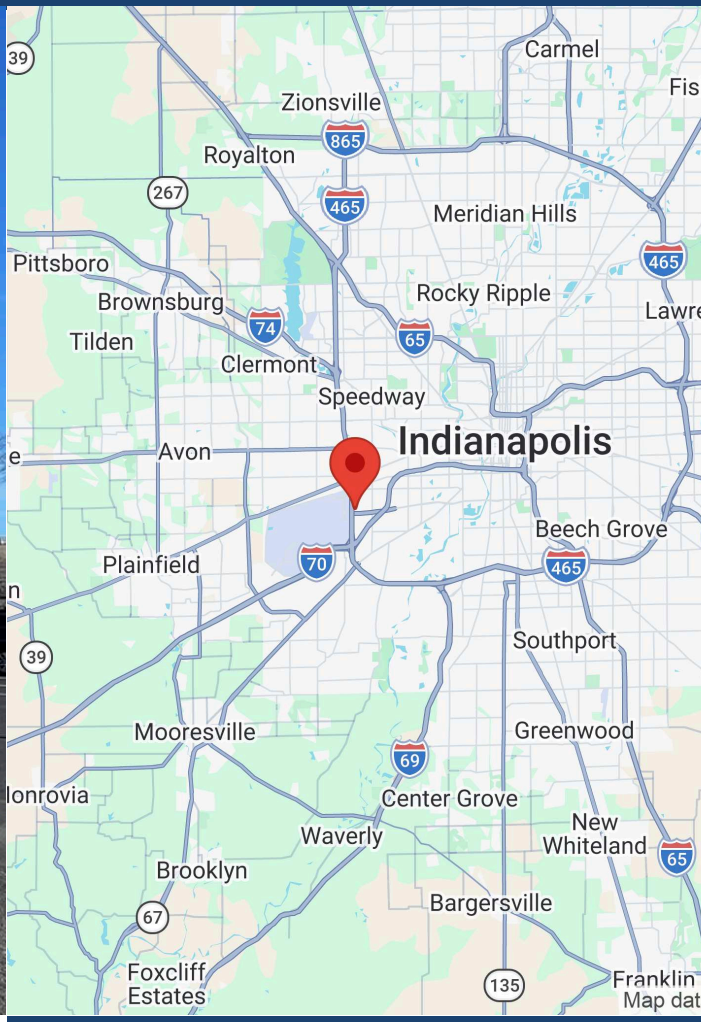
DIRECTORS ROW

2401-2495 DIRECTORS ROW // INDIANAPOLIS, IN 46241



OWNED GLA	TRAFFIC COUNTS
215,100 SF	I-465 : 162,300

DEMOGRAPHICS	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: Nextech, Evens Time Inc, FE Moran, Drum Corps International Inc, Casino Party Experts

ZRP

ZIFF REAL ESTATE PARTNERS

FOR LEASING INFORMATION

Alec Boyle

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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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SUITE#	Tenant Name	GLA(SF)
2401-L	AVAILABLE	1,127 SF
2485-AB	AVAILABLE	14,450 SF
2485-C	AVAILABLE	6,250 SF

SUITE#	Tenant Name	GLA(SF)
2401-AC	FE MORAN	10,650 SF
2401-D	ALIGN CEC	1,500 SF
2401-F	NEXTECH	12,717 SF
2401-G	MSH / PATRIOT TACTICAL	7,013 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-EF	SKINN AND ZENN BEAUTY	4,200 SF
2415-GH	CHUKWUEMEKA AKUMA AND JOSEPHINE OMORUYI	5,000 SF
2415-J	GREAT DIRECT CARE	970 SF
2415-K	PCC SPORTS	2,107 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

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