



For Sale or Lease

Office

# Intech Eleven

6625 Network Way, Indianapolis, IN

## Furnished call center opportunity

- $\pm$  89,000 total SF building
- $\pm$  4,700 to 35,857 SF available contiguous
- Lease Rate: \$15.25 / SF MG | Sale Price: \$9,150,000
- Useable square footage, no add-on or load factors
- Strong office with private entrances
- Floor-to-ceiling windows
- Controlled and plentiful parking (additional ground also available)
- Strong amenity base
- Quick and easy interstate access
- Furniture available in former call center suite
- Drive-in loading available in select suites
- Back-up generator in place and servicing call center space
- Ceiling deck height  $\pm$  18'



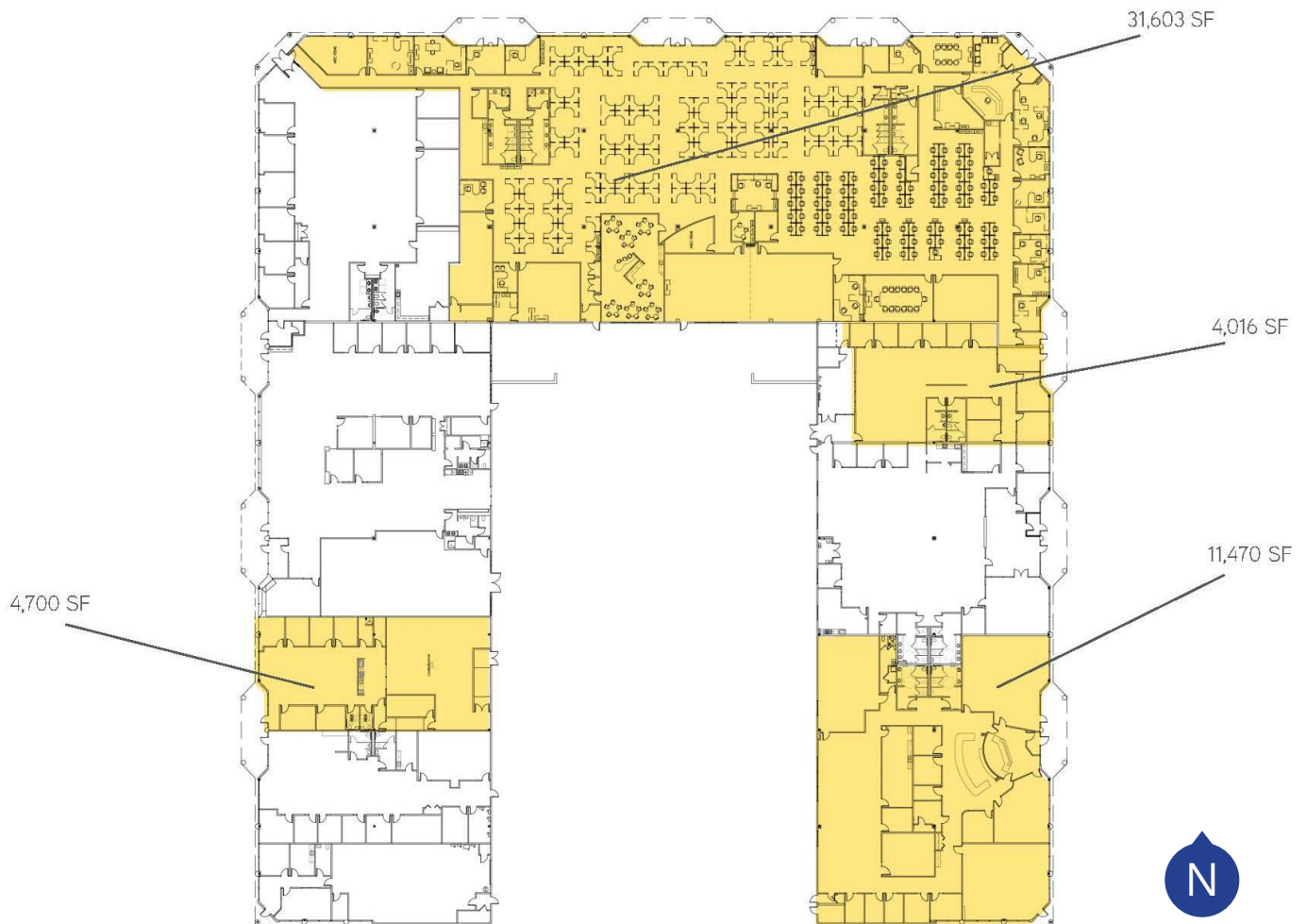
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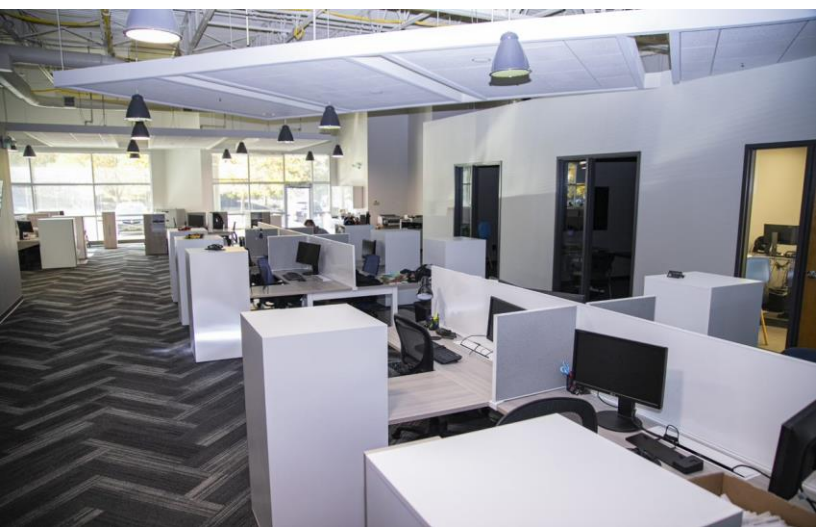


