

86TH STREET BUSINESS CENTER

INDIANA
37
IN-37
~47,000 VPD

INTERSTATE
69
I-69
~140,000 VPD

*BILLBOARD NOT INCLUDED IN SALE

*BILLBOARD NOT INCLUDED IN SALE

TWO-BUILDING FLEX PORTFOLIO

📍 7320 & 7330 E. 86th Street Indianapolis, IN. 46256



THE YARD

~5 MILES

at Fishers District



AIRPORT PROXIMITY

~30 MILES

Indianapolis International Airport



DOWNTOWN ACCESS

~17 MILES

via I-465 · Downtown Indianapolis

LEAD AGENT

Marcus & Millichap
THE BENDER GROUP

Forest Bender

Managing Director Investments · National Office & Industrial Properties Group · National Healthcare Group

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86TH STREET BUSINESS CENTER

7320 & 7330 E. 86th Street Indianapolis, IN. 46256

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7320 & 7330 E. 86th Street Indianapolis, IN. 46256

Exclusively Listed By
The Bender Group • The DiSalvo Group

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- Investment Overview
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- Market Positioning

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A detailed review of the lease economics, rent schedule, escalations, expense reimbursements, renewal options, and tenant profiles.

- Offering Highlights
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An examination of the Indianapolis MSA's economic fundamentals, population growth, employment trends, and the northwest Indianapolis submarket surrounding the subject property.

- Indianapolis MSA Profile
- Northwest Indianapolis Submarket
- Area Neighbors & Access



INVESTMENT OVERVIEW

SECTION 1

INVESTMENT OVERVIEW

86TH STREET BUSINESS CENTER

TWO-BUILDING FLEX PORTFOLIO

TOTAL SF 51,948 SF Two-Building Portfolio	OCCUPANCY 100% Fully Leased	SITE ACREAGE 4.75 ACRES	1-MILE VACANCY 1.5% FLEX/OFFICE BLENDED
--	--	--	--

Marcus & Millichap is pleased to present for sale the 86th Street Business Park, a two-building flex asset totaling 51,948 square feet situated on approximately 4.75 acres on the northeast side of Indianapolis. The park is 100% occupied by a diverse mix of national, regional, and local tenants and has maintained high historical occupancy — a testament to the quality of the tenant mix and the strength of the submarket.

INVESTMENT HIGHLIGHTS

- **Anchor Tenant Stability** - Sharp Electronics Corporation occupies 24,400 SF (47% of the center) under a lease through April 2029 providing a creditworthy foundation for the income stream
- **100% occupied** with a diverse, creditworthy tenant roster and a history of consistent collections and operational stability.
- **Staggered lease expirations** (2029-2031) limit concentrated rollover risk and provide a new owner with natural re-leasing runway across the hold period
- **Limited owner expense obligations** with tenants reimbursing their share of expenses over the base year
- **High historical occupancy** provides a durable income profile with minimal lease-up risk for a new owner.
- **New roof in 2018** on approximately 60% of the portfolio, reducing near-term capital expenditure risk for an incoming investor.

INVESTMENT OVERVIEW

86TH STREET BUSINESS CENTER

TWO-BUILDING FLEX PORTFOLIO

LOCATION & CONNECTIVITY

Direct I-69 access with over 162,311 vehicles per day — the primary corridor connecting northern and southern Indiana into downtown Indianapolis.

Dual interstate connectivity via I-69 and I-465, Indianapolis's major beltway, providing metro-wide accessibility from every direction.

Adjacent to Fishers, Indiana — one of the most affluent and fastest-growing communities in the state, generating sustained demand for professional flex and office space in this corridor.

Exceptionally tight submarket — per CoStar, blended flex/office vacancy within a 1-mile radius sits at just 1.5%, supporting rent stability and limiting competing supply.

The Yard at Fishers District — ~4.5 miles north via I-69, Fishers District is one of Central Indiana's premier mixed-use destinations, anchored by IKEA, Portillo's, Shake Shack, and the Fishers Event Center. The development draws regional traffic and reflects the sustained growth and affluence of the Fishers market directly adjacent to the subject property's corridor.

