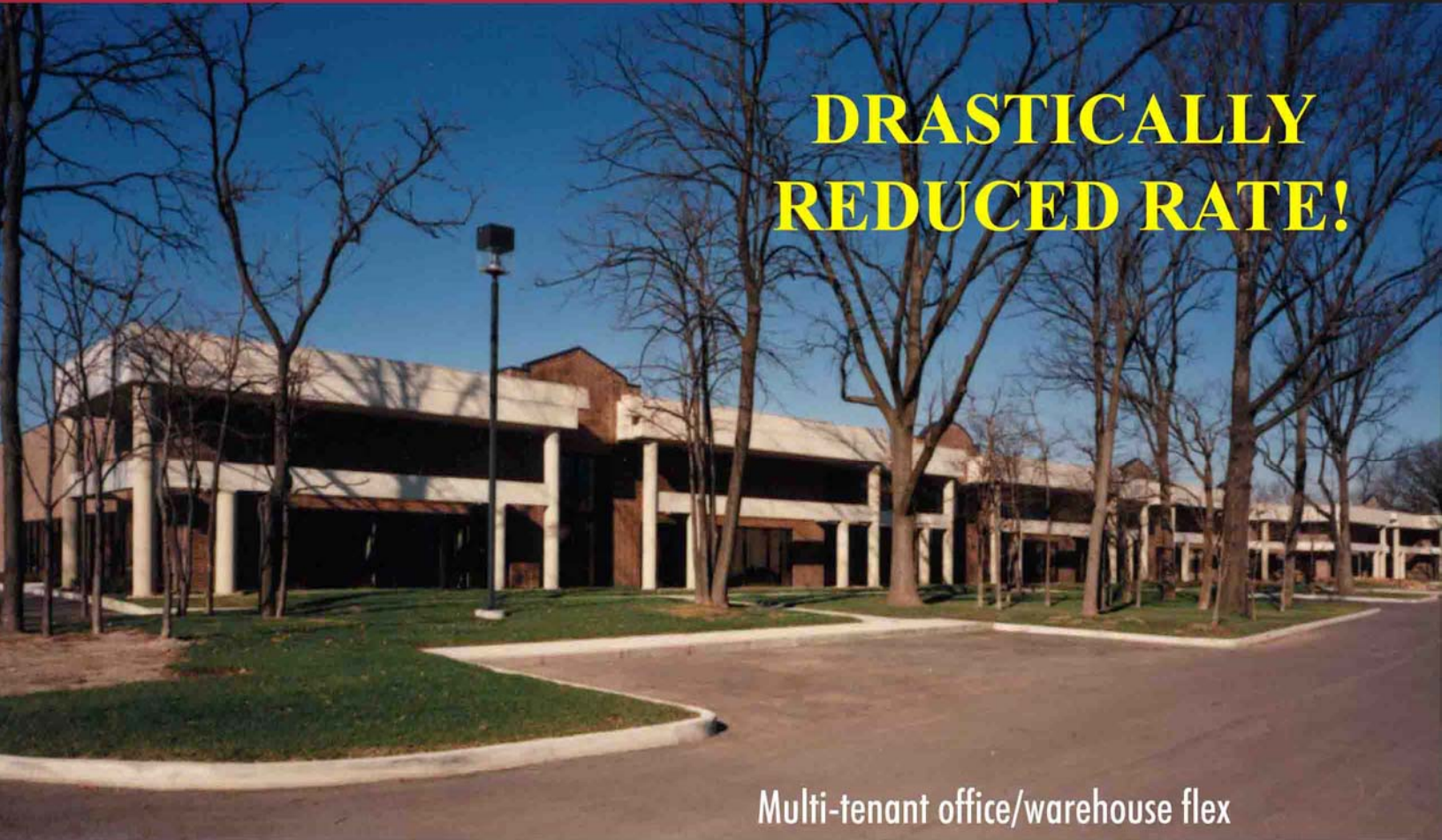


Fortune Park Building 9

Prime Office!
Prime Location!

**DRASTICALLY
REDUCED RATE!**



Multi-tenant office/warehouse flex



This bustling suburban location at 86th Street and Michigan Road is in a cluster of prominent office parks on Indianapolis' northwest side. Only a few blocks from I-465, tenants at Fortune Park have easy access to the airport and other sections of the city.

