

Marcus & Millichap
THE DISALVO GROUP

Marcus & Millichap
THE BENDER GROUP

OFFERING MEMORANDUM

INTECH ELEVEN



DOWNTOWN INDIANAPOLIS ~ 12 MILES

MULTI-TENANT OFFICE/FLEX

📍 6625 Network Way Indianapolis, IN. 46278

✈️ AIRPORT PROXIMITY

~16 MILES

Indianapolis International Airport



< 1 MILE
116,106 VPD

LEAD AGENT

Marcus & Millichap
THE DISALVO GROUP

Joseph DiSalvo, S.E.C.

Senior Managing Director Investments
Senior Director, National Office & Industrial Properties Group
|National Healthcare Group

The DiSalvo Group · Indianapolis Office

License: IN: RB14051407

C: (317) 410-8788

O: (317) 218-5334

Joseph.DiSalvo@marcusmillichap.com

LEAD AGENT

Marcus & Millichap
THE DISALVO GROUP

TJ Brinker

Associate Investments

National Office and Industrial Properties Group

The DiSalvo Group · Indianapolis Office

C: (269) 921-4635

O: (317) 218-5354

TJ.Brinker@marcusmillichap.com

LEAD AGENT

Marcus & Millichap
THE BENDER GROUP

Forest Bender

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

The Bender Group · Indianapolis Office

License: IN: RB14049223

C: (765) 748-6570

O: (317) 218-5346

Forest.Bender@marcusmillichap.com

Gus Poulos

Associate Director of Investments

National Office and Industrial Properties Group

The Bender Group · Indianapolis Office

License: IN: RB18000371

C: (317) 442-1046

O: (317) 218-5348

Gus.Poulos@marcusmillichap.com

Zach Rogers

Associate Investments

National Office and Industrial Properties Group

The Bender Group · Indianapolis Office

License: IN: RB21002086

C: (317) 414-2952

O: (317) 218-5320

Zach.Rogers@marcusmillichap.com

Confidentiality & Disclaimer

INTECH ELEVEN

6625 Network Way Indianapolis, IN. 46278

The information contained in the following Broker Price Opinion or Comparative Market Analysis is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Broker Price Opinion or Comparative Market Analysis has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Broker Price Opinion or Comparative Market Analysis has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Broker Price Opinion or Comparative Market Analysis, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

TABLE OF CONTENTS

INTECH ELEVEN

6625 Network Way Indianapolis, IN. 46278

Exclusively Listed By

The Bender Group • The DiSalvo Group

01 Investment Summary p. 5

An overview of the offering, including property details, tenant profile, key investment highlights, and the passive ownership thesis behind this single-tenant net lease asset.

- Investment Overview
- Building Specifications
- Market Positioning

02 Financial Analysis p. 18

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

- Offering Highlights
- Operating Statement
- Tenant Profiles

03 Market Overview p. 25

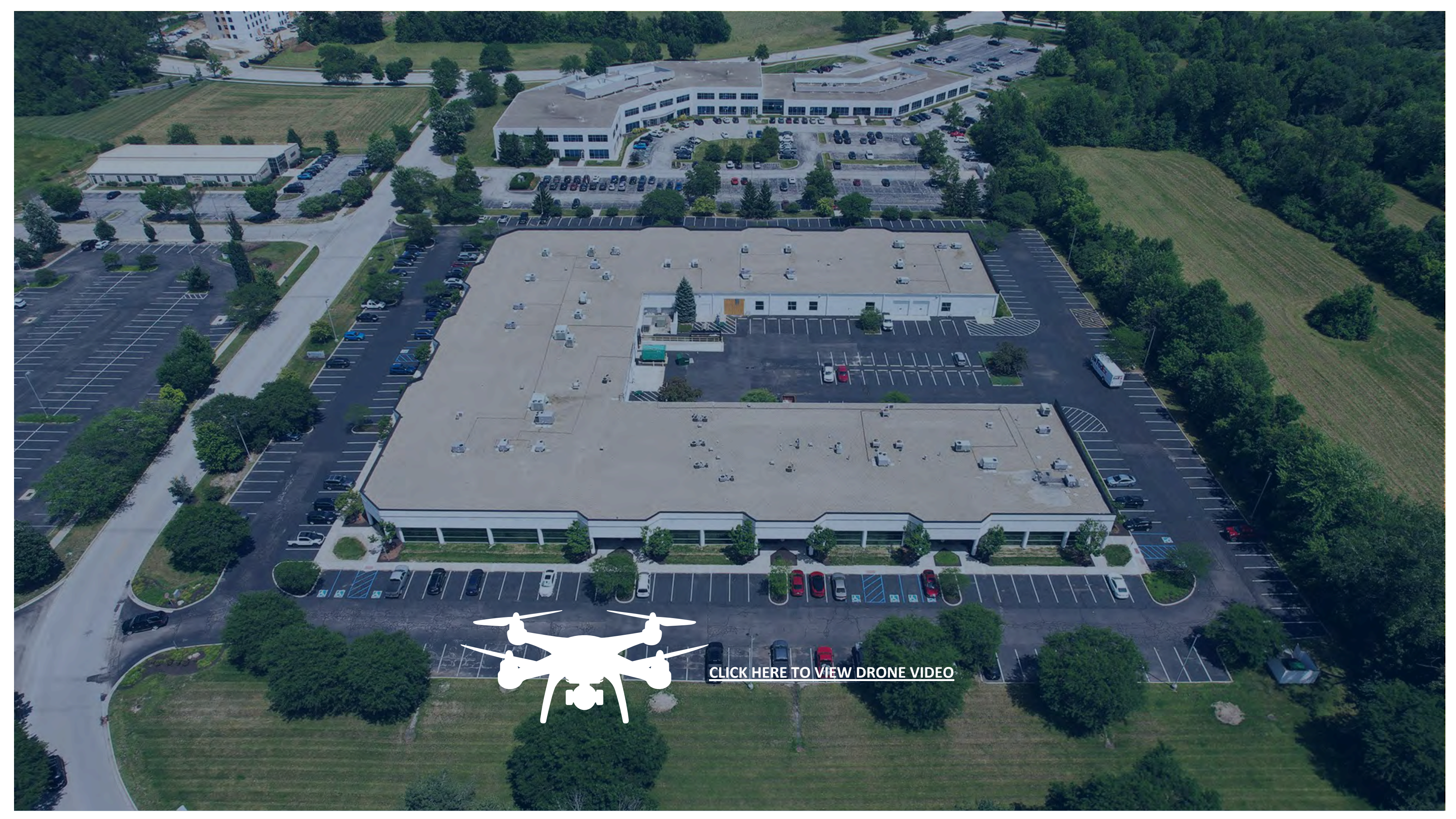
An examination of the Indianapolis MSA's economic fundamentals, population growth, employment trends, and the northwest Indianapolis submarket surrounding the subject property.