7320 & 7330 E. 86th Street, Indianapolis, IN 46256

DOWNTOWN INDIANAPOLIS

Approx. ~17 miles · ~30 mins. via I-465



**INDIANAPOLIS
INTERNATIONAL AIRPORT**
~30 mi. via I-70



I-465 EAST
~170,000 VPD



I-465 WEST
~150,000 VPD



I-69 NORTH
~140,000 VPD

BUILDING SPECIFICATIONS

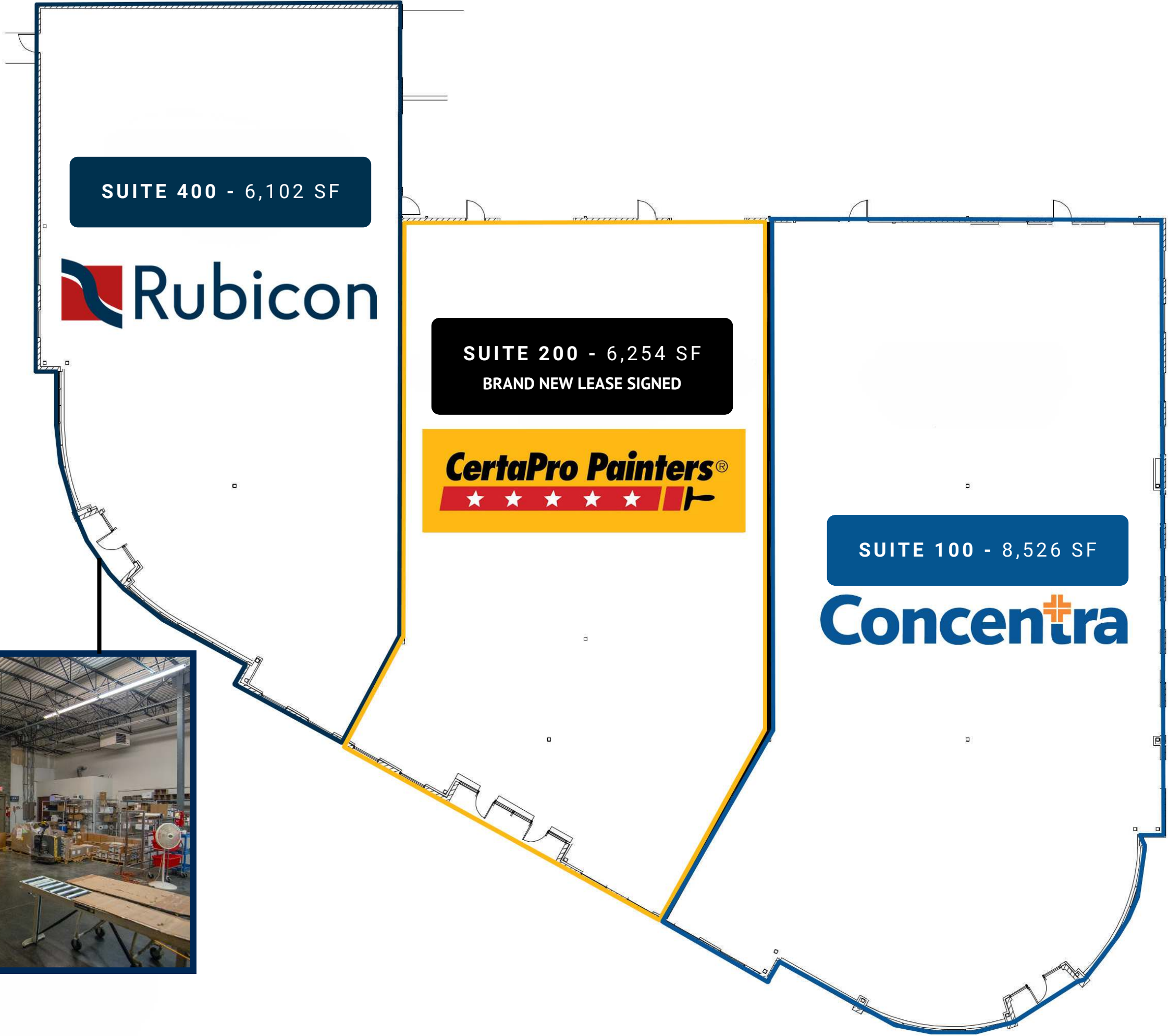
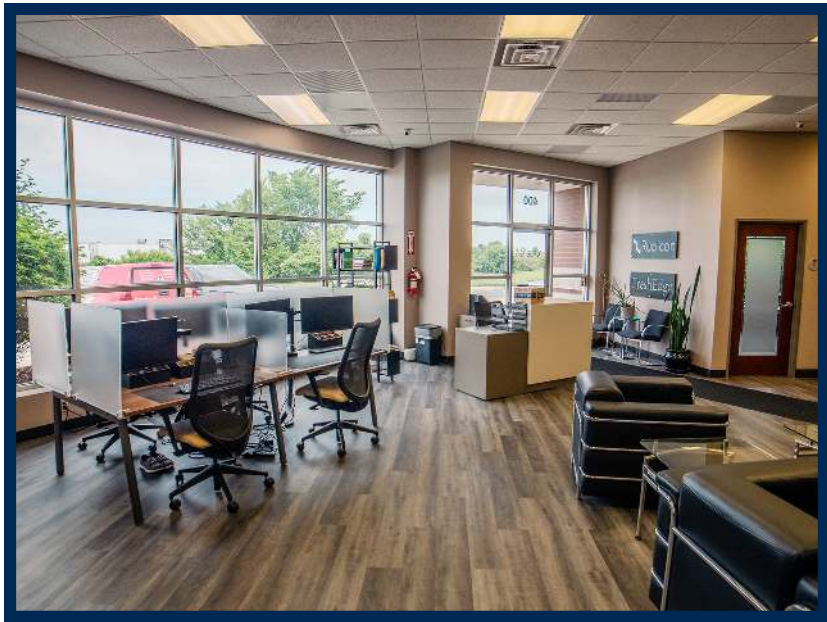
7320 & 7330 E. 86th Street, Indianapolis, IN 46256

