

NORTHWEST TECHNOLOGY CENTER

Building A - 6100 W 96th Street

Up to 33,526 Square Feet Available

Midrise Office



PROPERTY HIGHLIGHTS

- Total building size 105,690 SF
- 10' office ceiling – 12' possible
- Full service property management
- Building signage available for 20,000 SF
- Ideal location for corporate headquarters
- On-Suite restrooms
- Immediate visibility from main entrance lobby
- Potential private entrance on west side of building

PROPERTY AMENITIES

- Northwest submarket
- 5 per 1,000 parking
- Courtyard with seating for outdoor meetings and collaborative spaces
- Close to retail/shopping/food establishments in Zionsville, along Michigan Road and 86th Street
- Near walking trails and parks: Zion Nature Park, Jennings Field, Mulberry Fields, Carter Station Park

AVAILABLE SPACE

| | |
|-----------|-----------|
| Suite 100 | 25,972 SF |
| Suite 115 | 7,554 SF |



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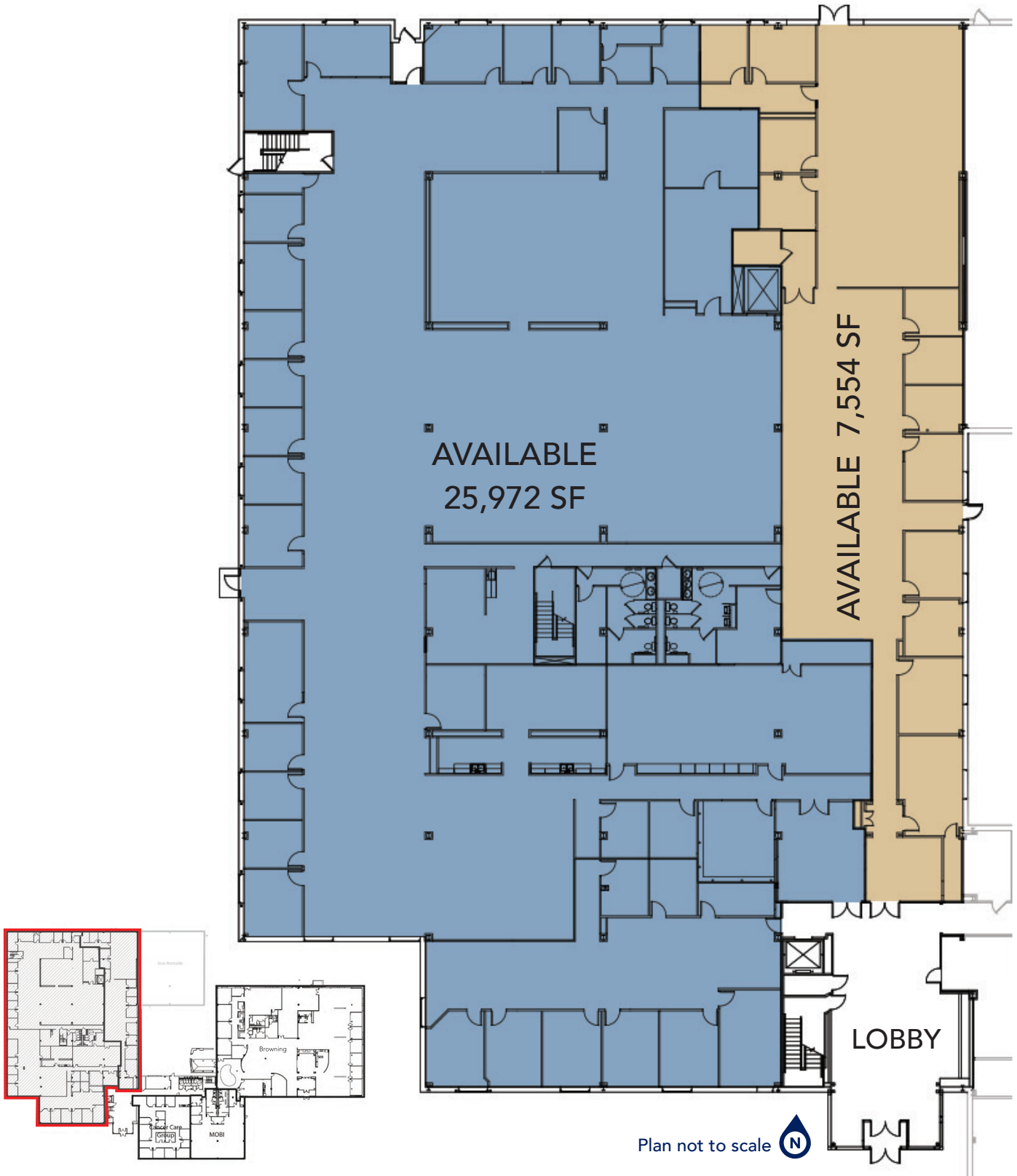
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www.browninginvestments.com

