

THE GARDENS AT CASTLE CREEK

Indianapolis, IN

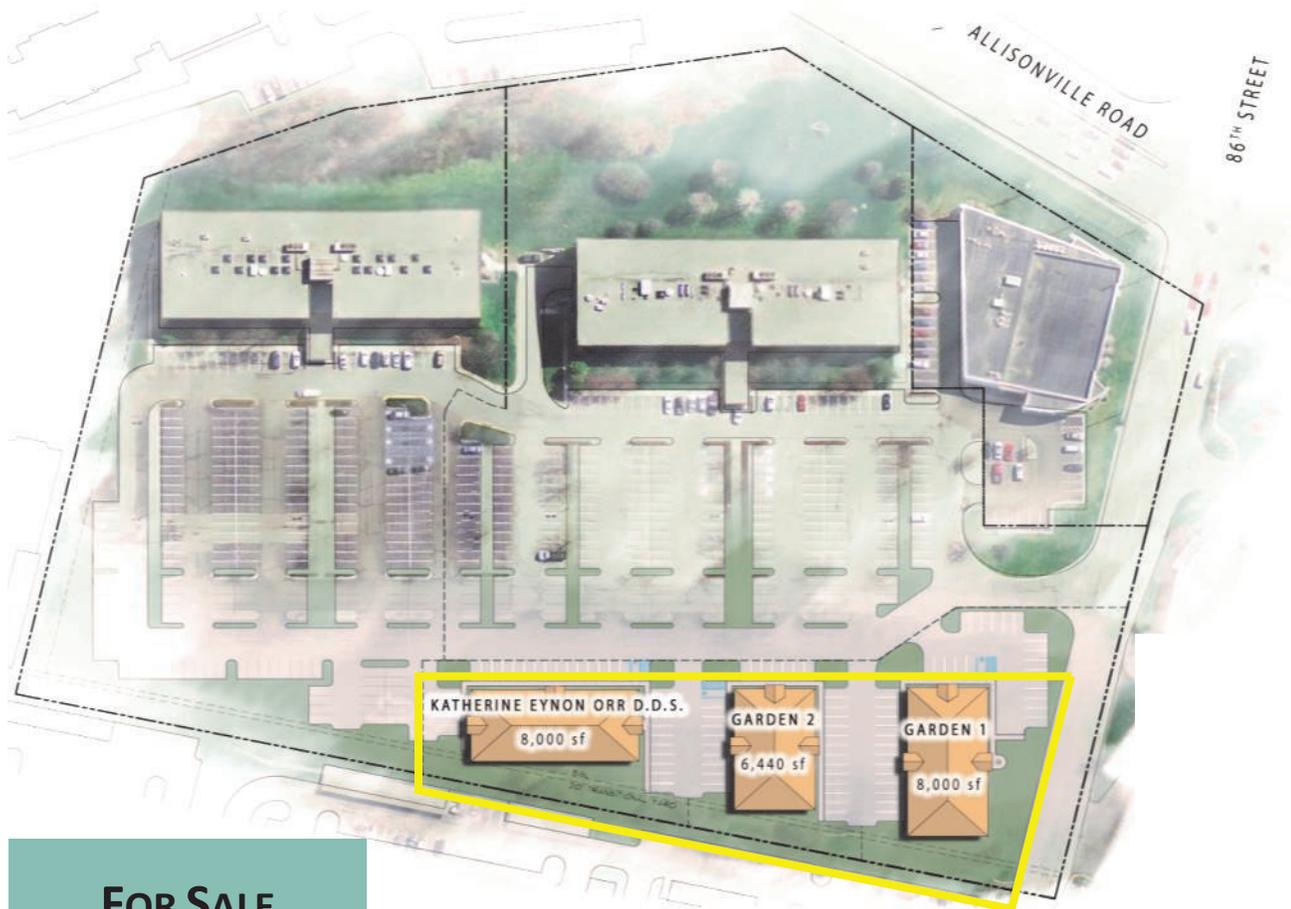


Build to Suit • For Sale • Office Buildings

THE GARDENS AT CASTLE CREEK

5410 & 5420 & 5430 E. 86th Street, Indianapolis, IN 46250

The Gardens at Castle Creek are located in Castle Creek Corporate Park, a mixed use development featuring banks, retail, hotels, restaurants and a fitness center. The Gardens at Castle Creek has convenient access to the Allisonville Road & I-465 interchange and to the fastest growing residential communities in Indianapolis .



FOR SALE

**Garden 1 - 8,000 sf
&
Garden 2 - 6,440 sf**

AERIAL SITE PLAN



The buildings provide a unique opportunity to own an investment grade office building within a successful commercial park.

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Garden Office 1 and 2 properties are zoned; all utilities are at the property line and architectural and engineering drawings, building pads and parking lot stone are complete. The purchasers of Garden 1 and 2 will avoid the extensive time and cost of searching for a site, site development and zoning, selecting design professionals, designing the building, governmental approvals, bidding construction and finally constructing the building.