SPECIFICATION	● 7320 E. 86TH ST	● 7330 E. 86TH ST
Building Size	20,625 SF	31,066 SF
Year Built	2002	2001
Year Renovated	–	2018
Foundation	Concrete slab on compacted fill	Concrete slab on compacted fill
Exterior	Brick with decorative stringcourse concrete block and stucco headers	
Framing	Steel Beam – Fire Resistant	Steel Beam – Fire Resistant
Docks/Drive-Ins	1 Dock Door / 2 Drive Ins	1 Dock Door / 3 Drive Ins
Ceiling Height	Office - 14' Warehouse 20'	Office 14' Warehouse 18'
Fire Protection	Fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.	
Roof	Original Firestone .060 White TPO Roof System	TPO-MAR-N6 New Roof in 2018
Topography	Generally Level	Generally Level
Parking	62 Surface Spaces	102 Surface Spaces
Parcel Number	49-02-14-111-011.000-400	49-02-14-111-012.000-400
Zoning	CS, Special Commercial	CS, Special Commercial
Highway Access	IN-37 I-69 I-465	IN-37 I-69 I-465
Nearby Airport	~30 mi to Indianapolis Int'l	~30 mi to Indianapolis Int'l

86TH STREET BUSINESS CENTER

7320 FLOOR PLAN

7320 E 86th St · Indianapolis, IN 46256

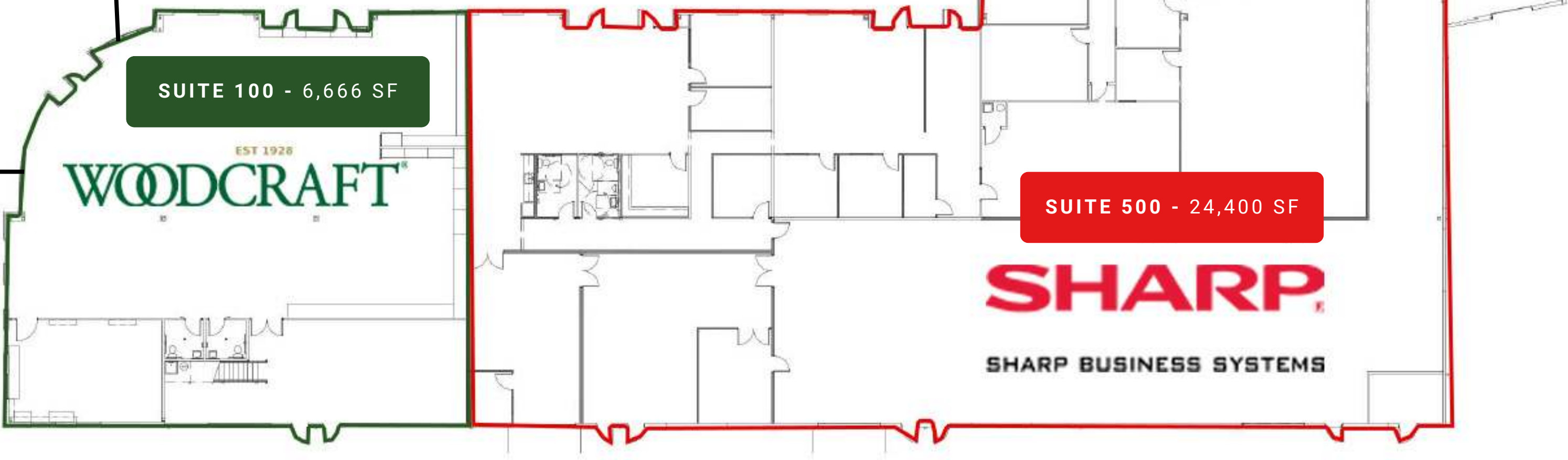




86TH STREET BUSINESS CENTER

7330 FLOOR PLAN

7330 E 86th St · Indianapolis, IN 46256



INTERSTATE
465 I-465 EAST
~170,000 VPD

DOWNTOWN INDIANAPOLIS
Approx. ~17 miles · ~30 mins. via I-465

INTERSTATE
465 I-465 WEST
~150,000 VPD

E. 82ND STREET
44,663 VPD

bp
CANDLEWOOD SUITES
STARBUCKS COFFEE
WOODSPRING SUITES
AN EXTENDED STAY HOTEL
CHARLESTON'S RESTAURANT
SKY ZONE
O'Reilly
DISCOUNT TIRE
Hampshire Inn
Shelbyville

THE FASHION MALL AT KEYSTONE
Approx. ~5 miles · via E. 82nd St.
CASTLETON SQUARE
Approx. ~2.6 miles · via E. 82nd St.

COSTCO WHOLESALE



COMMUNITY HOSPITAL NORTH
