



FOR LEASE

**1301 S. WHITE RIVER PKWY
INDIANAPOLIS, IN 46221**

Ideal for Manufacturing

- Heavy power
- Steam-powered chillers
- Availability to add air conditioning

1301 S White River Parkway Indianapolis, IN 46221

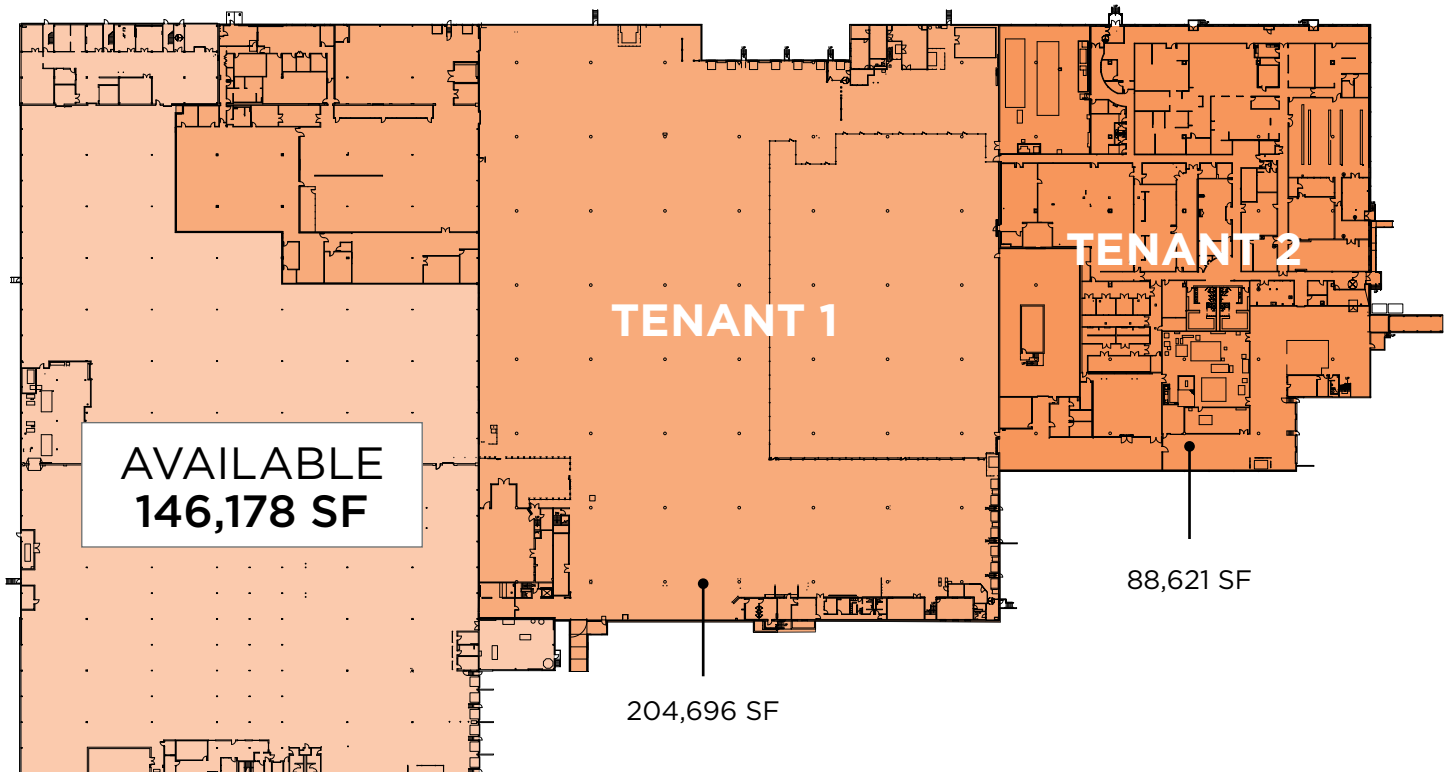
1301WHITERIVERPARKWAY.CUSHWAKESITES.COM

Building Information

Building:	445,189 SF (First Floor)
- Available Space:	146,178 SF (First Floor)
- Tenant 1:	204,696 SF (First Floor)
- Tenant 2:	88,621 SF (First Floor)
Land Area:	17.26 acres (building) 0.44 acres (substation)
Zoning:	I-4
Water/Sewer:	Citizens Energy Group
Steam:	Citizens Energy Group
Power:	AES Indiana via substation located on Parcel #3 which provides 34 kv steps down to 15 kv to feed the building