LOCATION

- Easy access to I-465 & I-69
- Signalized access to 86th Street & Allisonville Road
- Convenient to restaurants, banks, retail shopping and hotels
- Large, well educated, workforce to draw from
- Adjacent to a variety of housing

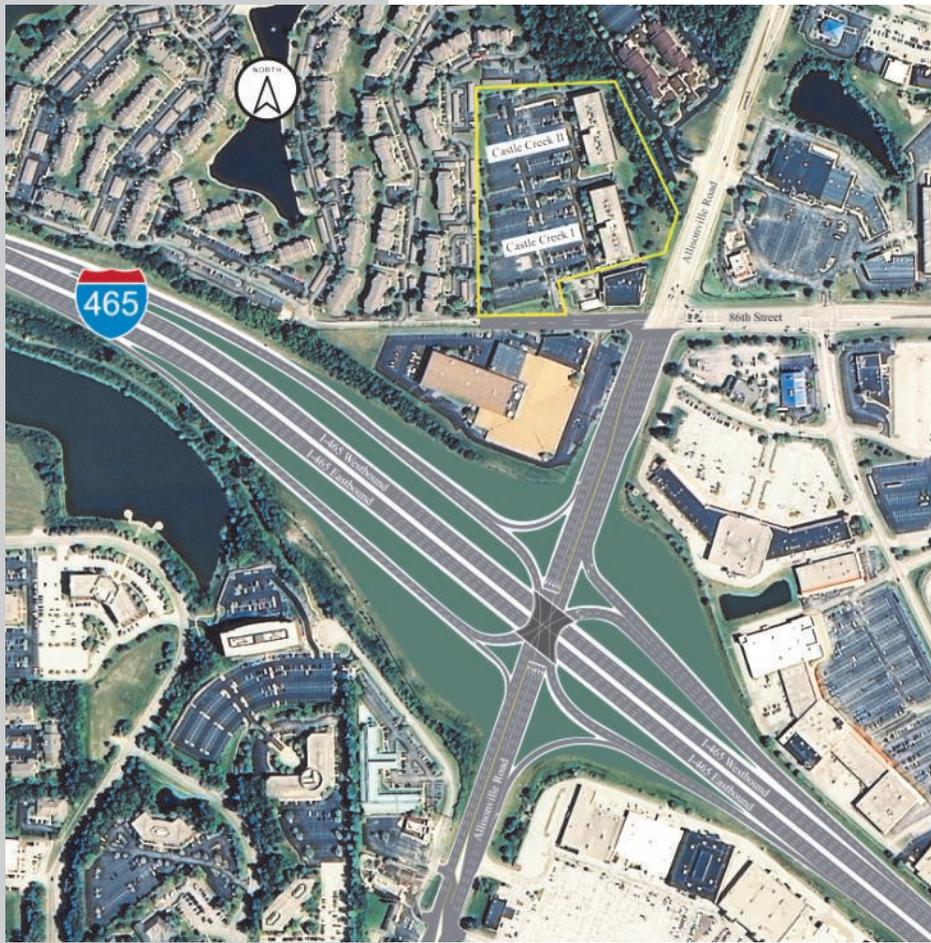
FEATURES

- Prairie style architectural exterior design
- Large, expansive windows
- Brick exterior
- Commercial construction
- Private drive-up entrance to suite
- Parking immediately adjacent to front entrance
- Efficient & flexible floor plate
- Exterior signage available
- Useable square footage
- Well landscaped

Garden Office 3, the 8,000 sf office building located at the north end of the Garden Development, was purchased by Dr. Katherine Eynon Orr, D.D.S. in 2010. Dr. Eynon Orr, formed an LLC to own the property and lease the building to her dental practice. Dr. Eynon Orr secured a SBA loan, requiring 10% equity from her bank, to finance the acquisition and construction of the building.

Dr. Katherine Eynon Orr chose to invest in the Garden location because of the excellent access; strong demographics; barriers to entry; proven office market; and high-quality, institutional grade, building design and construction.

Citimark is the builder developer of The Gardens at Castle Creek and owner of the contiguous Castle Creek I & II office buildings. Citimark, founded in Indianapolis in 1982, is a full service real estate company providing construction and real estate services to local and national companies.



In the first quarter of 2012, during a 150 day period, the Allisonville/I-465 interchange will be reconstructed to be a single point urban interchange (SPUI). All I-465 ramps will be combined into one signalized interchange providing easy I-465 ingress and egress.

The proposal design includes:

- *3 thru lanes in each direction on Allisonville Road
- *2 left turn lanes onto I-465 providing more queue storage
- *Continuous right turn lanes onto I-465
- *I-465 westbound exit ramps consist of 2 left turn lanes and 2 right turn lanes
- *I-465 eastbound exit ramps consist of 2 left turn lanes and 1 right turn lane

Daily commuting to and from residential communities, business services, restaurants, hotels, airports, and downtown for your employees and customers is fast and convenient. The Gardens at Castle Creek's degree of accessibility is second to none in Indianapolis.

CITIMARK REALTY PARTNERS, LLC

LEASING • PROPERTY MANAGEMENT • BUILD TO SUIT • DEVELOPMENT

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