



# LAKEFRONT

AT KEYSTONE

**REJUVENATE YOUR WORKDAY**



## PARK OVERVIEW

Lakefront at Keystone is an 714,000 square foot, Class A office environment located in the heart of Indianapolis' amenity-rich Keystone submarket. Surrounding a beautiful 38 acre lake, Lakefront offers a variety of options designed to meet the needs and budget of every office tenant from the single-story user to the mid-rise, Class A occupant.

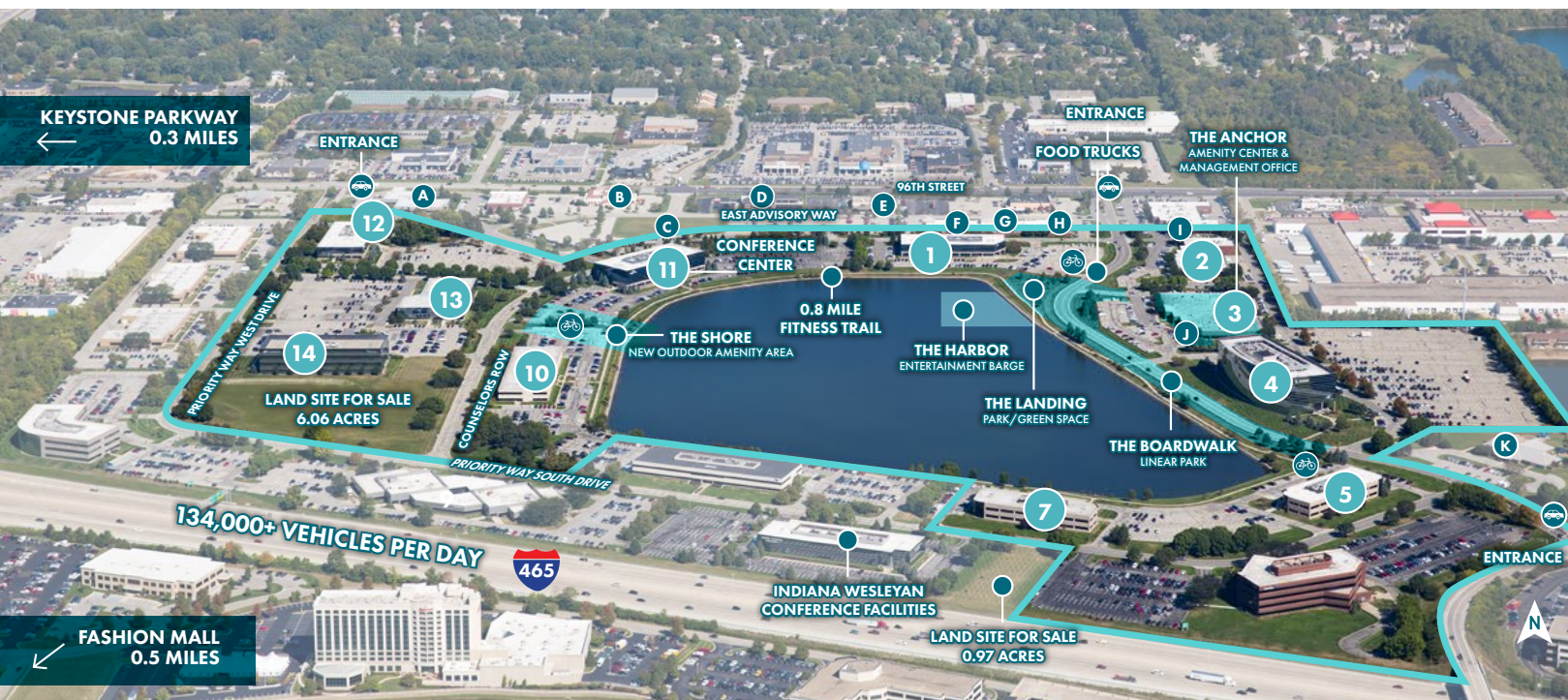
Our unique and unparalleled amenities raise the bar on the modern office experience to rejuvenate your workday.



