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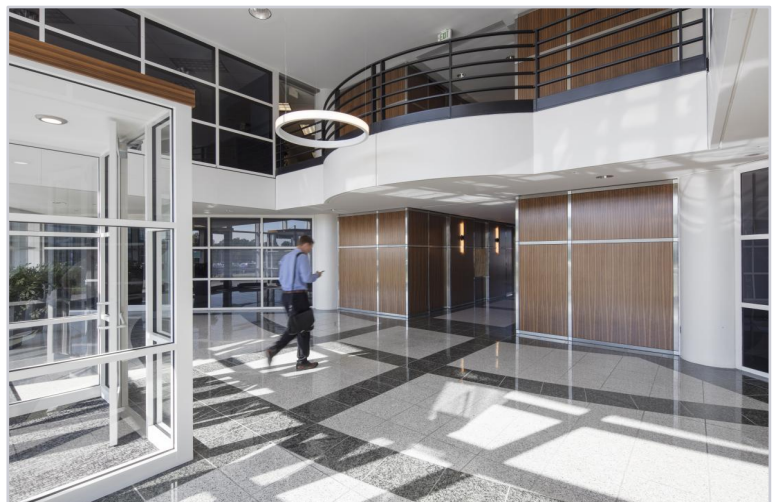
One College Park

8910 Purdue Rd, Indianapolis IN

Unbelievable amenity base with numerous lodging + dining options

Property Highlights

- Class A ± 137,000 SF office building
- Varying sizes of availabilities perfect for any office need
 - 2,980 SF furnished spec suite
 - 20,749 SF full floor with furniture
 - Up to ± 43,000 SF contiguous
- Fitness center & showers
- 2-story atrium
- Exterior signage available
- Located on IndyGo bus line
- Heavy parking
- Quick I-465 access
- Unbeatable amenity base (lodging/dining)



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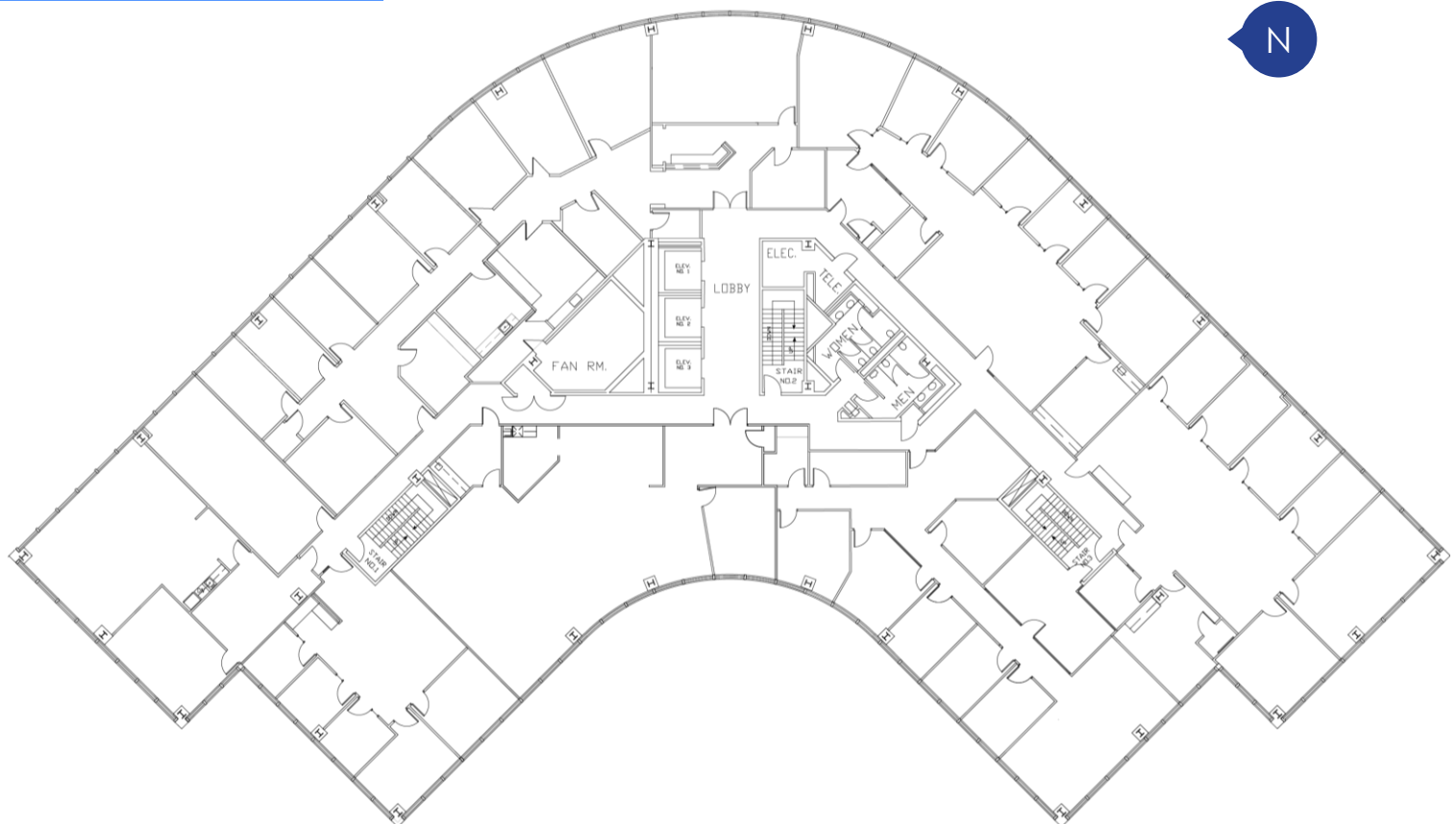
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For more information, please visit OfficeIndy.com.