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



INVESTMENT OVERVIEW

SECTION 1



[CLICK HERE TO VIEW DRONE VIDEO](#)

INTECH 11

6625 Network Way Indianapolis, IN 46278

INVESTMENT OVERVIEW



89,506 SF

Total Building Area



100%

Occupied



5.37 Yrs

Weighted Avg. Lease Term



\$1.9M+

Invested Since 2022

Intech Eleven presents the opportunity to acquire a 100% occupied, institutional-quality office and flex asset totaling 89,506 square feet in Indianapolis' highly desirable Northwest office corridor. Strategically positioned with immediate access to I-465, I-65, and I-865, the property provides exceptional regional connectivity while remaining just 15 minutes from Downtown Indianapolis and approximately 20 minutes from Indianapolis International Airport. This premier location has attracted a diverse tenant roster spanning healthcare, professional services, corporate, and industrial support users, generating stable and diversified cash flow. The lease profile offers a 5.37-year weighted average remaining lease term (WALT), creating predictable income and long-term stability.

INVESTMENT HIGHLIGHTS

- ✓

Over \$1.9 Million Invested Since 2022, including a new roof (2025), parking lot improvements, major tenant build-outs, HVAC replacements, electrical upgrades, and other capital improvements that position the property for long-term ownership.
- ✓

Flexible Office / Warehouse Configuration with approximately 28,830 SF (32%) of integrated warehouse space, multiple dock-high doors, and drive-in loading, accommodating a broad range of office, laboratory, industrial, and service users.
- ✓

Diversified Tenant Base comprised of healthcare, professional services, industrial support, laboratory, and corporate users, reducing tenant concentration risk.
- ✓

Landlord-Favorable Lease Structure with the majority of tenants operating under NNN or base-year expense stop leases, resulting in substantial operating expense reimbursement.
- ✓

Capital Expenditure Recovery Provisions in many leases allow qualifying capital improvements to be amortized and reimbursed by tenants, reducing future ownership costs.
- ✓

Strong Current Cash Flow supported by a fully leased building, durable lease structure, diversified tenancy, and recent capital investment.

NORTHWEST INDIANAPOLIS OFFICE CORRIDOR



Immediate access to I-465, I-65 & I-865



Approximately 15 minutes from Downtown Indianapolis



Approximately 20 minutes from Indianapolis International Airport

CAPITAL IMPROVEMENTS OVERVIEW

2022 - 2026 Improvement Summary & Investment Highlights

Ownership has invested more than \$1.9 million into the property since 2022, demonstrating a long-term commitment to the asset through significant tenant improvements, building system upgrades, parking lot repairs, and a new roof installed in 2025. These investments have helped maintain full occupancy while reducing anticipated near-term capital needs for a future owner. Beyond its strong physical condition, Intech 11 distinguishes itself through its flexible design.

Approximately 32% of the building consists of integrated warehouse & lab space, complemented by multiple dock-high and drive-in loading doors that accommodate a broad range of office, fulfillment, light industrial, and logistics users. The property's lease structure further enhances the investment, with the majority of tenants operating under NNN or base-year expense stop leases that provide substantial operating expense recoveries. Many leases also permit qualifying capital expenditures to be amortized and reimbursed by tenants, creating an exceptionally landlord-friendly investment with durable cash flow and reduced long-term ownership exposure.

\$1.9M+

INVESTED SINCE 2022

Long-term capital commitment reducing near-term capex needs for a future owner.

32%

WAREHOUSE & LAB SPACE

Flexible design accommodates office, lab, light industrial & logistics users.

NNN

LEASE STRUCTURE

Base-year/NNN leases provide strong expense recoveries and capex reimbursement.

YEAR	INVESTED	MAJOR IMPROVEMENTS
2022	~ \$178K	Suite 100 & 360 selective demo and build-out
2023	~ \$316K	Suite 200 dock equipment & site improvements (Eskenazi Health)
2024	~ \$303K	Suite 100 full renovation (Vortex); Suite 200 mechanical/electrical upgrades
2025	\$771K	New roof (\$403K); Suite 300 build-out (LITHKO); parking lot restoration; LED lighting
2026	\$335K	New RTU units (Suites 100, 200, 220); architectural drawings, Suites 160 & 380 renovations

*2026 reflects improvements to date, not a full calendar year.