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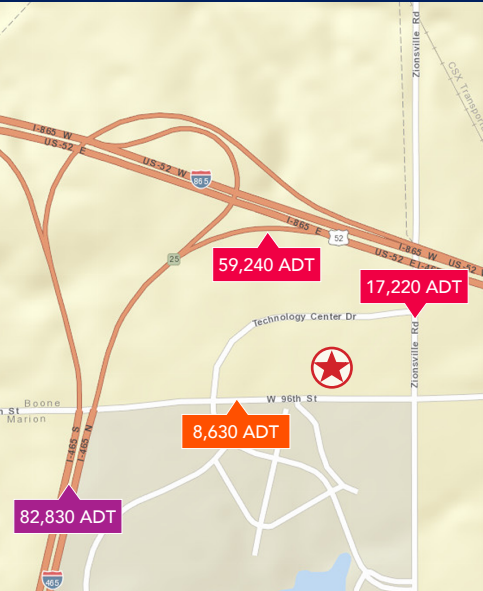


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Northwest Technology Park is an office/technology park that enjoys visibility from I-465, ample parking, full-service on-site property management, a day-care center, federal credit union and personal fitness facility.

EXCEPTIONAL ACCESS

Adjacent to Zionsville Road & 96th Street, the property offers access to both I-465 and I-65 within minutes. The Indianapolis International Airport, Indianapolis Executive Airport, downtown Indianapolis, and downtown Carmel are within a 20 minute drive of the park.

AREA AMENITIES

Immediate access to great restaurants (casual, fast food, fine dining, and one-of-a-kind local selections), hotels, shopping and entertaining. The area also boasts a vast assortment of local, regional and global businesses, and professional service providers.



SITE MAP KEY

- Build to Suit
- Completed Buildings
- Space Available Now

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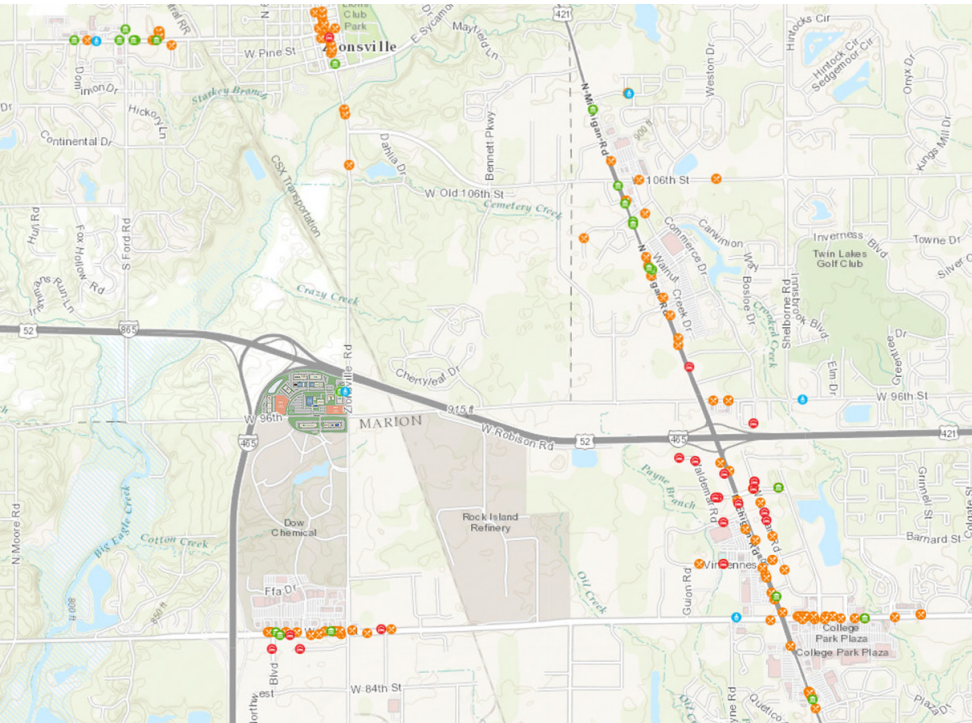
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AREA AMENITIES



