

VICTORY PARK BUSINESS CENTER

I-465 & Emerson Ave. Indianapolis, Indiana



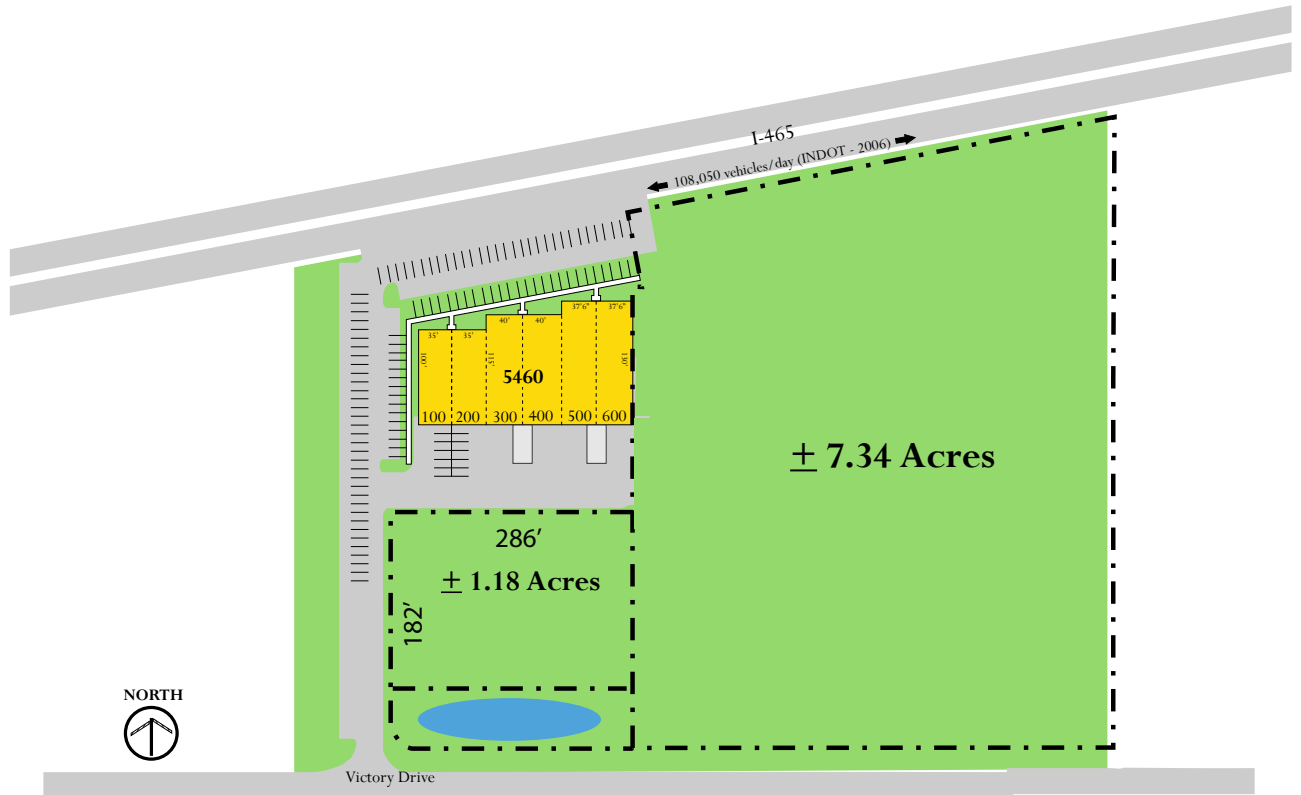
- ◆ 1/2 east of I-465/Emerson Ave interchange
- ◆ Suites from 3,500 to 25,950 square feet
- ◆ Private entrances, drive in doors, build to suit
- ◆ Visibility to I-465
- ◆ Convenient to dining, shopping & residential

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|----------|----------|----------|
| Daytime Population | 7,927 | 21,548 | 76,632 |
| Population | 10,654 | 62,395 | 175,553 |
| Avg Household Income | \$69,412 | \$72,523 | \$64,013 |
| Median Household Income | \$60,322 | \$62,724 | \$53,186 |

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Availability

| <i>Total Sq. Ft.</i> | <i>Unit</i> | <i>Existing Ofc Sq. Ft.</i> | <i>Dimensions</i> | <i>Docks/ Doors</i> | <i>Clear Height</i> | <i>Base Sq. Ft. Rate</i> | <i>Monthly Rent \$</i> | <i>Comments/ Zoning</i> |
|--------------------------|-------------|---------------------------------|-------------------|-------------------------|-------------------------|------------------------------|----------------------------|-----------------------------|
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