2025 SPOTLIGHT

NEW ROOF INSTALLATION
OVER \$400K

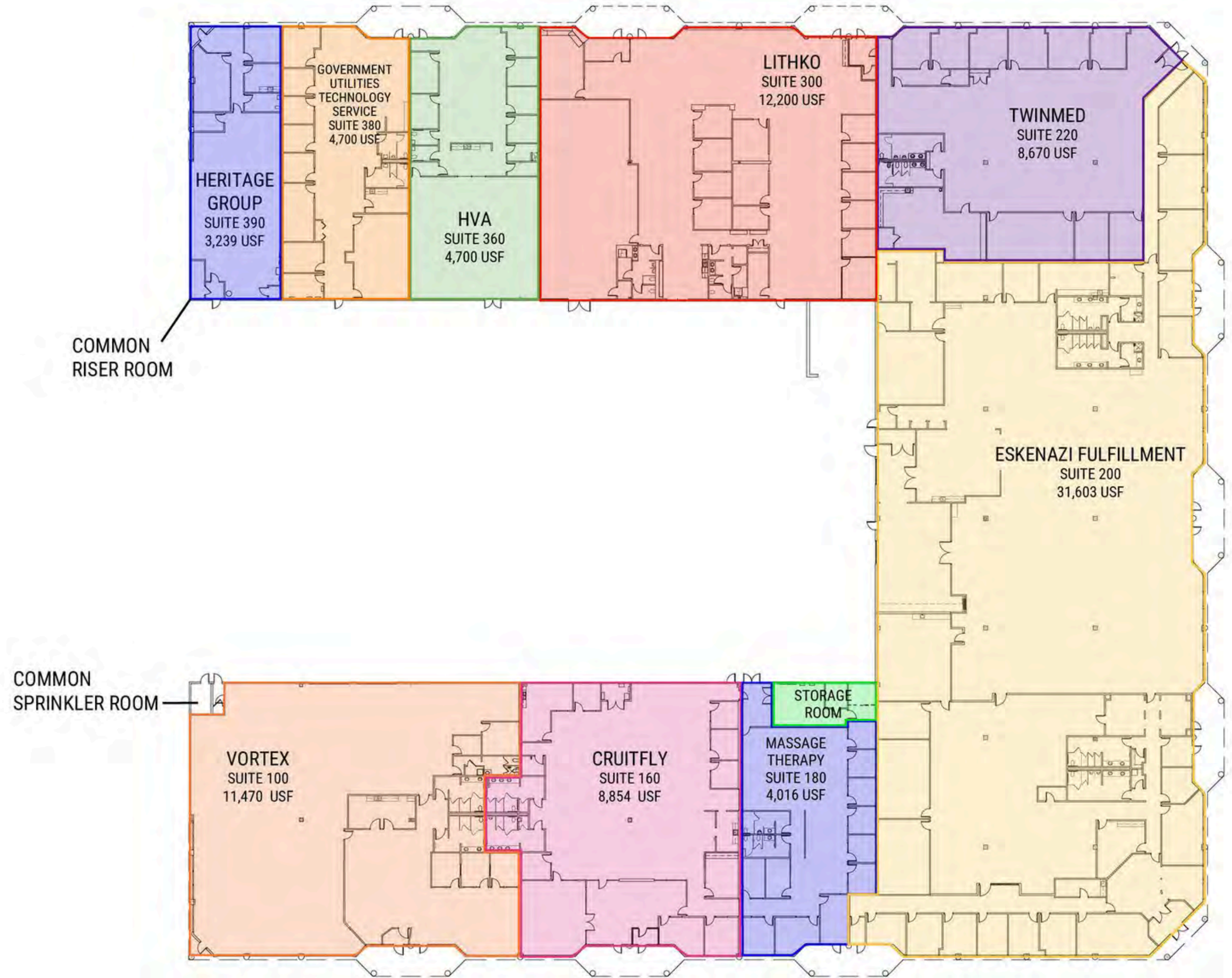
PARKING LOT RESTORATION
OVER \$48K INVESTED

- 2" Asphalt Milling Repair
- Crack Sealing
- Commercial Sealcoating
- Pavement Marking (Existing Layout)
- Concrete Repairs

INTECH ELEVEN

FLOOR PLAN

📍 6625 Network Way Indianapolis, IN 46278





BUILDING SPECIFICATIONS

INTECH ELEVEN

6625 Network Way, Indianapolis, IN 46278

BUILDING SPECIFICATIONS	
Building Size	91,800 SF (Gross) / 89,504 SF (Rentable)
Year Built	1999
Year Renovated	2022-2026
Foundation	Reinforced concrete footings and foundations
Exterior Walls	Concrete block with EIFS / stucco
Structural Frame	Steel frame
Windows	Standard aluminum frame with insulated glass
Roof	Insulated metal decking with flat, ballasted rubber membrane cover
Dock-High Loading Doors	1
Drive-In Doors	4
Clear Height	20'
Basement	None
Topography	Generally Level
Parking	362 Surface Spaces Available Parking Ratio 4.04/1,000 SF
Parcel Number	49-04-35-117-023.000-600
Zoning	C-S, Commercial - Special District
Highway Access	I-465 I-65
Nearby Airport	20 minutes to Indianapolis International Airport

INTERIOR FINISHES	
Floors	Ceramic tile, commercial carpet or carpet squares, or faux wood; varies from tenant to tenant
Walls	Painted or vinyl wallpaper over drywall on metal studs; varies from tenant to tenant
Ceilings	Acoustic tile in suspended grid; some tenant spaces have exposed ceiling joists; varies from tenant to tenant
Lighting	Suspended 2' x 4' fluorescent and/or LED lighting; varies from tenant to tenant
BUILDING SYSTEMS & SAFETY	
HVAC	Roof-mounted, gas-fired package units; building is 100% air conditioned
Electrical	Assume adequate to accommodate tenant's needs; it is noted that there are two pad-mounted generators in use by tenants
Plumbing	Each tenant suite has both men's and women's restrooms; the number of fixtures varies by suite; Suite 300 has showers incorporated in the restrooms
Elevators	None
Sprinklers	Wet
Other Fire Safety	The building is equipped with smoke detectors, fire alarms and lighted exits