Building Plan

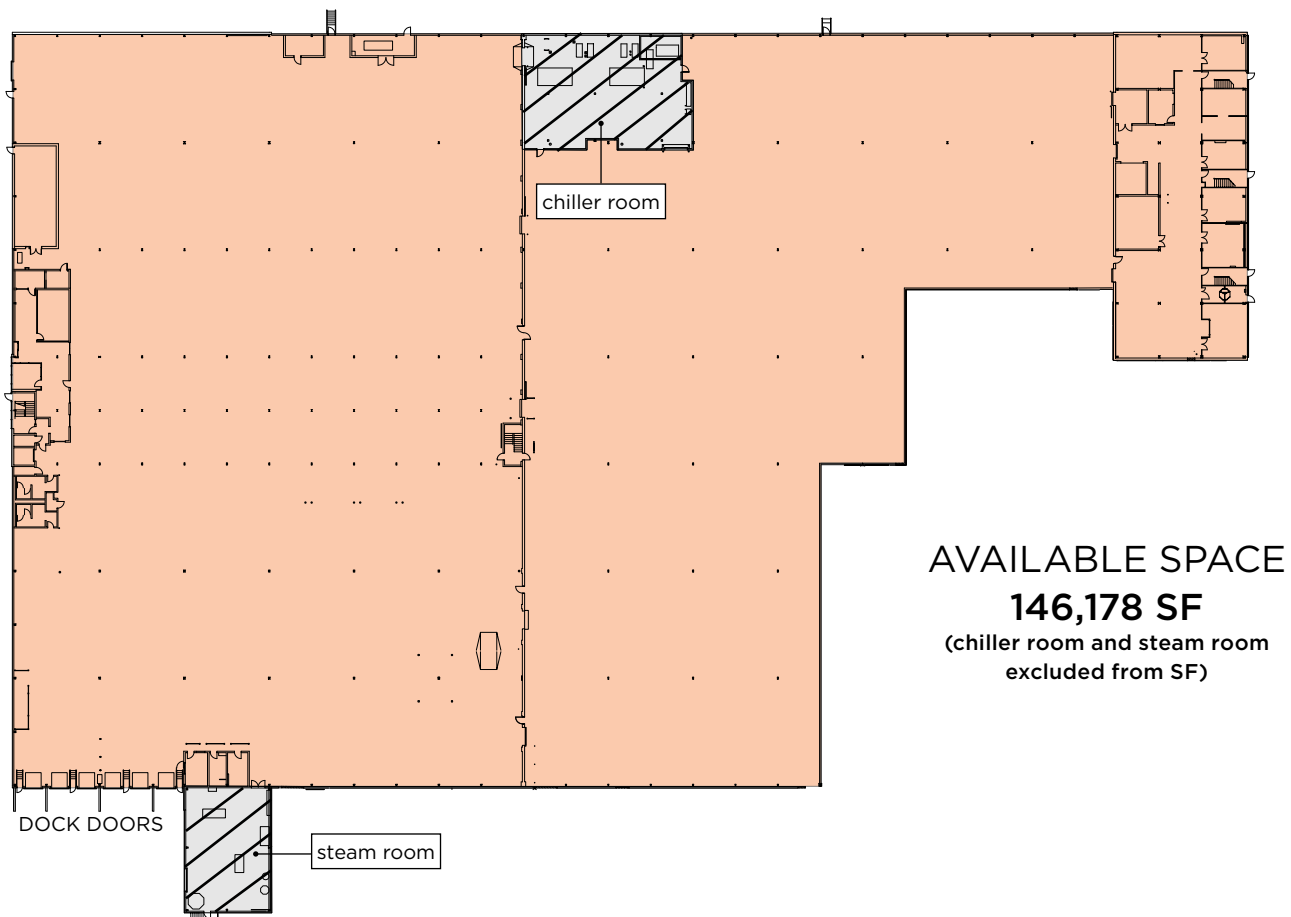


Available Space for Lease

Available Size	146,178 SF
Office Areas:	±1,500 SF ±3,900 SF ±6,500 SF (two-story)
Clear Height:	20'6" to bottom of I-beam
Docks:	6
Asking Rate:	\$5.95 NNN PSF
OPEX:	\$1.50 PSF



Floor Plan



THE INDIANA ADVANTAGE

Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA**, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.



STRONG FUNDAMENTALS

- AAA bond rating
- Right to Work State
- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax



#1

In pass through highways

Located at the **MEDIAN CENTER** of the **U.S. POPULATION**

#1

In Midwest

BUSINESS TAX CLIMATE

#9

In the U.S.

#1

In Midwest

BEST STATE FOR BUSINESS

#5

In the U.S.

#3

INFRASTRUCTURE

America's Top States for Business

1 in 5

HOOSIERS

Work in Advanced Manufacturing

#2

IN U.S. FOR

Worldwide life-sciences exports

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