Total square feet: 46,898 sf

Zoning: CS

Unit sizes: 2,900 - 22,348 sf

Ceiling height: 14' overall, 8' - 9" in offices

Docks: None

Drive-ins: Twelve - 10' x 10'

Sprinkler: Yes - wet

Utilities: City water, Citizens Gas, Indianapolis Power & Light

Electrical Service: Varies per unit; minimum 200 amp service

HVAC: Suspended gas in warehouse areas; Heat and air in offices

Parking: 130 spaces

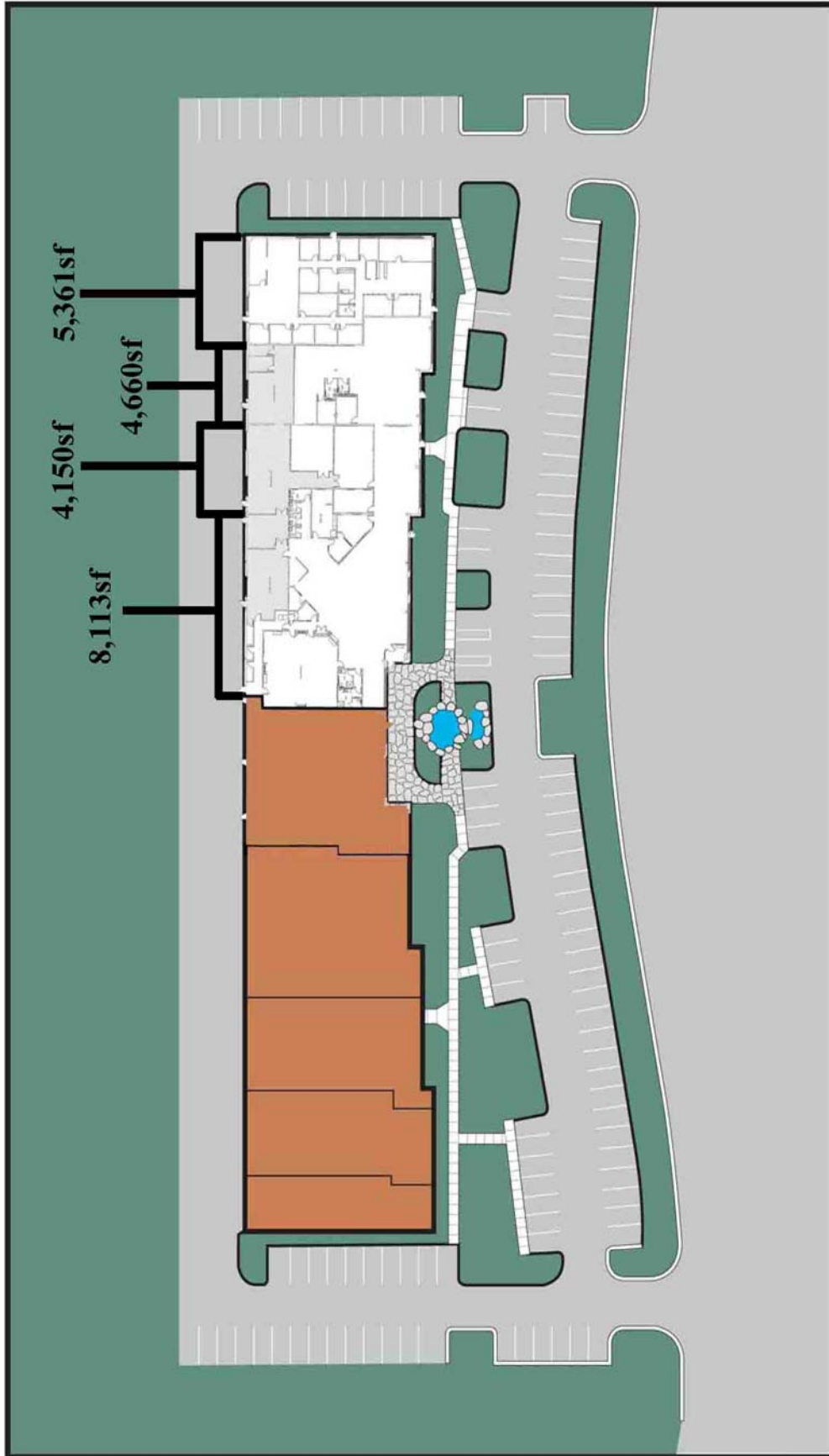
Finishes: Landlord's standard finish including carpet or vinyl floor coverings, acoustical ceiling with lay-in fluorescent light fixtures, paint or vinyl wall finishes

Amenities: Embassy Suites Hotel; The Shoppes @ Fortune Park Retail Center; Costco

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URBAHNS COMPANIES, INC.
Development, Management and Investment Real Estate
317.595.8600 ext 226 800.750.7675
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Fortune Park Building 9

22,348 Square
Feet Available



AGGRESSIVE RATES!
AGGRESSIVE CONCESSIONS!