

GLOBAL SPOTLIGHT

Indianapolis, Indiana



Indianapolis was ranked by Forbes magazine as the sixth best city for jobs in 2008, based on a combined graded balance of median household incomes, lack of unemployment, income growth, cost of living and job growth.

- Indianapolis is the most centrally located city of the top 100 markets in the U.S. and is served by more segments of interstate highway (7). The city creates a high demand for companies to be centrally located logistically. Investors continue to flow capital to the area, although as cap rates increase, the investment market slows down. Despite increased vacancy, deal flow and development continue to occur across the greater Indianapolis area.
- The retail market has experienced significant redevelopment in recent years. Home to Simon Property Group, this major REIT redeveloped both the Greenwood Park Mall and Castleton Square Mall into Lifestyle Centers welcoming a host of national retailers, theaters and fitness. There are several proposed hotels downtown that will connect to the new Convention Center expansion by skywalks, which will also lead to the new Lucas Oil Stadium and Circle Center Mall. With a proposed interchange in downtown Indianapolis, a multi-million dollar project will provide opportunities for new businesses as well as create a more pedestrian friendly corridor that will better connect the near-eastside Indianapolis to downtown Indianapolis.
- The North suburban office market continues to expand beyond the 19 million SF of existing inventory. Pre-leasing activities have been a catalyst for nearly 650,000 SF of new construction. The Indianapolis metropolitan area continues to see its population grow with employment outpacing the national average.
- The Indianapolis marketplace expects to see job creation in the life sciences industry, health services, and education. The metro area's economy will likely outperform the national average. Vacancy rates may increase slightly as speculative new office space comes online. However, positive net absorption and rising asking rates are expected throughout 2008.

Indianapolis At A Glance

Population	1.75M (Metro Area)
Location	Capital city of the U.S. state of Indiana in the Midwest
Interest	3.92% (US 10 yr Treasury Note)
Unemployment	4.6%

Property	Rent/SF/Year Low	High	Vacancy Rate
Downtown Office Class A	\$17.35	\$19.47	14.3%
Suburban Office Class A	\$15.50	\$21.75	16.3%
Industrial Bulk Warehouse	\$2.95	\$3.95	10.4%
Retail Downtown	\$20.00	\$30.00	N/A

NAI Olympia Partners provides local market expertise in the state of Indiana, specifically Indianapolis MSA, including Boone, Hamilton, Hancock, Hendricks, Johnson, Marion, Morgan and Shelby counties.

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At A Glance

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