

NOW PRE-LEASING 2,500 SF – 30,000 SF or Build-to-Suit

Indiana Enterprise Center

Bloomington, Indiana



PROJECT OVERVIEW

Summit Realty Group, in conjunction with developer First Capital Group, is offering for lease state of the art office and R&D spaces of 2,500 to 30,000 square feet at Bloomington's most advanced business park, the Indiana Enterprise Center (IEC).

The IEC is located in a beautiful corporate setting immediately adjacent to Cook Pharmica, and a half-mile south of Bloomington Hospital. The campus is pre-zoned and designed for medical, life science, high-tech, and related industries. A wide range of tax and incentive programs, plus LEED equivalent construction, will lower total occupancy costs compared to existing space. Walking trails and other amenities are just steps away.

Abundant services and amenities make the IEC the clear choice for corporate users seeking greater productivity, lower overhead, and a healthier workforce.

Building 4 Indiana Enterprise Center

AREA OVERVIEW

Considered one of the best kept secrets in the midwest, Bloomington is a regional economic center anchored by Indiana University and home to a diverse business community that excels in pharmaceuticals, medical devices, technology, health care, and the arts. Bloomington's concentration of employment in the life sciences is six times greater than the U.S. average, and employment in the technology sector has grown by over 80% in recent years.

- Ranked #1 small city in the U.S. for Medical Devices & Equipment and 1 one of only 2 metro areas with a specialized employment concentration in all four bioscience subsectors.
- Ranked #4 on Forbes Best Small Places for Business and Careers (2009), criteria includes cost of doing business, cost of living, crime rate, culture and leisure, job growth and educational attainment.
- Ranks #16 on the 2010 Milken Institute Best-Performing Cities Index / Small Metros - up from #57 in 2009.

** Sources: STATS Indiana, Battelle/Biotechnology Industry Organization, Bloomington Economic Development Corporation*

AREA DEMOGRAPHICS

	Monroe County	Bloomington MSA
Population - 2009	130,740	185,600
Population Growth - since 1990	20.0%	18.5%
Labor Force - 2009	70,070	97,800
Per Capita Income	\$30,715	\$30,230
High School Diploma or more	88.5%	84.5%
Bachelor's Degree or more	39.6%	29.0%

INCENTIVES

Tax Increment Financing (TIF) District

Community Revitalization & Enhancement District (CRED)

- Tax Credits
- Funds to assist in infrastructure, construction build-out, site development & other incentives

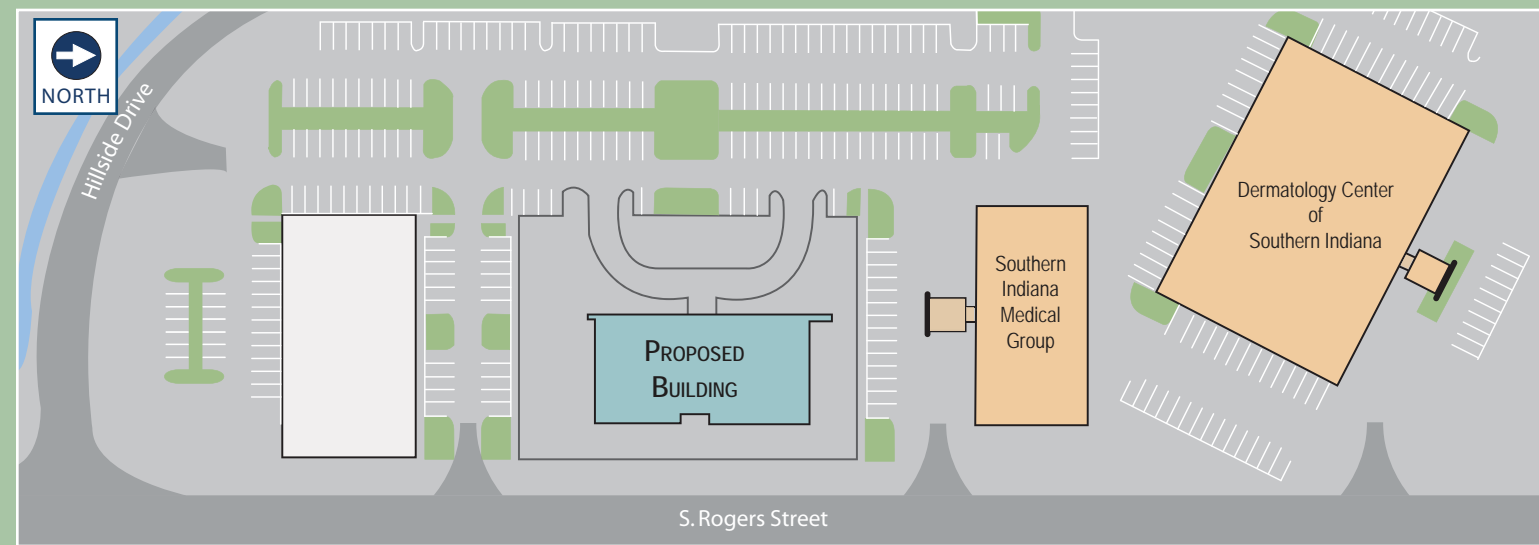
Bloomington Urban Enterprise Zone

Tax Abatement (Real Property & Personal Property)