COMMUNITY HEART & VASCULAR HOSPITAL
MID AMERICA CLINICAL LABS
QUEST DIAGNOSTICS

INTERSTATE
69 139,927 VPD

Paragon Medical

deflecto

ExtraSpaceStorage

U-HAUL

TI TECHNOLOGY INTERIORS



ONIT PAINTING

Benjamin Moore



SUBJECT PROPERTY
7330 E. 86th Street

BILLBOARD NOT INCLUDED

SUBJECT PROPERTY
7320 E. 86th Street

W. 96TH STREET 50,668 VPD

INDIANAPOLIS METROPOLITAN AIRPORT
~ 3 MILES

INTERSTATE 69 140,216 VPD

THE YARD AT FISHERS DISTRICT
Approx. ~4.5miles · ~10 mins. via I-69N

E. 96TH STREET 26,324 VPD

The Genuine. The Original.
OVERHEAD DOOR
Overhead Door Company of Indianapolis™

FedEx

Climb Time Indy

Benjamin Moore

SignCraft

CABINET & STONE EXPO

THE HOME DEPOT

84 LUMBER

Herc Rentals

GRAINGER

Public Storage

Roche

enterprise

SUBJECT PROPERTY
7320 E. 86th Street

SUBJECT PROPERTY
7330 E. 86th Street

Paragon Medical

EPI
MARKETING SERVICES

INTERSTATE 69 139,927 VPD





FINANCIAL ANALYSIS

SECTION 2

OFFERING HIGHLIGHTS

Multi-Tenant Flex

ASKING PRICE

\$6,876,000

PRICE / SF

\$132.36

CAP RATE

8.27%

86TH STREET BUSINESS CENTER · 7320 & 7330 E. 86th Street Indianapolis, IN.
46256

CURRENT NOI

\$568,837

Net Operating Income

OCCUPANCY

100%

5 Tenants — Fully Leased

BUILDING SIZE

51,948 SF

Gross Rentable Area

WALT

3.18 Yrs

Weighted Avg. Lease Term

TENANT SUMMARY

Concentra Health Services Suite 7320-100	8,526 SF 16.41%	Exp: May-29
Certapro Painters of Indianapolis Suite 7320-200	6,254 SF 12.04%	Exp: Dec-31
Rubicon Foods Suite 7320-400	6,102 SF 11.75%	Exp: Jul-30
Woodcraft Supply Suite 7330-100	6,666 SF 12.83%	Exp: Nov-30
Sharp Electronics Corporation Suite 7330-900	24,400 SF 46.97%	Exp: Apr-29