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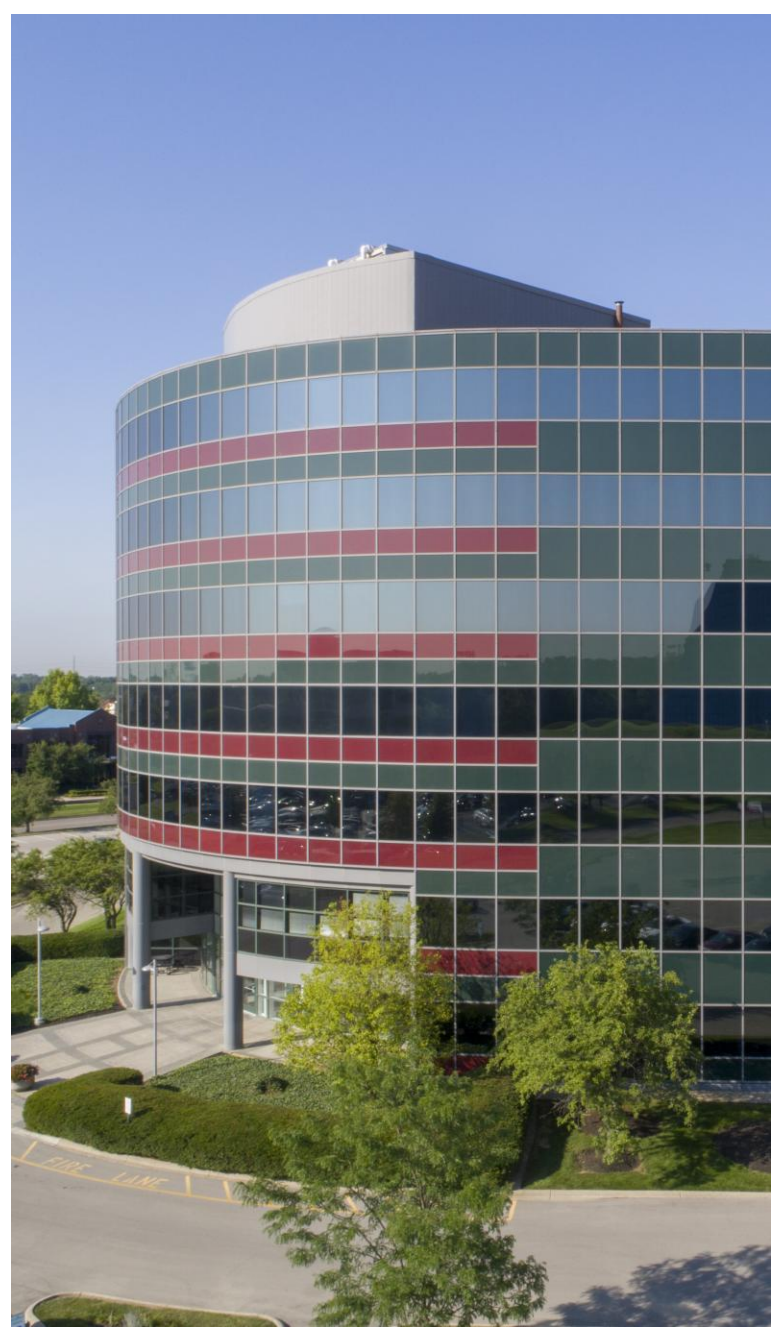