TENANT OVERVIEW

INTECH 11

6625 Network Way
Indianapolis, IN 46278

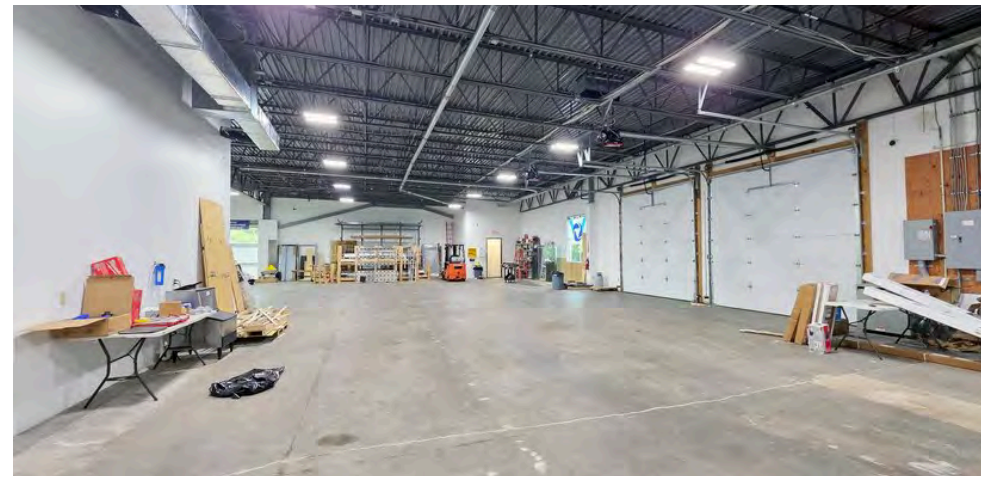
SUITE 100 Vortex

SUITE 160 Cruittfly

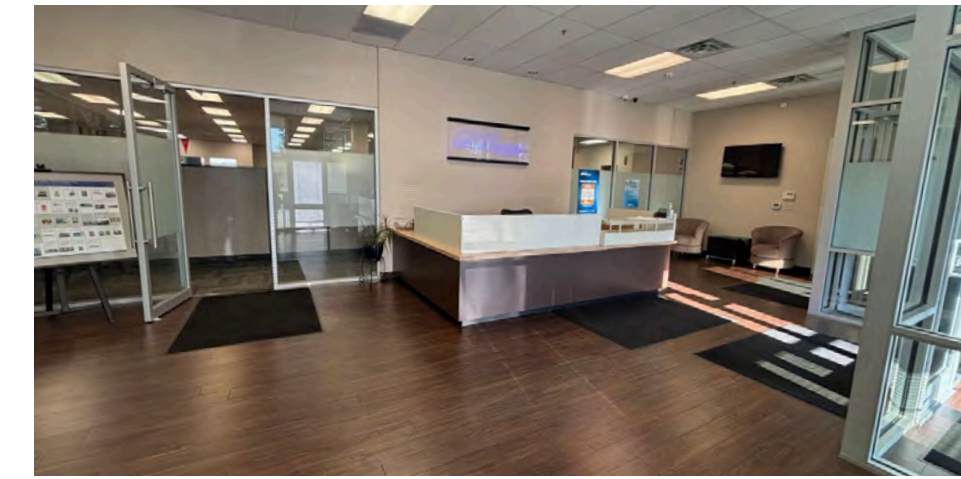
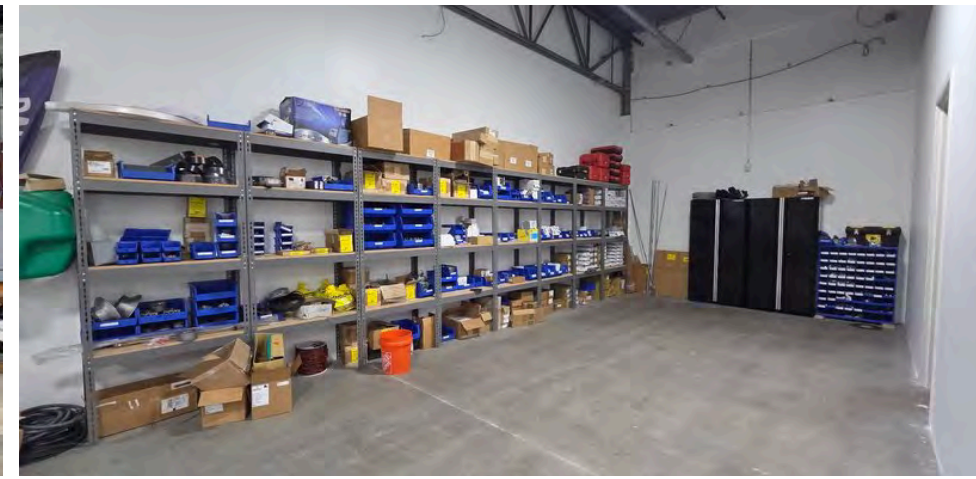
SUITE 200 Eskenazi

