

A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

CROSSPOINT INDIANAPOLIS

FISHERS, IN



MASTER PLANNED BUSINESS PARK | DIVERSIFIED TENANCY | STRONG HISTORICAL OCCUPANCY | BELOW REPLACEMENT COST

EXECUTIVE SUMMARY

The Offering

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of the **Crosspoint Indianapolis Portfolio** (the "Portfolio"). The Portfolio is a collection of five (5) high-quality assets in Indianapolis totaling 607,436 square feet.

The Portfolio is strategically positioned in a master planned business park in Northeast Indianapolis. Benefiting from a business-friendly environment, the Portfolio is surrounded with a highly educated and strong workforce, and benefits from excellent highway connectivity.

The Portfolio is 99% leased to thirty (34) tenants with a weighted average lease term of 4.2 years remaining. Over the last 10-years, the Portfolio has maintained an impressive average historical occupancy of 99%.

The **Crosspoint Indianapolis Portfolio** represents an exceptional opportunity for investors to acquire five well-located assets supported by strong market fundamentals and long-term growth potential.



CROSSPOINT 1 - 9855 CROSSPOINT BOULEVARD | FISHERS, IN



CROSSPOINT 8 - 7998 CENTERPOINT DRIVE | FISHERS, IN

PROPERTY OVERVIEW



Portfolio Size
607,436 SF



Buildings
5



Submarket
**Northeast
Indianapolis**



Avg. Year Built
1992



Leased
99%



Tenants
34



WALT
4.2 Years



Mark-to-Market
12%



10-Year Average
Historical Occupancy
99%

PORTFOLIO SNAPSHOT

ADDRESS	MARKET / SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	% OFFICE	% LEASED	# OF TENANTS	WALT (AS OF 8/1/25)	WTD. AVG. MARKET \$/SF/YR
Crosspoint 1 9855 Crosspoint Boulevard Fishers, IN	Indianapolis / Northeast	59,071 SF	1988	12'	71%	100%	13	3.0 Yrs	\$13.80 Net
Crosspoint 2 9900 Westpoint Drive Fishers, IN	Indianapolis / Northeast	126,202 SF	1988	20'	59%	96%	8	6.4 Yrs	\$10.75 Net
Crosspoint 3 9955 Westpoint Drive Fishers, IN	Indianapolis / Northeast	127,300 SF	1988	24'	10%	100%	3	3.7 Yrs	\$6.71 Net
Crosspoint 7 7988 Centerpoint Drive Fishers, IN	Indianapolis / Northeast	160,368 SF	1998	24'	18%	100%	3	4.2 Yrs	\$7.60 Net
Crosspoint 8 7998 Centerpoint Drive Fishers, IN	Indianapolis / Northeast	134,495 SF	1999	27'	18%	100%	7	3.2 Yrs	\$10.15 Net
PORTFOLIO TOTAL / WTD. AVG	5 Buildings	607,436 SF	1992	23'	31%	99%	34	4.2 Yrs	\$9.22 Net



**LOCATED IN MASTER
PLANNED BUSINESS PARK**



**STRONG HISTORICAL
OCCUPANCY**



**BELOW
REPLACEMENT COST**



**DIVERSIFIED CASH
FLOW STREAM**



**DESIRABLE LOWER
MIDWEST LOCATION**

**CROSSPOINT 1
9855 CROSSPOINT BOULEVARD
FISHERS, IN**



**CROSSPOINT 2
9900 WESTPOINT DRIVE
FISHERS, IN**



**CROSSPOINT 3
9955 WESTPOINT DRIVE
FISHERS, IN**



**CROSSPOINT 7
7988 CENTERPOINT DRIVE
FISHERS, IN**



**CROSSPOINT 8
7998 CENTERPOINT DRIVE
FISHERS, IN**



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