86TH STREET BUSINESS CENTER

OPERATING STATEMENT

\$6,876,000

OFFERING PRICE

8.27% → 9.17%

CURRENT CAP RATE → PRO FORMA

\$132.36

PRICE PER SF

DOWN PAYMENT

25.00% · \$1,719,000

GROSS SQUARE FEET

51,948 SF

YEAR BUILT

2002

SITE AREA

4.75 Acres

WALT

3.18 Years Remaining

OCCUPANCY

100% · 5 Tenants

PROPOSED FINANCING

First Loan: 75.00% · \$5,157,000

6.50% Interest | 25 yr. Amort | 5 yr. Term

Monthly Pmt: \$34,820 Down Pmt: \$1,719,000

CURRENT & PRO FORMA OPERATING DATA

For the 12 Months Starting:

Gross Potential Rent:

November 2026

\$825,695

November 2031

\$915,721

CAM Recapture:

\$27,107

\$29,929

Tax Recapture:

\$ —

\$ —

Insurance Recapture:

\$ —

\$ —

Mgmt. Recapture:

\$ —

\$ —

Base Stop Recapture:

\$ —

\$ —

Other Income: ⁴

\$10,528

\$11,624

Scheduled Gross Income:

\$863,331

\$957,273

Vacancy (5.00%):

(\$41,285)

(\$45,786)

Effective Gross Income:

\$822,046

\$911,487

Less Expenses:

\$253,209

\$280,624

Net Operating Income:

\$568,837 (8.27%)

\$630,863 (9.17%)

Capital Reserves:

\$10,390 (\$0.20/SF)

\$10,390 (\$0.20/SF)

Loan Payments:

\$417,845 (1.36 DCR)

\$417,845 (1.51 DCR)

Pre Tax Cash Flow:

\$140,603 (8.18%)

\$202,628 (11.79%)

Plus Principal Reduction:

\$92,495

\$118,381

Total Return Before Taxes:

\$233,098 (13.56%)

\$321,009 (18.67%)

PROJECTED EXPENSES

Utilities

Electricity

\$5,211

Water & Sewer

\$3,920

Sewer

\$4,564

Subtotal

\$13,694

Common Area Maintenance

Parking Lot & Grounds

\$8,533

Landscaping

\$15,760

Snow Removal

\$10,651

Repairs & Maintenance

\$27,183

Subtotal

\$62,127

Total CAM / Utilities

\$1.46/SF

\$75,821

Real Estate Taxes

\$2.48/SF

\$128,921

Insurance

\$0.30/SF

\$15,584

Management Fees (4.0%)

\$32,882

Total Expenses

\$253,209

Per Rentable Square Foot

\$4.87

UNDERWRITING ASSUMPTIONS

¹ Proposed Financing is based upon current market rates.

² Expenses calculated from the 2025 income statement.

³ Management fees calculated at a projected market value at 4% of EGI.

⁴ A majority of the tenants pay for trash collection fees.

⁵ Insurance projected at \$0.30/SF.