Suite Includes Dedicated Lab Space

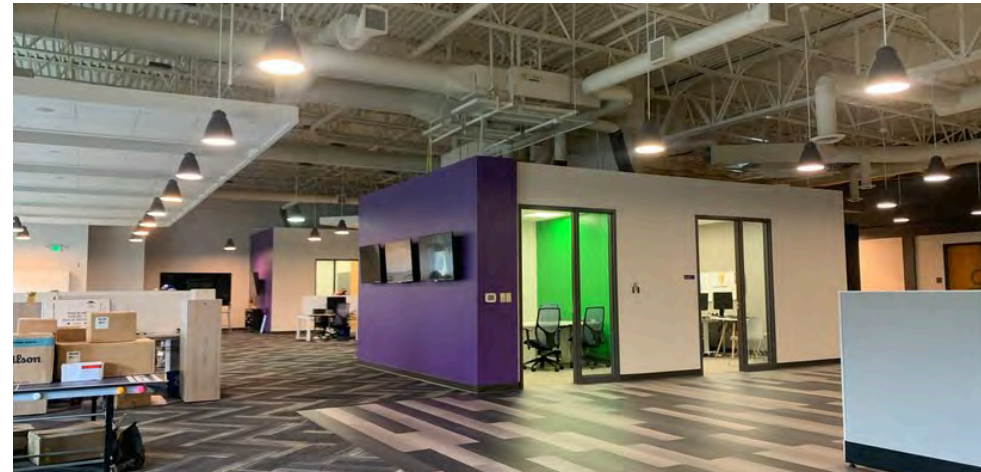
SUITE 300 Lithko



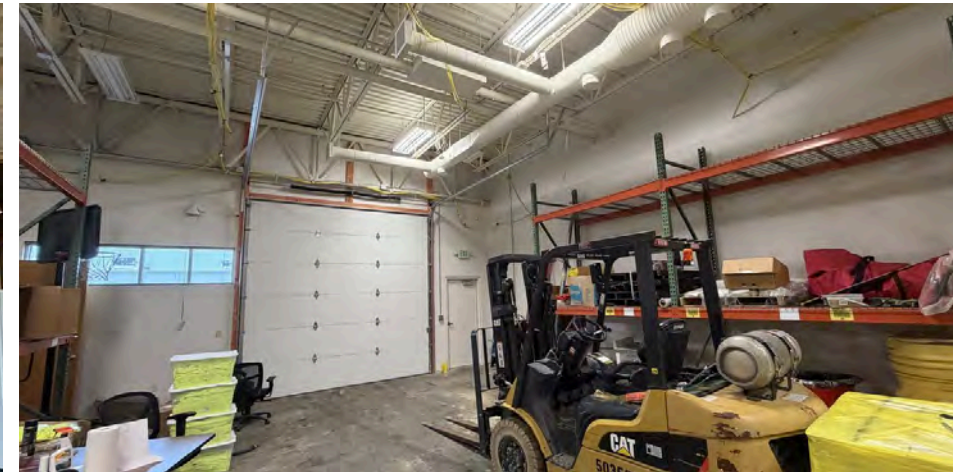
SUITE 100 Vortex



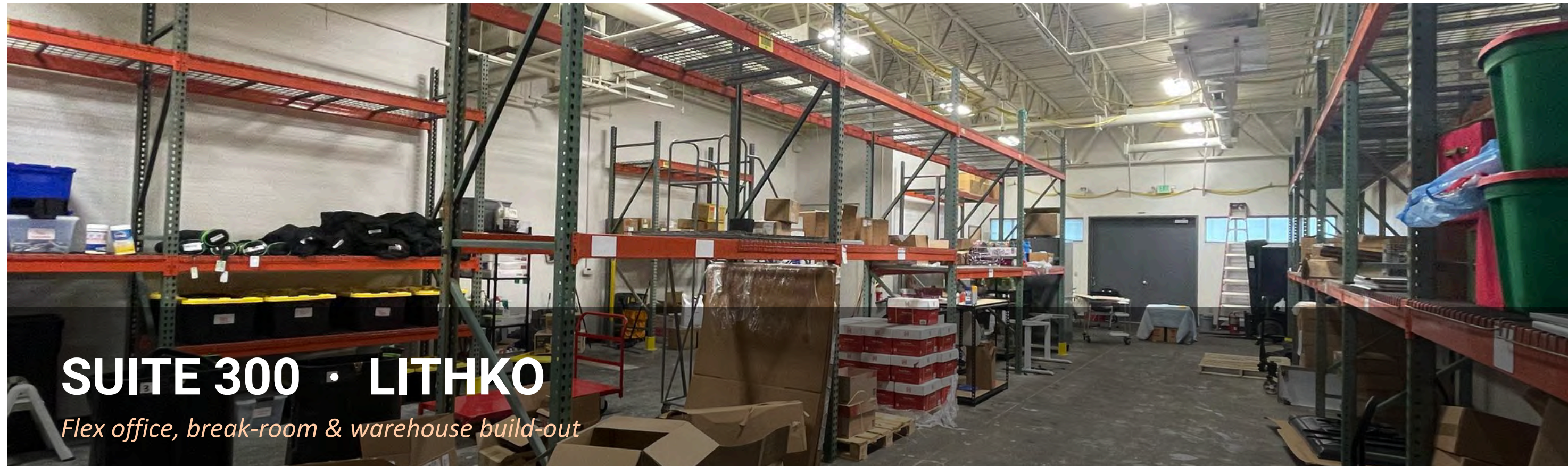
SUITE 160 Cruittfly



SUITE 300 Lithko — office corridor & warehouse



SUITE 200 Eskenazi



SUITE 300 • LITHKO

Flex office, break-room & warehouse build-out





INTECH PARK



~12 MILES
TO DOWNTOWN INDIANAPOLIS



AIRPORT PROXIMITY
~16 MILES

Indianapolis International Airport

6625 Network Way, Indianapolis, IN 46278

INTECH PARK AMENITIES

Intech 11 | 6625 Network Way, Indianapolis, IN | I-465 & W. 71st Street



Fitness Center & Trails



INTECH Commons



Infrastructure



HEALTH & WELLNESS

- Break-time recreation amenities help alleviate workday stress
- Bike share station on-site
- Newly updated fitness center
- Picnic grounds overlook the 7-acre lake

INTECH COMMONS & SERVICES

- 15-acre section of the Park dedicated to tenant services
- Restaurants and Starbucks
- Banking
- Dry cleaning
- Childcare
- Hotels

TECHNOLOGY INFRASTRUCTURE

- Fiber optic network built within Phase I, fed from Time Warner's citywide network
- Reliable service to the Park's corporate residents
- Electrical power "looped" throughout the Park, fed from two separate IPL substations

