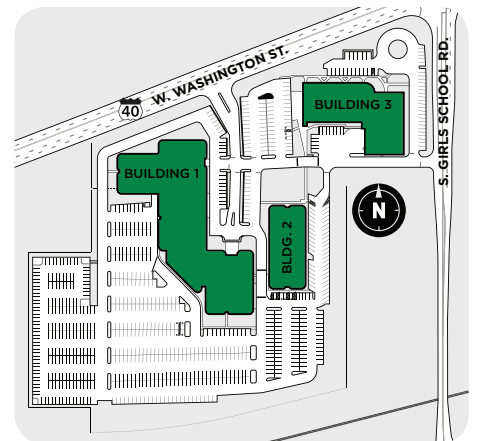


THREE-BUILDING PORTFOLIO FOR SALE



West Washington Campus

TOTAL SQUARE FOOTAGE	137,054 sf
TOTAL CAMPUS ACREAGE	16.497 acres
GENERAL POWER	120 volts, lighting / 277 volts, HVAC power / 480 volts
SECURITY	All doors are proximity card-controlled; security cameras throughout buildings and parking lots
PARKING SPACES	800-plus with expansion capabilities



For more information, please contact:

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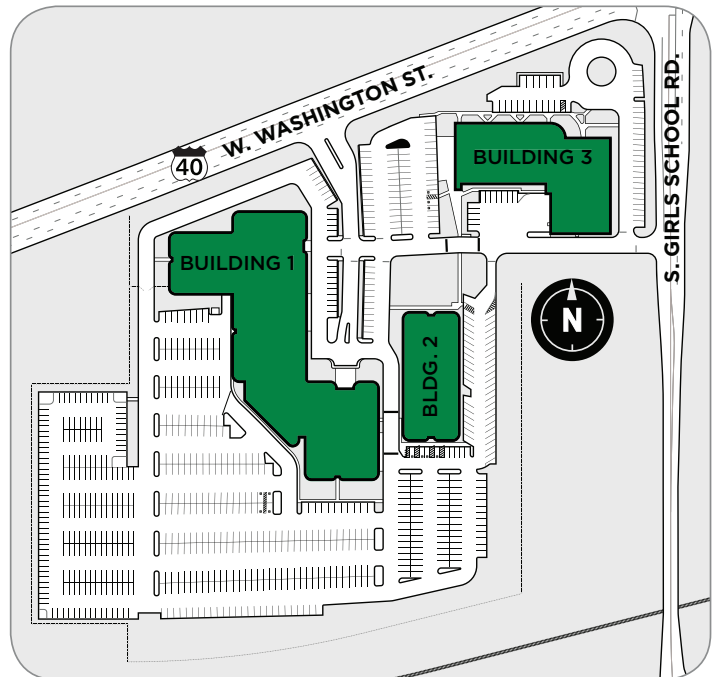




West Washington Campus

GENERAL INFORMATION FOR ALL BUILDINGS

FIRE SUPPRESSION	All buildings have fire alarm panels and fire suppression system
SECURITY SYSTEM	All doors are proximity card-controlled; two years old
SECURITY CAMERAS	Security cameras throughout buildings and parking lots
GENERAL POWER	120 volts, lighting / 277 volts, HVAC power / 480 volts
PARKING SPACES	800-plus with expansion capabilities
PHONE SYSTEM	NEC phone switch, Rockwell ACD
TOTAL SQUARE FOOTAGE	137,054
TOTAL CAMPUS ACREAGE	16.497
OWNERSHIP	Indianapolis Airport Authority



BUILDING ONE

YEAR OF CONSTRUCTION	1987
SQUARE FOOTAGE	71,568 sf
GENERATORS	25 KVA (Cummins) supports computer room only 200 KVA (CAT) emergency panels/misc. lighting/outlets (belly tank fuel, 200 to 400 gallon capacity)
UPS	225 KVA supports computer room only
ROOF	Rubber membrane; 20-year warranty
CEILING HEIGHT	15' to bottom of deck; 8'5" to ceiling grid
OVERHEAD DOOR	One ground-level door
HVAC	Six zones
UTILITY	Total electric building with separate meters for heating; provides for discount with IPL

7337 W. WASHINGTON ST., INDIANAPOLIS



COMPUTER ROOM SF	2,000 sf; raised floor	ELECTRIC SUPPORT	IPL electric loop system
COMPUTER ROOM A/C	Four (4) units total: One (1) 17.5-ton unit with humidity controls; two (2) 10-ton units; one (1) 1.5-ton wall-mount unit	RESTROOMS	Four (4) sets with multiple fixtures and two (2) private in EXO offices
A/C CAPACITY	Six units, 45 tons each; four years old	PREVIOUS USE	Executive offices, board room, conference rooms, general offices, open cubicles, call center and operations center