86TH STREET BUSINESS CENTER

RENT ROLL SUMMARY

7320 & 7330 E 86th St · Indianapolis, IN 46256

51,948 SF

Total GLA

100%

Occupancy

3.18 Yrs

WALT

5

Tenants

Suite	Tenant	Approx. SF	% of Total	Lease Start	Lease End	Monthly Rent	Annual Rent	Rent /SF	Eff. Date	Eff. Rent/SF	CAM Reimb.	Lease Type	Other Terms
7320-100	Concentra Health Services	8,526	16.41%	May-22	May-29	\$11,960	\$143,519	\$16.83	Jun-27 Jun-28	\$17.25 \$17.69	\$5,476	Base - 2022	1, 5yr Option
7320-200	Certapro Painters of Indianapolis	6,254	12.04%	Aug-26	Dec-31	\$8,469	\$101,628	\$16.25	Aug-27 Aug-28 Aug-29	\$16.82 \$17.41 \$18.02	\$ —	Base - 2026	1, 5yr Option
7320-400	Rubicon Foods	6,102	11.75%	Aug-20	Jul-30	\$6,084	\$73,011	\$11.97	Aug-27 Aug-28 Aug-29	\$12.38 \$12.82 \$13.27	\$5,586	Base Stop RET \$1.84 CAM \$1.84 INS. \$0.23	
7330-100	Woodcraft Supply	6,666	12.83%	Jun-03	Nov-30	\$8,288	\$99,457	\$14.92	Dec-27	\$18.42	\$6,327	Base Stop RET \$1.63 CAM \$2.28 INS. \$0.31	1, 5yr Option
7330-900	Sharp Electronics Corporation	24,400	46.97%	Apr-09	Apr-29	\$33,280	\$399,357	\$16.37	Apr-27 Apr-28 Apr-29	\$16.77 \$17.18 \$17.60	\$9,717	Base - 2023	1, 5yr Option ROFR to Lease Space
TOTALS		51,948	100.00%			\$68,081	\$816,971				\$27,107		
Occupied		51,948	100.00%				\$816,971	\$15.73			\$27,107		
Vacant		0	0.00%				\$ —	\$ —			\$ —		

Notes:
1) WALT = 3.18 Years Remaining
2) Certapro Painters of Indianapolis has five months of free rent.

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ANCHOR TENANT

SHARP ELECTRONICS CORPORATION

Suite 7330-900 | 7330 E. 86th Street



RENTABLE SF
24,400 SF



% OF PARK
46.97%



LEASE START
April 2009



LEASE EXPIRATION
April 2029



TENANT SINCE
2009

BUSINESS PROFILE



Sharp Business Systems (Sharp Electronics Corporation) delivers multifunction printers, interactive displays, IT managed services, and document workflow solutions to organizations across Indiana. As a direct sales division of Sharp Electronics Corporation, the local branch combines global technology resources with community-based service. Sharp is BBB Accredited and has operated in the Indianapolis market for roughly 17 years, with its current lease at Suite 7330-900 commencing in 2009.

LEASE STRUCTURE

LEASE TYPE

BASE — 2023

CAM REIMBURSEMENT

\$9,717 ANNUAL

ESCALATIONS

APR-27 · APR-28 · APR-29

KEY HIGHLIGHTS

- ✓ Largest occupier in the park — 46.97% of total rentable square footage
- ✓ Holds a Right of First Refusal (ROFR) to lease additional space within the park
- ✓ Carries a 5-year renewal option, signaling long-term commitment to this location
- ✓ Scheduled rent escalations in April 2027, 2028, and 2029 provide embedded NOI growth
- ✓ Current lease commenced in 2009 — 15+ years of continuous occupancy at this location



TENANT PROFILES

7320 & 7330 E 86th St · Indianapolis, IN 46256



Concentra Health Services

Suite 7320-100

SF

8,526 SF

% OF PARK

16.41%



Concentra is the nation's largest provider of occupational health services, offering urgent care, physical therapy, and employer health programs across 500+ locations. The 86th Street clinic provides walk-in urgent care and occupational medicine to Indianapolis-area employers and residents.



CertaPro Painters of Indianapolis

Suite 7320-200

SF

6,254 SF

% OF PARK

12.04%



CertaPro Painters is North America's largest franchised residential and commercial painting company, operating 350+ locally owned franchises. The Indianapolis franchise has served the greater Indy area since 2001, handling residential and commercial projects ranging from office buildings to warehouses and HOAs.



Rubicon Foods

Suite 7320-400

SF

6,102 SF

% OF PARK

11.75%



Rubicon Foods is an Indianapolis-based specialty food manufacturer focused on purée food solutions for healthcare settings — including skilled nursing facilities and hospitals nationwide. A family-owned company headquartered at Suite 7320-400, Rubicon distributes nationally through major food distributors.





Woodcraft Supply

Suite 7330-100

SF

6,666 SF

% OF PARK

12.83%



Woodcraft Supply is a national specialty retailer of woodworking tools, materials, and supplies. The Indianapolis location at 7330 E. 86th Street serves hobbyist and professional woodworkers across the metro, offering in-store retail, classes, and workshops. Woodcraft operates Monday-Saturday with an active community following.