2.5+ MILES
of walking & jogging
trails, directly connected
to Eagle Creek Park

TRADERS POINT ~ 3 MILES

MICHIGAN ROAD ~7 MILES

PARK 100 ~1 MILE

INTERSTATE 465 ~116,106 VPD

INTERSTATE 65 < 1 MILE ~60,000 VPD

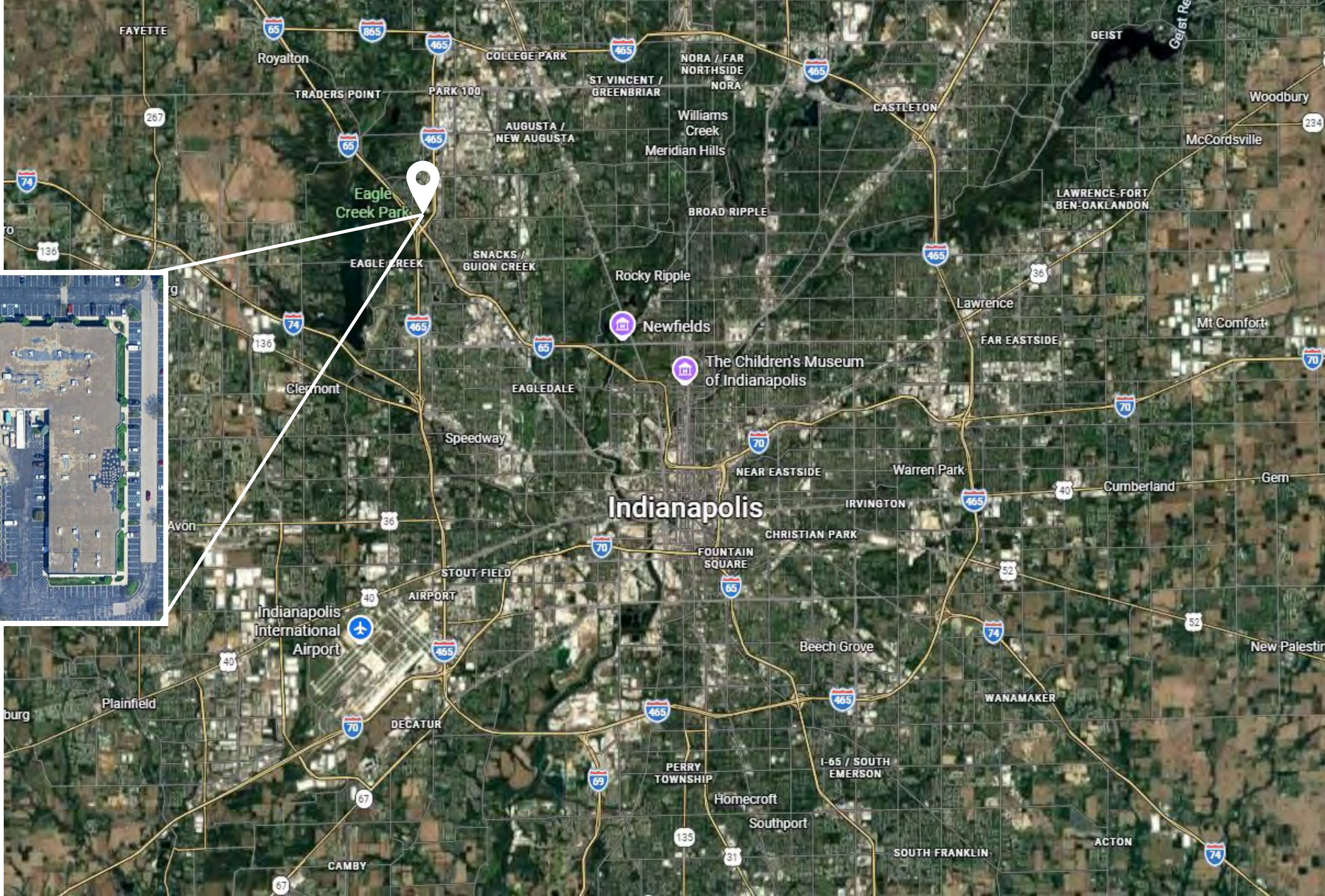
INTERSTATE 465 < 1 MILE ~145,750 VPD



HEALTHCARE 10 MILES

RESTAURANTS 10 MILES

HOTELS 10 MILES





FINANCIAL ANALYSIS

SECTION 2

OFFERING HIGHLIGHTS

Multi-Tenant Flex

ASKING PRICE

\$11,722,000

PRICE / SF

\$130.96

CAP RATE

7.62%

CURRENT NOI

\$893,077

Net Operating Income

OCCUPANCY

100%

10 Tenants — Fully Leased

BUILDING SIZE

89,506 SF

Gross Rentable Area

WALT

5.37 Yrs

Weighted Avg. Lease Term

TENANT SUMMARY

Vortex Doors Suite 100	11,470 SF 12.81%	Exp: Dec-31
Cruitfly Suite 160	8,256 SF 9.22%	Exp: Apr-33
Storage Suite 160	600 SF 0.67%	
Massage Therapy and Education LLC Suite 180	4,016 SF 4.49%	Exp: Jul-35
Eskenazi Health Suite 200	31,655 SF 35.37%	Exp: Nov-33
Twin Med Suite 220	8,670 SF 9.69%	Exp: Oct-29
Lithko Contracting LLC Suite 300	12,200 SF 13.63%	Exp: Jun-30
HVA, Inc Suite 360	4,700 SF 5.25%	Exp: May-29
Government Utilities Technology Svcs Suite 380	4,700 SF 5.25%	Exp: Sep-31
Heritage Group Suite 390	3,239 SF 3.62%	Exp: Apr-27

SUMMARY			PROPOSED FINANCING (1)				UNDERWRITING ASSUMPTIONS			
Price:		\$ 11,722,000	First Loan Amount:	75.00%	\$ 8,791,500		(1)	Proposed Financing is based upon current market rates.		
Down Payment (1st):	25.00%	\$ 2,930,500	Terms:	6.50% interest			(2)	Expenses calculated from the 2024-2025 income statements.		
Current CAP:		7.62%		25 yr. amort. / 5 yr. term			(3)	RE tax expense pulled from Marion County Treasurer's Office		
Pro Forma CAP:		8.62%	Monthly Payment:	\$ 59,361			(4)	Management fees calculated at a projected market value at 4% of EGI.		
Approx. Gross Square Feet:		89,506								
Cost per Gross Square Foot:		\$ 130.96								
Zoning:		Commercial								
Site Area (Acres):		7.70 Acres								
Year Built:		2000								

CURRENT & PRO FORMA OPERATING DATA						PROJECTED EXPENSES (2)					
For the 12 Months Starting:		November 2026			November 2031						
Gross Potential Rent:		\$ 981,985			\$ 1,112,969						
CAM Recapture:		\$ 288,610			\$ 318,648						
Scheduled Gross Income:		\$ 1,270,595			\$ 1,431,617						
Vacancy:		\$ 49,099	5.00%		\$ 55,648	5.00%					
Effective Gross Income:		\$ 1,221,496			\$ 1,375,969						
Less Expenses:		\$ 328,419			\$ 365,151						
Net Operating Income:		\$ 893,077	7.62%		\$ 1,010,817	8.62%					
Capital Reserves:		\$ 8,951	\$0.10/SF		\$ 8,951	\$0.10/SF					
Loan Payments:		\$ 712,330	1.25 DCR		\$ 712,330	1.42 DCR					
Pre Tax Cash Flow:		\$ 171,796	5.86%		\$ 289,537	9.88%					
		Cash on Cash			Cash on Cash						
Plus Principal Reduction:		\$ 157,683			\$ 201,812						
Total Return Before Taxes:		\$ 329,479	11.24%		\$ 491,349	16.77%					

