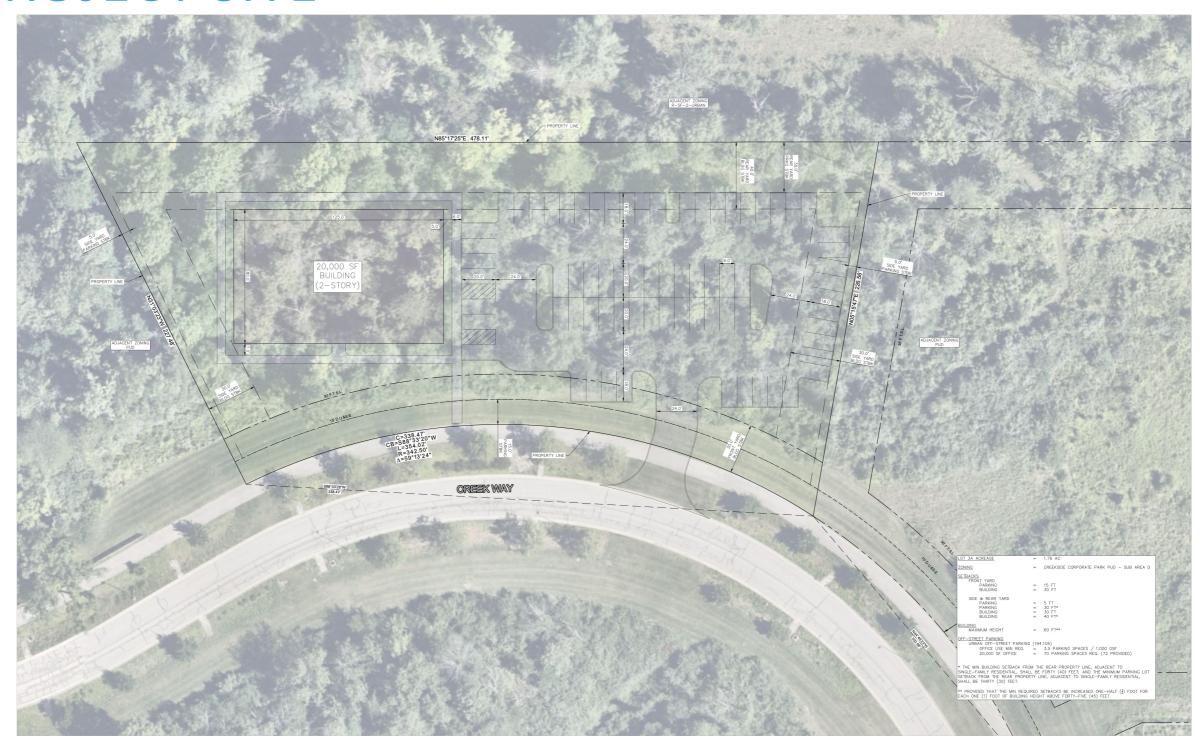
JAFFE REALTY COMPANY

ZIONSVILLE CREEKSIDE LOT 3 & CITGO LOT DEVELOPMENTS

PROJECT SITE



DELV DESIGN





PROJECT OVERVIEW

- A two-story building including the following:
 - Approximately 20,000 square foot commercial office building
 - Estimated completion date: 24 months from closing on land acquisition
- ► Total Project Investment: \$10,000,000 \$12,000,000
- Estimated Annual New Property Taxes Paid: \$125,000 annually
- Proposed tenant mix:
 - Medical office, potentially owner occupied or dual tenant
- Location of new, high paying jobs in Zionsville
- Quality development that meets community standards

PROJECT PRECEDENT IMAGERY













03 ARCHITECTURE

PRECEDENT IMAGERY

DELV DESIGN | © 2024 DELV DESIGN STUDIO, LLC.