AREA SUMMARY & DEMOGRAPHICS

1 MILE RADIUS

| | |
|-----------------------|-----------|
| Est. Population 2016 | 1,024 |
| Proj. Population 2021 | 1,188 |
| Est. Households 2016 | 499 |
| Ave. Household Income | \$119,251 |

3 MILE RADIUS

| | |
|-----------------------|-----------|
| Est. Population 2016 | 30,725 |
| Proj. Population 2021 | 33,720 |
| Est. Households 2016 | 12,716 |
| Ave. Household Income | \$116,475 |

5 MILE RADIUS

| | |
|-----------------------|-----------|
| Est. Population 2016 | 113,269 |
| Proj. Population 2021 | 122,795 |
| Est. Households 2016 | 43,941 |
| Ave. Household Income | \$102,056 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

LODGING

- Brick Street Inn
- Candlewood Suites
- Caribbean Cove Hotel & Conference Center
- Comfort Inn & Suites
- Courtyard
- Days Inn & Suites
- Drury Inn Indianapolis
- Embassy Suites
- Extended Stay America (3)
- Fairfield Inn
- Hampton Inn Indianapolis (2)
- Holiday Inn Express (2)
- Homewood Suites
- In Town Suites
- La Quinta Inn
- Motel 6
- Quality Inn
- Clarion Inn & Suites
- Red Roof Inn
- Residence Inn
- Super 8
- Sybaris
- Townplace Suites

- Cafe St Paul
- Casey's Custom Cafe
- Central Restaurant Products
- Chang Fu Chinese Restaurant
- Chef D's Breakfast
- Chef Mike's Charcoal Grill
- Chick-fil-a
- Chili's Grill & Bar
- Chipotle Mexican Grill
- Cobblestone Grill
- Cold Stone Creamery
- Colours Restaurant
- Cracker Barrel
- Curries & Chutneys
- D J Hot Dogs
- Denny's
- Di Bella's Old Fashioned Subs
- El Meson Mexican Restaurant
- El Rodeo
- El Toro
- Ellington's Restaurant North
- Famous Dave's
- Firehouse Subs
- First Watch Restaurant
- Five Guys Burgers & Fries
- Friendly Tavern
- Gatsby's Pub and Grill
- Georgia Reeses
- Greeks Pizzeria
- Gyro Stop
- Happy Kitchen
- Hardee's (2)
- Hino Oishi
- Indy Sports Grille
- Jack in the Box
- Jack's Pizza
- Jacquie's Cafe
- Jersey Mike's Subs
- Jimmy John's (2)
- KFC

- Leonardo's Mexican Food
- Longhorn Steakhouse
- McDonald's (4)
- Monical's Pizza
- Noah Grant's
- Noodles & Co (2)
- Olive Garden
- Outback Steakhouse
- Panda Express
- Panera Bread (2)
- Patricks Kitchen & Drinks
- Penn Station
- Philadelphia Steak & Fries
- Pita Pit
- Pizza King
- Popeye's Louisiana Kitchen
- Qdoba Mexican Grill (2)
- Red Robin
- Rice Cooker
- Rosie's Place
- Ruby Tuesday (2)
- Rush on Main
- Salty Cowboy
- Serenity
- Sidelines Sportpub
- Skyline Chili
- Squealers BBQ
- Stacked Pickle
- Steak 'n Shake (2)
- Steer in Cafe
- Stone Creek
- Sub 16
- Subway (7)
- Sweet & Savory
- Sweet Lucinda's
- Taco Bell (3)
- Tamaleria Lupitas
- Taste of China
- Ted's Montana Grill
- Tegry Bistro
- Texas Roadhouse
- Thai Papaya
- The Loft Restaurant

- Tian Fu Asian Cuisine
- Tilly's Sweet Shop
- Tilted Kilt Pub & Eatery
- Trader's Mill Grill and Bar
- Village Station
- Villaggio Ristorante & Bar
- Vitality Bowls
- Wendy's (3)
- White Castle
- Yats
- Yen Ching
- Zaxby's
- Zionsville Pizzeria

BANKS

- BMO Harris Bank
- Cain Brothers
- Chase Bank (3)
- Fifth Third Bank (3)
- First Financial Bank (2)
- First Merchants Bank
- Huntington National Bank (3)
- Key Bank
- National Bank of Indianapolis
- Northpark Credit Union
- Old National Bank (2)
- One Bridge Inc
- PNC Bank (3)

DAY CARE

- Dawn Til Dusk Daycare
- Dependent Care Management
- Early Learning Academy
- Funshine Children's Center
- Kindercare Learning Center
- Maria Montessori Academy
- Sprouts Daycare Ministry



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