Utilities			
Electricity		\$ 10,268	
Water/Sewer		\$ 8,624	
Trash Removal		\$ 3,436	
		\$ 22,328	
COMMON AREA MAINTENANCE			
Cleaning / Janitorial		\$ 5,349	
Landscaping		\$ 16,755	
Snow Removal		\$ 25,627	
Fire & Safety		\$ 10,583	
HVAC		\$ 21,759	
Security		\$ 12,286	
Association Fees		\$ 13,704	
R&M		\$ 22,773	
		\$ 128,834	
Total CAM / Utilities	\$1.69	\$ 151,162	
Real Estate Taxes (3)	\$1.13	\$ 101,545	
Insurance	\$0.30	\$ 26,852	
Management Fees (4)	4.00%	\$ 48,860	
Total Expenses:		\$ 328,419	
Per Rentable Square Foot		\$ 3.67	

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Lease Term	Current Lease Expiration	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Lease Type	Other Lease Terms
100	Vortex Doors	11,470	12.81%	Oct-24	Dec-31	\$ 9,195	\$ 110,341	\$ 9.62	Jan-27 Jan-28 Jan-29	\$ 10.00 \$ 10.40 \$ 10.82	\$ 49,914	NNN	1, 5yr Option Termination Option ROFR to lease adjacent space
160	Cruitfly	8,256	9.22%	May-26	Apr-33	\$ 7,224	\$ 86,688	\$ 10.50	May-27 May-28 May-29	\$ 10.84 \$ 11.19 \$ 11.56	\$ 35,801	NNN	1, 5yr Option
160	Storage	600	0.67%	Nov-26	Oct-27	\$ -	\$ -	\$ -			\$ -		
180	Massage Therapy and Education LLC	4,016	4.49%	Jun-25	Jul-35	\$ 3,628	\$ 43,539	\$ 10.84	Aug-27 Aug-28 Aug-29	\$ 11.19 \$ 11.56 \$ 11.93	\$ 16,783	NNN	1, 5yr Option
200	Eskenazi Health	31,655	35.37%	May-23	Nov-33	\$ 25,943	\$ 311,312	\$ 9.83	Nov-27 Nov-28 Nov-29	\$ 10.13 \$ 10.43 \$ 10.75	\$ 82,920	NNN	2, 5yr Options Termination due to Funding
220	Twin Med	8,670	9.69%	Jul-14	Oct-29	\$ 11,614	\$ 139,363	\$ 16.07	Oct-27 Oct-28	\$ 16.40 \$ 16.72	\$ 6,713	Base - 2024	1, 5yr Option
300	Lithko Contracting LLC	12,200	13.63%	Jun-25	Jun-30	\$ 10,141	\$ 121,695	\$ 9.97	Jun-27 Jun-28 Jun-29	\$ 10.47 \$ 11.00 \$ 11.55	\$ 53,101	NNN	2, 3yr Options
360	HVA, Inc	4,700	5.25%	Dec-22	May-29	\$ 4,223	\$ 50,676	\$ 10.78	Jun-27 Jun-28	\$ 11.32 \$ 11.89	\$ 21,136	NNN	1, 3yr Option ROFR to lease adjacent space
380	Government Utilities Technology Service, Inc.	4,700	5.25%	Aug-26	Sep-31	\$ 4,113	\$ 49,350	\$ 10.50	Oct-27 Oct-28 Oct-29	\$ 11.03 \$ 11.58 \$ 12.16	\$ 20,669	NNN	1, 5yr Option
390	Heritage Group	3,239	3.62%	Oct-13	Apr-27	\$ 4,963	\$ 59,552	\$ 18.39			\$ 1,571	Base - 2024	1, 5yr Option
Total Units: 10		89,506	100.00%			\$ 81,043	\$ 972,516	\$ 10.87			\$ 288,610		
Occupied		89,506	100.00%			100.00%	\$ 972,516	\$ 10.87					
Vacant		0	0.00%			0.00%	\$ -	\$ -					

Notes: 1) WALT = 5.37 Years Remaining

OVERHEAD DOORS & DRIVE-IN ACCESS BY TENANT

Intech 11 | 6625 Network Way, Indianapolis, IN 46278

89,506

TOTAL SF

10

TENANTS

100%

OCCUPANCY

Tenant	Suite	Square Feet	Type	% Type	Doors
Vortex Doors	100	11,470	FLEX	68% WH, 32% OFF	2 Overheads
Cruitfly	160	8,256	FLEX	18% WH, 82% OFF	1 Overhead
Storage	160	600	OFFICE	100% OFF	
Massage Therapy and Education LLC	180	4,016	OFFICE	100% OFF	
Eskenazi Health	200	31,655	FLEX, LAB	32% WH, 16% LAB, 53% OFF	1 Dock, 1 Overhead
Twin Med	220	8,670	OFFICE	100% OFF	
Lithko Contracting LLC	300	12,200	OFFICE	20% WH, 80% OFF	1 Overhead
HVA, Inc	360	4,700	FLEX	45% WH, 55% OFF	1 Overhead
Government Utilities	380	4,700	OFFICE	100% OFF	
Heritage Group	390	3,239	OFFICE	100% OFF	

WH = Warehouse | OFF = Office | LAB = Laboratory. Square footage and suite mix reflect current rent roll.

ANCHOR TENANT

ESKENAZI HEALTH

Central Indiana's Public Health System — Est. 1859

\$10M IN TENANT INVESTED IMPROVEMENTS FOR ESKENAZI'S LAB SPACE

31,655 SF

Leased at Intech 11 (Suite 200)

35.4%

Share of total building SF

10-YEAR

Term — May 2023 to Nov 2033

2, 5-YR

Renewal options



Eskenazi Health is one of the nation's oldest and largest public health systems, providing high-quality, cost-effective care to Central Indiana for more than 165 years. Its flagship Sidney & Lois Eskenazi Hospital operates as a Level I trauma center and anchors a network of health centers serving more than 1 million outpatient visits annually.

