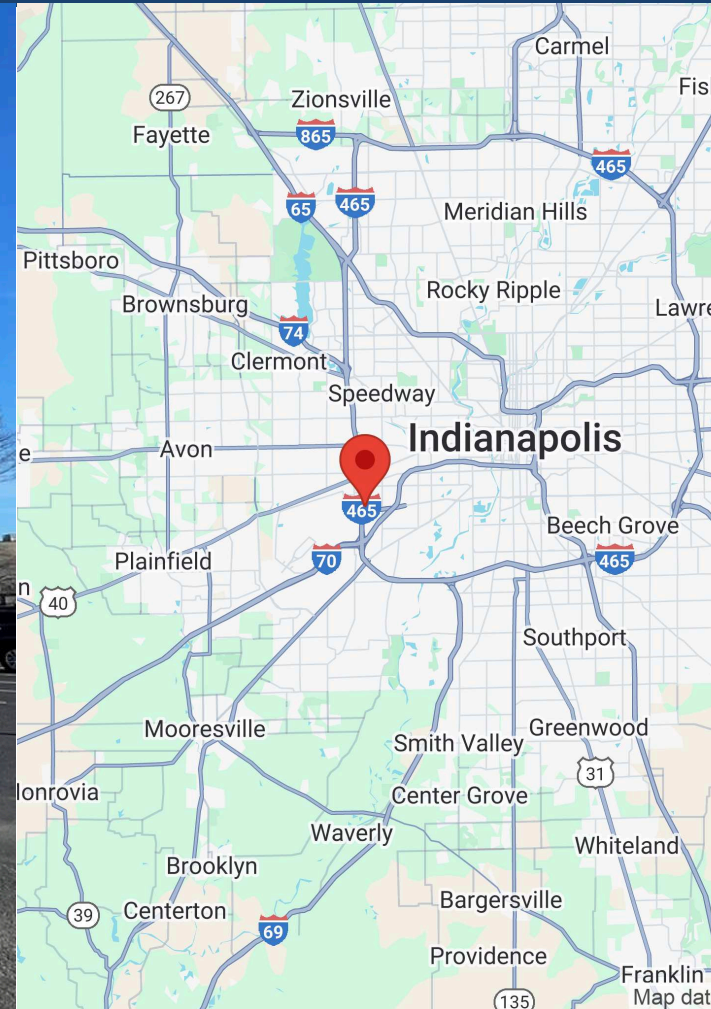


DIRECTORS ROW

2401-2495 DIRECTORS ROW // INDIANAPOLIS, IN 46241



OWNED GLA
215,100 SF

TRAFFIC COUNTS
I-465 & I-70 : 110,000 VPD

DEMOGRAPHICS
Population
Avg Income

	3 MILE	5 MILE	10 MILE
Population	23,149	74,494	416,632
Avg Income	\$46,975	\$51,414	\$63,431

Directors Row is a property consisting of five flex industrial buildings and three office buildings offering 39 suites. This property has a diverse mix of tenants and easy access to I-465 and I-70. Directors Row has strong frontage visibility with six points of ingress/egress and is directly across from the Indianapolis International Airport which is extremely attractive to businesses focused on ecommerce and next and same day delivery.

Major Tenants: Evens Time Inc, Drum Corps International Inc, Casino Party Experts, Benchmark, Respiratory Partners Inc



**ZIFF
REAL ESTATE
PARTNERS**

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DIRECTORS ROW

2401-2495 DIRECTORS ROW // INDIANAPOLIS, IN 46241

Available
 Coming Available
 Occupied
 Non-Controlled



SUITE#	Tenant Name	GLA(SF)
2401-AC	AVAILABLE	10,650 SF
2401-F	AVAILABLE	12,717 SF
2401-G	AVAILABLE	7,013 SF
2401-L	AVAILABLE	1,127 SF
2415-EF	AVAILABLE	4,200 SF
2415-JK	AVAILABLE	3,077 SF
2485-AC	AVAILABLE	20,700 SF

SUITE#	Tenant Name	GLA(SF)
2401-D	CIVIL ENGINEERING CONSULTANTS INC	1,500 SF
2415-AB	DRYWALL ENTERPRISE	2,450 SF
2415-C	CROWN PACKING CORP	1,472 SF
2415-D	ABA HOME HEALTHCARE	1,500 SF
2415-GHI	CHUKWUEMEKA AKUMA AND JOSEPHINE OMORUYI	5,000 SF
2415-LM	RETIRED IN PUBLIC EMPLOYEES ASSOC.	3,851 SF
2415-N	BRIDGES OF INDIANA	2,650 SF
2431-AB	BENCHMARK	7,330 SF
2431-CD	TAH OPERATIONS	6,525 SF
2431-EF	TESCOM	6,360 SF
2431-G	UNION BUILDING CORPORATION OF MI	4,085 SF
2445-A	500 REPUBLIC	2,750 SF
2445-B	ARMOR AIR	2,250 SF
2445-C	INNERG CONSULTING	2,250 SF
2445-D	ART HAUS BALLOON COMPANY	2,250 SF
2445-E	CRITTER CONTROL	2,400 SF
2445-FG	PRISM MEDICAL PRODUCTS LLC	4,800 SF
2445-H	ASSOCIATED COURIERS	2,400 SF
2445-IJ	INTEGRATED TECHNOLOGY RESOURCES, INC.	5,176 SF
2445-KL	COPAN DIAGNOSTICS	4,124 SF
2461-AB	ARMOR AIR	4,950 SF
2461-CD	MOTOROLA SOLUTIONS INC	4,500 SF
2461-EF	RESPIRATORY PARTNERS INC	7,200 SF
2461-H	BECHT PRIDE CLEANING SERICES	6,300 SF
2461-K	AGI JAGI SHOP	2,850 SF
2461-L	MOTOROLA SOLUTIONS INC	1,850 SF
2475-AB	EVENS TIME INC	11,767 SF
2475-D	PAWCO FOODS	6,083 SF
2485-D	PROACTIVE CLINICAL PARTNERS	6,600 SF
2495-AB	INFINITY STAFFING SOLUTIONS	6,476 SF
2495-CD	CASINO PARTY EXPERTS	7,474 SF
2495-EF	SHEPARD STRENGTH	6,600 SF
2495-GH	DRUM CORPS INTERNATIONAL INC	10,400 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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