

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21.00 SF
Available SF:	3,204 RSF
Lease Type:	NNN
Expenses:	\$11.06/RSF
Building Size:	32,103 SF
Parking:	175
Zoning:	Professional Office

PROPERTY OVERVIEW

This is the former Future Insurance Group space in the Plum Creek Center. Join EON Properties, Edward Jones, O'Donnell Law, Proper Title, Float Sixty and more in this elegant two-story open lobby building with 3,202 RSF/2,499 USF available on the second floor.

Suite 204 interior features 7 offices, reception area, conference room, open concept area and staff lounge. 175 parking spaces, fully sprinkled with alarm system. Heated exterior walks, 24-hour electronic building security, covered entry, satellite/cable access, ATT fiber and Comcast phone/data. CAM - \$5.26 /RSF, Real Estate Taxes - \$2.34 /RSF, Utilities - \$2.46 /RSF, Office Cleaning \$1.00/RSF, TOTAL GROSS - \$11.06/RSF

LOCATION OVERVIEW

Located on the northeast corner of Woodhollow Drive and Holly Lane. 1 block West of U.S. Highway 41 Indianapolis Blvd. It sits minutes from the Highland Grove Retail shopping area which includes Target, Best Buy, Kohl's, Petco, OfficeMax and the Shoppes on Main anchored by Whole Foods, Dick's Sporting Goods, Nordstrom Rack, DSW, Pier One, Albert's Jewelers, Starbucks, Carrabba's, Walgreens, Meijer and more. ½ mile west of Kennedy Avenue, 2 ¼ miles south of Ridge Road, 3 ½ miles southwest of I-80/94 and less than 2 miles north of U.S. Highway 30. 2023 INDOT traffic counts 34,654 cars/day.

INTERIOR OFFICE PHOTOS



EON PROPERTIES LLC

Real Estate Development, Management & Construction

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