Training Assistance



1304 South Rogers Street, Bloomington IN 47403



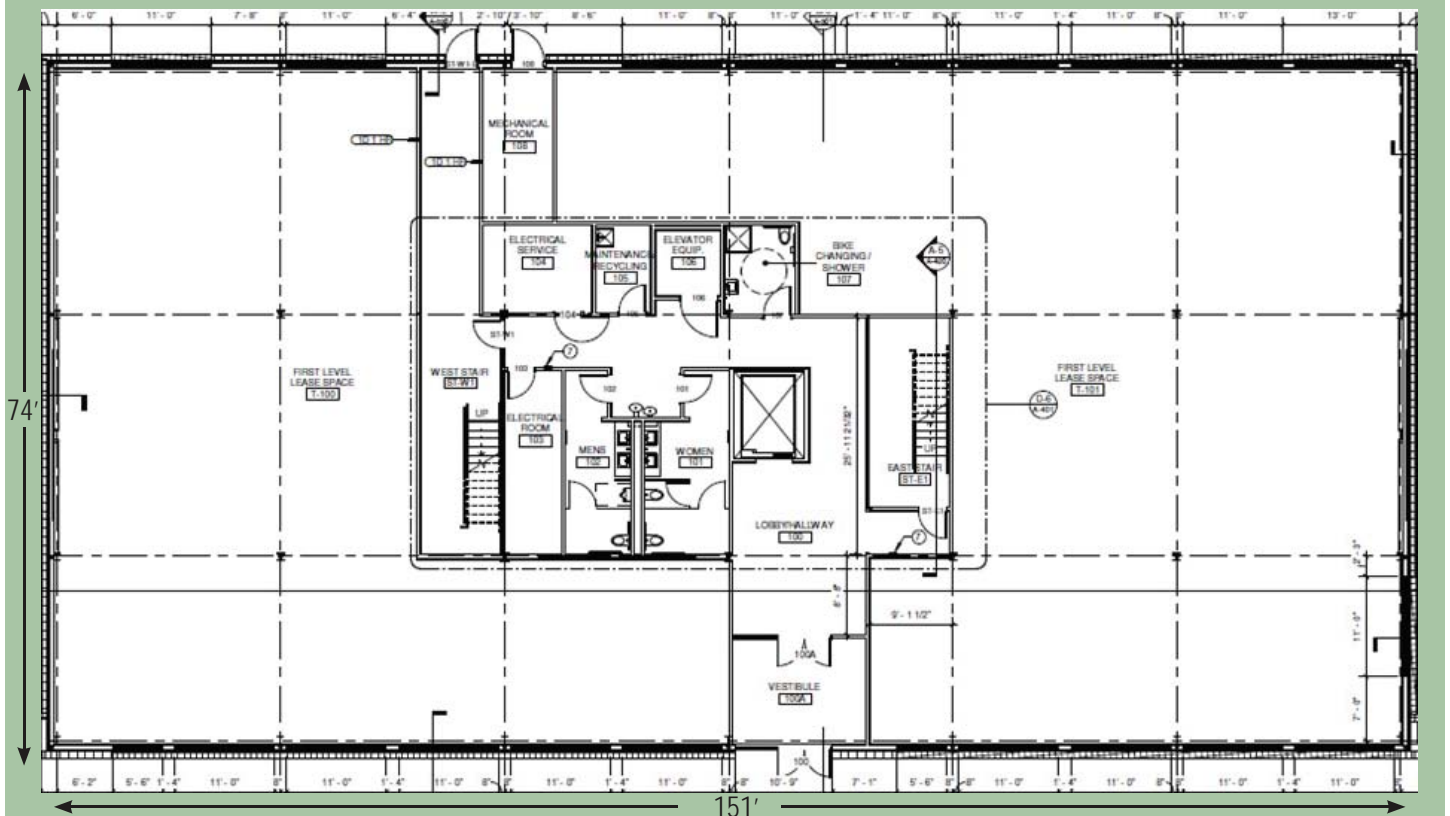
Developed by First Capital Group

First Capital Group is a Bloomington based company specializing in the acquisition and development of investment real estate properties. Led by an innovative and experienced team of entrepreneurs, First Capital Group strives to partner with tenants to find comprehensive and unique solutions to their space needs. The firm combines significant financial and intellectual capital with a comprehensive network of business and economic development resources to ensure tenants achieve long-term profitability, productivity, and sustainability from their real estate choices. First Capital Group is committed to collaborative relationships that benefit its tenants, customers and the community.

SITE INFORMATION

BUILDING SIZE	SITE AREA	ZONING	NUMBER OF FLOORS	TYPICAL FLOOR
30,000 Total SF	1.5 acres	PUD	3	10,000 SF

EXAMPLE FLOOR PLAN





Indiana Enterprise Center



Access to Key Destinations	
	Mileage
Bloomington Hospital	.5
Courthouse Square	1.25
State Road 37	2.25
Crane Naval Center	20
Indianapolis International Airport	50
Louisville, KY	90
Cincinnati, OH	110
Chicago, IL	244

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