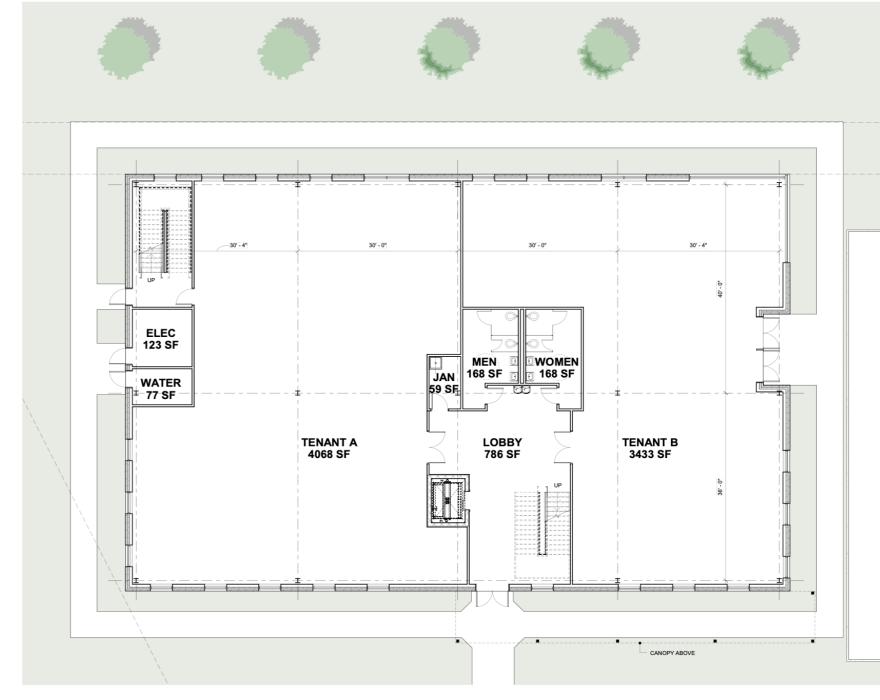
PROJECT RENDERING



DRAFT RENDERING

DELY DESIGN | © 2024 DELV DESIGN STUDIO, LLC.

PROPOSED BUILDING PLANS



LVL 01 TENANT A NSF 4,068 SF LVL 01 TENANT B NSF 3,433 SF **TOTAL LEVEL 01 GSF** 9,901 SF **TOTAL LEVEL 02 GSF** 9,973 SF **TOTAL RENTABLE NSF** 15,041 SF **TOTAL GSF** 19,874 SF

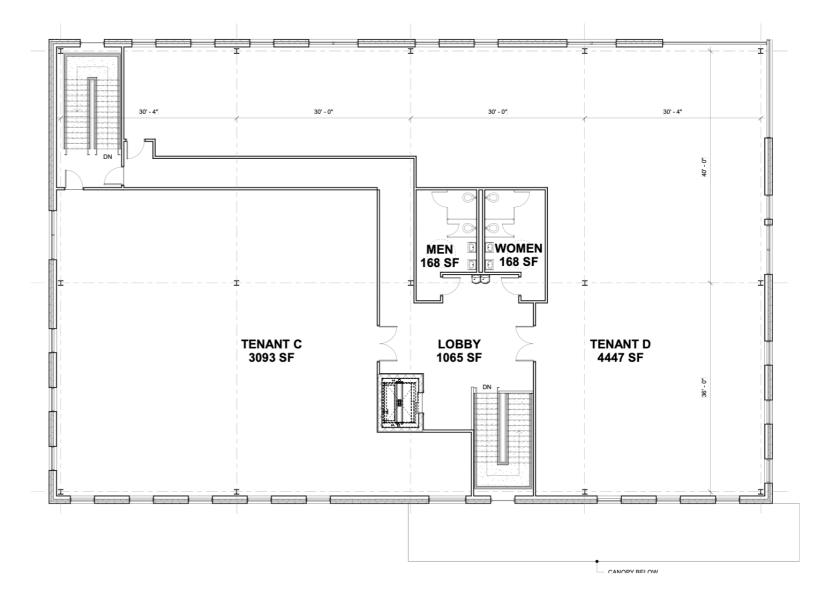
LEVEL 01 FLOOR PLAN

JAFFE - CREEKSIDE CORPORATION PARK - LOT 3A

PROPOSED BUILDING PLANS

LVL 02 TENANT C NSF
LVL 02 TENANT D NSF

TOTAL LEVEL 01 GSF
TOTAL LEVEL 02 GSF
TOTAL RENTABLE NSF
TOTAL GSF
TOTAL GSF
LEVEL 02 FLOOR PLAN



LEASING PLAN - LEVEL 02

JAFFE JAFFE - CREEKSIDE CORPORATION PARK - LOT 3A