

# ZELLER REALTY GROUP

*Insight to Value – Expertise, Innovation, and Efficiency*

**F**ounded by Paul Zeller in 1981, Zeller Realty Group (ZRG) is comprised of dynamic and creative professionals, working as a collaborative team through Zeller Realty Corporation, Zeller Management Corporation and Zeller Development Corporation. ZRG provides a unique blend of insight, expertise, innovation and efficiency

in order to find, create and enhance value in commercial real estate utilizing strategic acquisitions, creative investment structures, and effective asset management, property management, leasing and development initiatives.

ZRG maintains its roots, and headquarters, in Chicago, Illinois; however, the company has grown and expanded throughout

the Midwest since its inception and now has offices and interests in Minneapolis, Minnesota and Milwaukee, Wisconsin as well as Indianapolis and Carmel, Indiana. Carmel is of particular interest to ZRG as a place to conduct business as a result of both its community affluence and corresponding future growth potential. As a member of this community since the late 1990's, Zeller Realty Group has witnessed Carmel's dynamic growth and is proud to support that growth by providing office locations for some of the nation's premiere businesses.

Zeller's local assets include Meridian Mark Plaza and

Pennwood Office Park, built in 1986 and consisting of two single story garden-style office buildings totaling approximately 72,000 square feet, is unique among the Carmel Class 'A' inventory. Nestled in a wooded setting, the two brick office buildings, Pennwood I and Pennwood II, provide office users the convenience and distinction they have come to expect from Carmel's office submarket along with the peaceful serenity of its park-like surroundings.

In addition to its owned assets, Zeller Realty Group® also provides property management and leasing services to third-party property owners.



Pennwood Office Park, two Class 'A' office complexes located in the center of Indianapolis' elite Carmel suburban market. Constructed between 1983 and 1984 and clad in polished Texas Rose Granite and banded glass, eight-story Meridian Mark I and Meridian Mark II comprise approximately 385,000 square feet and are the tallest buildings in all of Hamilton County. They were among the very first office buildings to grace Carmel's prestigious Meridian Business Corridor and remain an example of high-class suburban development with their distinguished and impressive appearance.

Combining local expertise from seasoned professionals, superior market research and projections, and the nimble response fostered by its entrepreneurial corporate culture, ZRG delivers exceptional results. Going a step further, ZRG utilizes local, on-site professionals to address its tenants' everyday needs. This commitment to a Customers First philosophy has allowed Zeller Realty Group to retain and expand upon its customer base year after year. One and Two Penn Mark Plaza, owned by an institutional investor, are exceptional examples of Zeller's third-party management initiative. Opened in 1986 along

*Carmel: 'round about right*

the Meridian Corridor, these prominent buildings, with their distinctive alternating layers of dark red brick and black ribbon tinted glass panels, have served for years as cornerstones to the development of Carmel's business community.

Each of the above noted properties were developed by early visionaries of Carmel and initially constructed in the footprint of vast cornfields in what was, at the time, a sleepy suburban community.

*"These buildings represent a dream that has been realized in Carmel,"* states Mark Vollbrecht, Senior Vice President of Zeller Realty Group. *"What was once a*

N. College Avenue and 11595 N. Meridian Street (One Penn Mark Plaza) in Carmel, as well as Castleton Park, a 1.2 million square foot business park comprised of 50 buildings on 120 acres in Indianapolis. Since the formation of Zeller Realty Group, over \$1.2 billion of acquisition and development activity has been completed. ZRG operates over four million square feet in its portfolio with 75 dedicated individuals servicing more than 500 customers across three major market areas.

Members of the Zeller team actively support the community and local organizations including the Carmel Chamber of Commerce, BOMA-Indianapolis,



*small, relatively unknown suburban Indianapolis community has established a reputation as one of the best cities in the nation in which to live, play, be entertained and conduct business."* As a steward of these properties, Zeller Realty Group has continued to build upon the dream of the original developments by operating, leasing and updating nearly two million square feet of office product in the area to date, while proudly carrying the torch for generations to come.

Techpoint Foundation, Booth Tarkington Civic Theatre, St. Vincent's Foundation, Indianapolis Commercial Board of Realtors, and the Common Goal Mentoring Program. Zeller Realty Group is proud to participate in the growth and development of the City of Carmel, and is committed to the preservation of Carmel as a great place to live, work and play.

In addition to the aforementioned, Zeller Realty Group has owned and operated 11711

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