BUILDING TWO

YEAR OF CONSTRUCTION

1987

SQUARE FOOTAGE

19,615 sf

GENERATORS

None, but generator from Building 1 runs computers

UPS

None, but generator from Building 1 runs computers

ROOF

Rubber membrane; 20-year warranty

CEILING HEIGHT

15' to bottom of deck; 8'5" to ceiling grid

OVERHEAD DOOR

One ground-level door

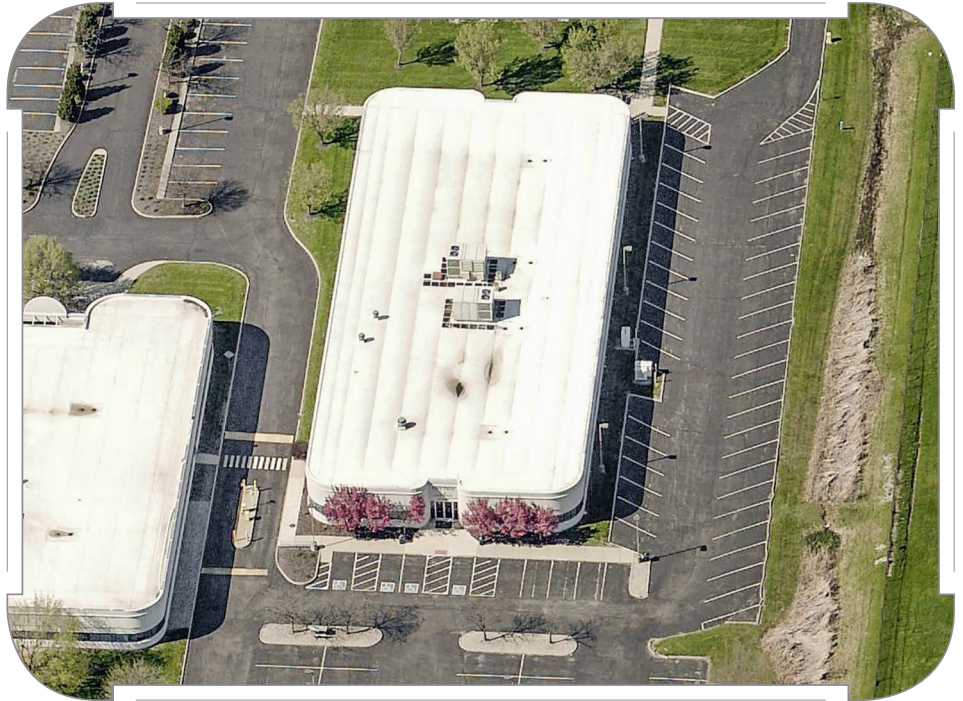
HVAC

Six zones

UTILITY

Total electric building with separate meters for heating

7333 W. WASHINGTON ST., INDIANAPOLIS



RESTROOMS

Two (2) sets with multiple fixtures and one (1) set with locker room / showers

A/C CAPACITY

Two (2) units, 40 tons each; four years old

PREVIOUS USE

General office and training/meeting rooms; three (3) classrooms with dividers at 900 square feet each; total 2,700 square feet of training/conference rooms

1910 S. GIRLS SCHOOL RD., INDIANAPOLIS



BUILDING THREE

YEAR OF CONSTRUCTION

Early 1980s; refurbished from warehouse to call center / training space in 1995

SQUARE FOOTAGE

First Floor: 32,599 sf (4,116 sf warehouse space); Second Floor: 13,272 sf; Total 45,871 sf

HVAC

Multiple zones

GENERATORS

200 KVA runs emergency lights, general power on call center floor and 50% of lighting

ROOF

Corrugated metal

CEILING HEIGHT

8' to 22'

UTILITY

Total electric building with separate meters for heating

A/C CAPACITY

Two (2) units; 2 to 7.5 tons each

RESTROOMS

Two (2) sets with multiple fixtures

PREVIOUS USE

Call center, training facility and warehouse storage

OVERHEAD DOORS

Total of three (3) doors: two (2) dock doors with levelers; one (1) ground level with warehouse space

CORPORATE OFFICE CAMPUS FOR SALE

BUILDING 1

7337 W. Washington St.

WASHINGTON ST.

BUILDING 3

1910 S. Girls School Rd.

BUILDING 2

7333 W. Washington St.

S. GIRLS SCHOOL RD.

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West Washington Campus

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Indianapolis Airport Authority

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