

WATERFRONT I - IV
Waterfront Office Park
Indianapolis, IN



WATERFRONT I & II

2611 & 2629 Waterfront Parkway East Drive, Indianapolis, IN 46214



Waterfront Office Park is an institutional quality office park conveniently located at the I-465 / I-74 and Crawfordsville Road (SR 136) interchange on the city's west side. The interchange provides Waterfront Office Park with not only the best interstate access in the suburban Indianapolis area, but also excellent building visibility from I-465 and I-74. Waterfront's location and immediate adjacency to the interstate system provides for easy access to the Indianapolis International Airport, downtown Indianapolis, restaurants, hotels and some of the fastest growing suburban communities in the metro area. The Park is comprised of four, three-story brick and glass buildings with over 200,000 s.f. of office space, ample parking, two lakes and mature landscaping. The Park is owned, leased and managed by locally based Citimark Management Co., Inc. and their partner, New Boston Fund.

LOCATION

- West Indianapolis, immediately adjacent to I-465 & I-74, with easy access to I-70 & I-65
- Excellent visibility
- Minutes to Indianapolis International Airport & Downtown Indianapolis
- Convenient to restaurants, banks retail shopping and hotels
- Large, well educated, workforce to draw from
- Adjacent to a variety of housing

FEATURES

- Economical rent
- Extensive landscaping in a park like setting
- Architecturally distinctive design
- Abundant parking
- Lake views
- Passenger & freight elevator
- Loading area

MANAGEMENT

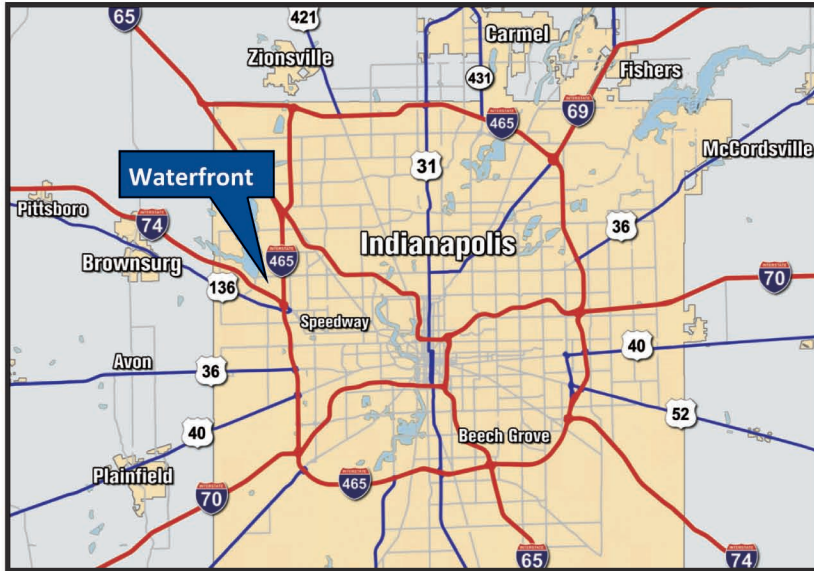
- On-site maintenance personnel
- Electronically tracked service calls, assuring a high degree of complete customer satisfaction
- Owner leased & managed

TENANT IMPROVEMENTS

- Designed to tenant's specifications
- High-quality finishes
- Architectural services included
- Flexible floor plates

WATERFRONT III & IV

2647 & 2780 Waterfront Parkway East Drive, Indianapolis, IN 46214



SECURITY & SAFETY

- Security service patrolled
- Well-lit parking lot
- Computer controlled card access system

HVAC

- Individual tenant temperature control & comfort
- Energy efficient high tech control systems
- Outside air utilization for maximum air quality

POWER / VOICE / DATA

- Free WIFI
- Ample power for equipment and computers
- Scalable bandwidth
- Teleconferencing capabilities
- Satellite and cable TV availability

CONFERENCE CENTER

- New conference center, free of charge to Waterfront customers



CITIMARK MANAGEMENT CO., INC.

LEASING • PROPERTY MANAGEMENT • BUILD TO SUIT • DEVELOPMENT

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Real Estate Investment Funds