Eskenazi Health recently **invested approximately \$10 million** within their **32,000-square-foot Pharmacy Central Fulfillment Center at Intech 11**, creating a state-of-the-art distribution facility designed to automate prescription fulfillment and support growing healthcare demand. The facility will ultimately process approximately 60% of Eskenazi Health's more than 1.3 million annual prescriptions, improving operational efficiency, expanding delivery capabilities, and supporting long-term healthcare services throughout Central Indiana. The investment reflects Eskenazi Health's continued commitment to the region and underscores the area's importance as a strategic location for healthcare and logistics operations.



Investment-Grade Credit

Operated by the Health & Hospital Corporation of Marion County, a public entity providing durable, government-backed tenancy.

Essential-Use Occupant

Public healthcare delivery is a non-discretionary service, supporting long-term occupancy stability at the property.

Deep Regional Footprint

Part of a broader Eskenazi Health network across Central Indiana, reinforcing its presence and staying power in the market.

Eskenazi Health's presence at Intech 11 provides the property with a stable, credit-quality anchor and a lease structure built for long-term continuity.

- Tax Advantage: Eskenazi Health's occupancy qualifies for a proportional real estate tax exemption of 35%.

Tenant Overview

Intech 11 — 6625 Network Way, Indianapolis, IN

SUITE 100



Vortex Industries, LLC

Family-owned since 1937 — repair, maintenance, and installation of commercial and industrial doors, dock levelers, and gates.



SUITE 160



Cruitfly, LLC

Indianapolis-based national staffing agency placing skilled labor for construction, asbestos abatement, demolition, and insulation projects.



SUITE 180



Indiana Therapeutic Massage School

Est. 1994 — Indianapolis's longtime massage therapy school, offering licensure training and continuing education for therapists.



SUITE 220



Twin Med, LLC

Founded 1998 — national distributor of medical and surgical supplies serving skilled nursing, assisted living, home care, and hospice.



SUITE 300



Lithko Contracting, LLC

One of the nation's largest concrete contractors (ENR #2), operating with a local, town-based team model across 25+ markets.



SUITE 360



High Impact Energy Solutions

Leading provider of electrical testing, commissioning, protection, and field services for critical power infrastructure nationwide.



SUITE 380



Government Utilities Technology Service, Inc.

Indianapolis-based technology provider delivering property tax, assessment, GIS, and managed IT services to local governments.



SUITE 390



Heritage Employee Wellness Center

On-site employer health clinic (with Ascension Employer Wellness) providing primary care and wellness services to Heritage Group employees.





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

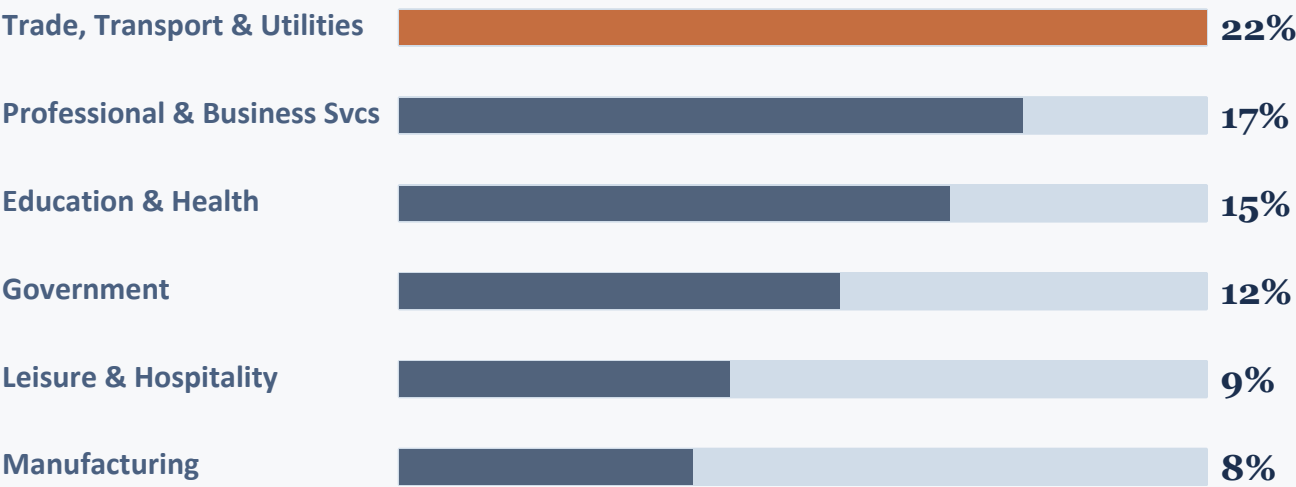
Ample land, low barriers

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

LEAD AGENT

Marcus & Millichap
THE DISALVO GROUP

Joseph DiSalvo, S.E.C.

Senior Managing Director Investments
Senior Director, National Office & Industrial Properties Group
National Healthcare Group

The DiSalvo Group · Indianapolis Office

License: IN: RB14051407

C: (317) 410-8788

O: (317) 218-5334

Joseph.DiSalvo@marcusmillichap.com

LEAD AGENT

Marcus & Millichap
THE DISALVO GROUP

TJ Brinker

Associate Investments

National Office and Industrial Properties Group

The DiSalvo Group · Indianapolis Office

C: (269) 921-4635

O: (317) 218-5354

TJ.Brinker@marcusmillichap.com

LEAD AGENT

Marcus & Millichap
THE BENDER GROUP

Forest Bender

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

The Bender Group · Indianapolis Office

License: IN: RB14049223

C: (765) 748-6570

O: (317) 218-5346

Forest.Bender@marcusmillichap.com

Gus Poulos

Associate Director of Investments

National Office and Industrial Properties Group

The Bender Group · Indianapolis Office

License: IN: RB18000371

C: (317) 442-1046

O: (317) 218-5348

Gus.Poulos@marcusmillichap.com

Zach Rogers

Associate Investments

National Office and Industrial Properties Group

The Bender Group · Indianapolis Office

License: IN: RB21002086

C: (317) 414-2952

O: (317) 218-5320

Zach.Rogers@marcusmillichap.com