ZIFF  
REAL ESTATE  
PARTNERS

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