An aerial photograph of a commercial district. A wide, multi-lane highway runs diagonally from the top left towards the bottom right. To the left of the highway are several large industrial or warehouse buildings with flat roofs. To the right of the highway is a large parking lot filled with cars and trucks, adjacent to more commercial buildings. The background shows a dense residential area with many houses and trees. The sky is clear and blue.

MARKET OVERVIEW

SECTION 3

INDIANAPOLIS

A growing tech hub and top U.S. distribution center — offering big-city amenities at a fraction of the cost.

2.2M Metro Population
▲ +2.7% to 2029

863K Households
▲ +3.1% to 2029

\$89K Median HH Income
vs. \$76K U.S.

38 Median Age
vs. 39 U.S. Median



TOP DISTRIBUTION HUB

50% of U.S. within 1-day drive



HEALTH SCIENCES CENTER

Eli Lilly, Roche, Labcorp operations



LOW COST OF BUSINESS

Far below national averages

KEY DEMOGRAPHICS & MARKET STATS

+58K

PEOPLE ADDED

Through 2028

+26K NEW HOUSEHOLDS

65%

HOMEOWNERSHIP RATE

In line w/ national avg

STABLE MARKET

37%

BACHELOR'S DEGREE+

Ages 25 and older

EDUCATED WORKFORCE

11

COUNTY METRO

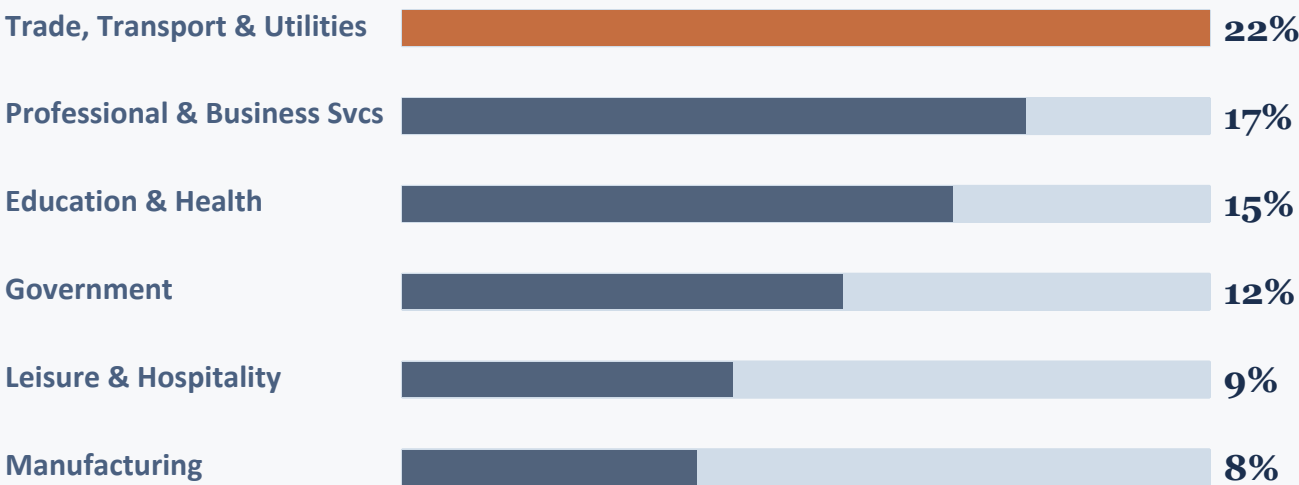
Ample land, low barriers

GROWTH READY

ECONOMY HIGHLIGHTS

- **Salesforce & 16 Tech Innovation District** driving a fast-growing tech sector.
- **Fortune 500 firms:** Eli Lilly, Elevance Health & Corteva anchor the economy.
- **Central location** attracts conventions, sports & major logistics hubs.
- **Population growth concentrated** in northern suburbs — driven by affordability.