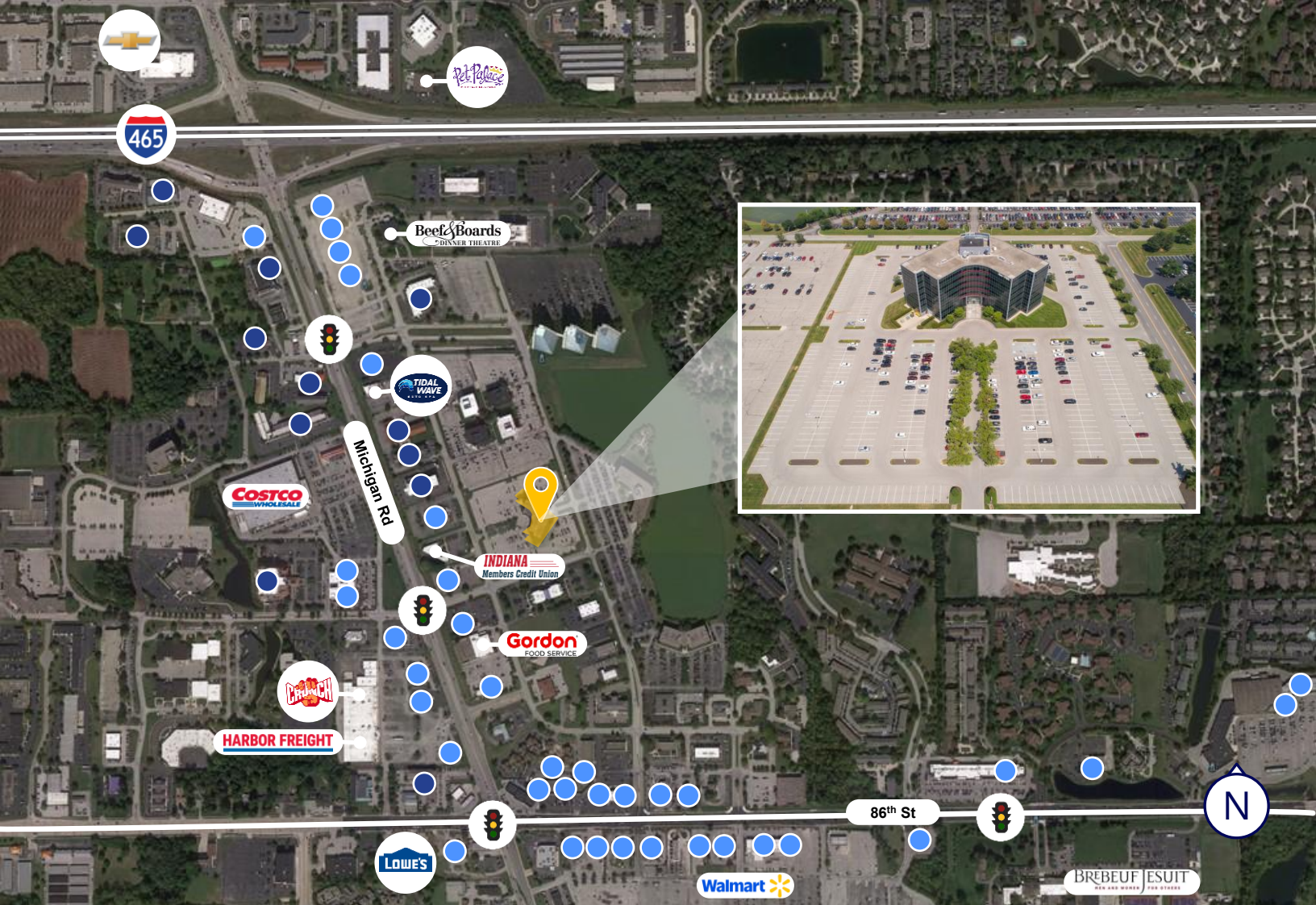
Typical Floor Plate



Gallery

- A 2-story atrium greets you
- Architectural detail + landscaping of the front exterior
- Elevator lobby with 2nd floor overlook as strong natural light floods the atrium
- Fitness + wellness center on site





Property Information

Total Area	± 137,000 SF
Land Area	± 8.37 acres
Parking Ratio	± 5 / 1,000
Parking Spaces	± 670
# of Floors	7
Elevator(s)	3 passenger
Typical Floor	± 21,000
Access	Key fob access
Data	High speed on-site
Year Built	1985 (renovated 2018)
Restrooms	Central
Submarket	Northwest
Rental Rates	\$20.50 psf Full Service
Zoned	C4, Commercial District
Other	Shared building dock

Lodging

- Best Western PLUS
- BlissPoint Inn
- Comfort Inn + Suites
- Days Inn & Suites
- Embassy Suites
- Extended Stay America
- Home2 Suites
- Homewood Suites
- InTown Suites
- La Quinta Inn
- Motel 6

Restaurants

- Arby's
- Azzip Pizza
- Buffalo Wild Wings
- Burger King
- Chick-Fil-A
- Chicken Salad Chick
- Chipotle
- Cousins Subs
- Denny's
- Einstein Bros Bagels
- El Toro
- Famous Dave's
- First Watch
- Five Guys
- Hardee's
- K-Town BBQ & Hot Pot
- Kazan Japanese Steakhouse
- La Mansión
- Leonardo's Mexican
- McAlister's Deli
- McDonald's
- Pana Donuts & Boba Tea
- Panera Bread
- Panda Express
- Penn Station
- Pizza Hut
- Popeyes Louisiana Kitchen
- Qdoba Mexican Grill
- Rally's Hamburgers
- Starbucks
- Steak 'n Shake
- Subway
- Taco Bell
- Texas Roadhouse
- The Juicy Seafood Restaurant & Bar
- Tian Fu Asian Bistro
- White Castle
- Wendy's
- Wing Stop
- Yummy Bowl
- Zaxby's

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