# Floor Plan

Suite 100:	11,470 SF
Suite 180:	4,016 SF
Suite 200:	31,603 SF
Suite 360:	4,700 SF



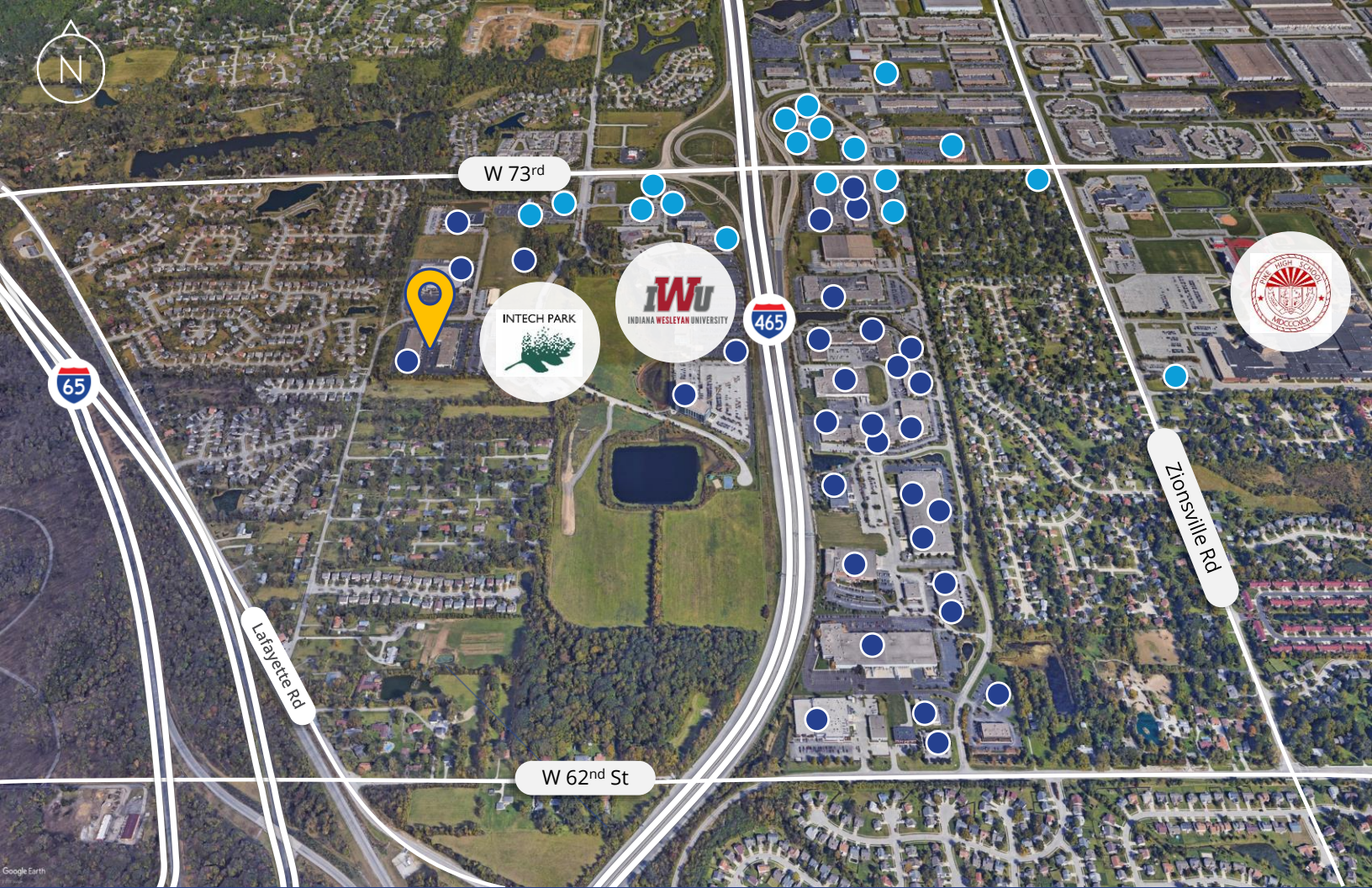




## Property Info

Building Size	89,000 SF
Parking	5 / 1,000PSF
# of Floors	1
Year Built	1999
Zoning	CS
Lease Rate	\$15.25 / SF MG
Sale Price	\$9,150,000





## Area Amenities

Best Western Plus  
 Clarion Inn & Suites  
 Courtyard by Marriott  
 Dollar Tree  
 FORUM Credit Union  
 Gatsby's Pub & Grill  
 Hampton Inn  
 Hilton Garden Inn  
 Huntington Bank  
 Indianapolis Public Library – Pike Branch  
 Jack's Donuts  
 KinderCare  
 McDonald's  
 Residence Inn by Marriott  
 Starbucks  
 Steak 'n Shake  
 Subway  
 TownPlace Suites by Marriott

## Nearby Office Users

Allison Transmission	Orkin
Biomerics	Otis Elevator Company
Bosma Enterprises	PPG Industries
Commercial Solutions	Safedoes Pharmacy
Diversified	Sedgwick Brand Protection
EnterMarket	Social Security Office
Express Employment Professionals	Soder Dentistry
FlexPAC	Techni US
Fortune Industries	Tulip Tree Creamery
GHD	US Customs & Border Protection
GreenLight Collectibles	US Geological Survey
Heritage Employee Wellness Center	Visual Edge IT
Herron Associates – The Idea Center	Wabash Valley Power
Indiana Oxygen Company	WXIN – Fox 59 / WTTV – CBS4
Integrity Staffing Solutions	
Kaman Industrial Technologies	
Kpaul	
Monument Chemical	

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