2025 EMPLOYMENT MIX



MAJOR EMPLOYERS

Eli Lilly & Co.	Elevance Health	Corteva
Indiana Univ. Health	FedEx	Rolls-Royce Corp.
Roche Diagnostics	IUPUI	Community Health Network

★ Fortune 500 Companies

QUALITY OF LIFE



ICONIC SPORTS

Indianapolis 500, Colts (NFL), Pacers (NBA), Indiana Fever (WNBA)



EDUCATION HUB

IUPUI, Butler University, University of Indianapolis



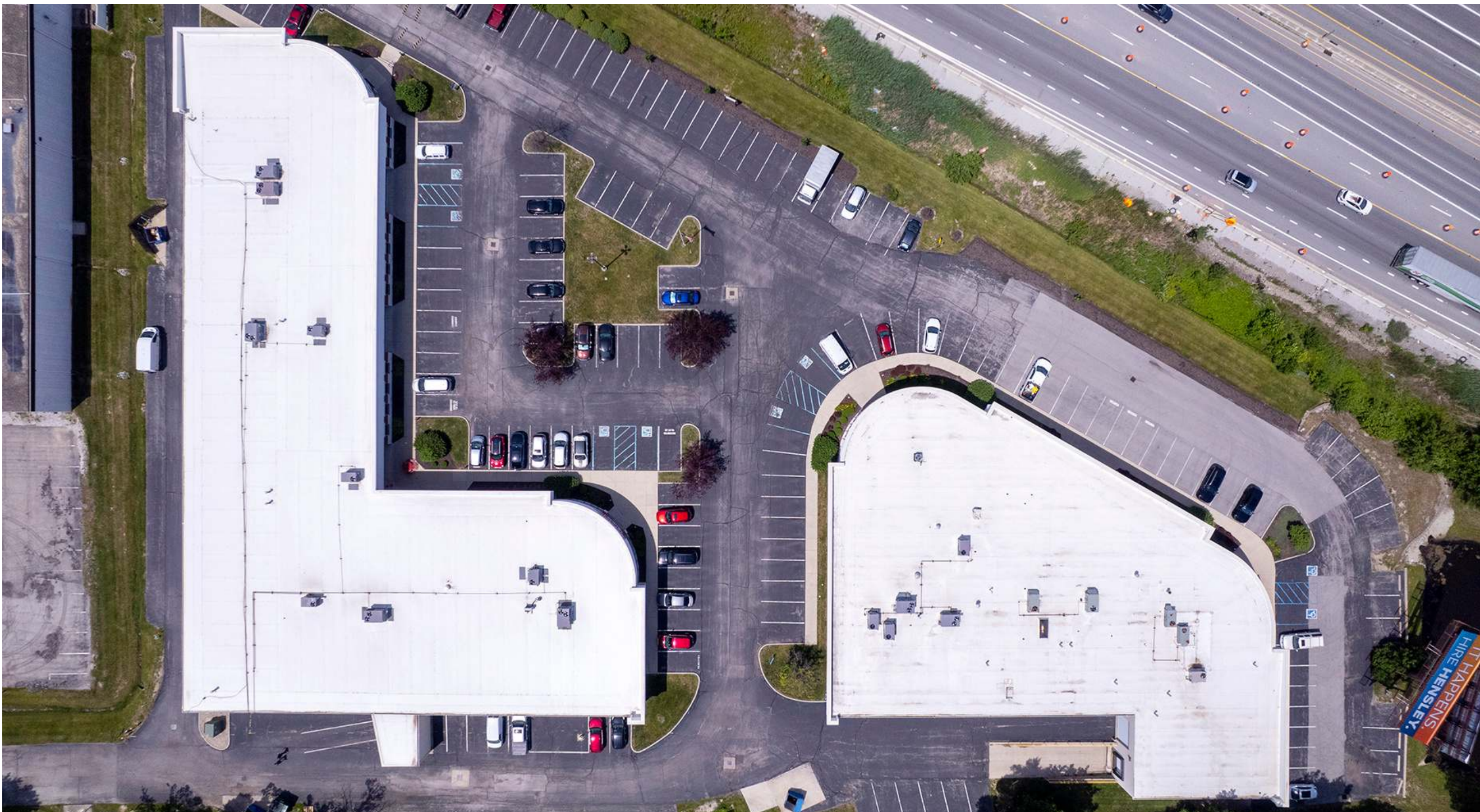
ARTS & CULTURE

19 museums, Symphony Orchestra, GenCon convention, Eiteljorg Museum



AFFORDABLE LIVING

Cost of living well below national average — attracts residents & businesses



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