- 1 Lakefront 1 – 9465 Counselors Row
- 2 Lakefront 2 – 9405 Delegates Row
- 3 Lakefront 3 – 9305 Delegates Row
- 4 Lakefront 4 – 9229 Delegates Row
- 5 Lakefront 5 – 3950 Priority Way South Drive
- 7 Lakefront 7 – 3850 Priority Way South Drive
- 10 Lakefront 10 – 9265 Counselors Row
- 11 Lakefront 11 – 9365 Counselors Row
- 12 Lakefront 12 – 9449 Priority Way West Drive
- 13 Lakefront 13 – 9339 Priority Way West Drive
- 14 Lakefront 14 – 9225 Priority Way West Drive

## PARK HIGHLIGHTS

- Peaceful lake surrounded by picnic areas, walking trail and new lakefront amenities with seating and activities
- On-site café (The Labor District Café), fitness center and tenant lounge located in The Anchor amenity center
- The Shore, an outdoor entertainment area featuring kayaks, paddle boards, putting green, and more
- On-site building management
- I-465 visibility and signage available
- The Harbor: Indy's only outdoor floating lounge
- Day care center within the park
- Conference facilities available for use
- Fitness center with new state-of-the-art equipment, lockers with showers and access to group classes & personal training
- Easy access to 96th Street, Keystone Avenue and I-465
- The Boardwalk outdoor amenity park set along the lake
- Free electric scooters and bikes



## PRIME LOCATION

Lakefront at Keystone is ideally located in the Keystone submarket and in close proximity to Carmel, both of which provide great access to a wealth of amenities. The park is surrounded by numerous restaurants, hotels and entertainment venues, and is just minutes from The Fashion Mall at Keystone.

Lakefront is positioned adjacent to I-465 and Keystone Parkway, allowing convenient access from all directions. Recent improvements along 96th Street allow for easier and quicker access to Keystone Avenue, Allisonville Road and I-465.

- A First Financial Bank
- B Eddie Merlots
- C Spring Hill Suites & Residence Inn
- D Merchants Bank
- E Coopers Hawk
- F Naked Tchopstix
- G The Hot Room Yoga
- H Subway
- I Strandz Hair Design
- J Labor District Cafe
- K KinderCare

## CORPORATE NEIGHBORS

- Authenticx
- BSA LifeStructures
- Circle Design Group
- Clifton Larson Allen
- Concentrics Research
- Creative Bus Sales
- Cripe
- Davis Homes
- DuCharme McMillen & Associates
- Firewalls.com
- Girls, Inc.
- HealthX
- Hudson Insurance Group
- MCM CPAs & Advisors
- Ronald Blue Trust
- TEKsystems

**LAKEFRONT 1** 9465 Counselors Row



- Total Size: 49,690 sf
- Parking: 4.5/1,000 sf (225 spaces)
- Year Built: 1993
- Stories: 2

**LAKEFRONT 2** 9405 Delegates Row



- Total Size: 35,181 sf
- Parking: 4.3/1,000 sf (149 spaces)
- Year Built: 1990
- Stories: 1

**LAKEFRONT 3** 9305 Delegates Row



- Total Size: 50,861 sf
- Parking: 5.2/1,000 sf (264 spaces)
- Year Built: 1994
- Stories: 1
- The Anchor: Amenity Center & Management Office

**LAKEFRONT 13** 9339 Priority Way West Drive



- Total Size: 62,896 sf
- Parking: 3.9/1,000 sf (243 spaces)
- Year Built: 2000
- Stories: 2



**LAKEFRONT 4** 9229 Delegates Row



- Total Size: 169,386 sf
- Parking: 4.8/1,000 sf (818 spaces)
- Year Built: 1999
- Stories: 5
- Patio access to The Boardwalk

**LAKEFRONT 5** 3950 Priority Way South Drive



- Total Size: 33,849 sf
- Parking: 4.6/1,000 sf (154 spaces)
- Year Built: 1992
- Stories: 2

**LAKEFRONT 7** 3850 Priority Way South Drive



- Total Size: 33,136 sf
- Parking: 4.7/1,000 sf (155 spaces)
- Year Built: 1988
- Stories: 2

**LAKEFRONT 14** 9225 Priority Way West Drive



- Total Size: 75,024 sf
- Parking: 3.7/1,000 sf (270 spaces)
- Year Built: 2006
- Stories: 3
- I-465 visibility



**LAKEFRONT 10** 9265 Counselors Row



- Total Size: 58,634 sf
- Parking: 4.5/1,000 sf (260 spaces)
- Year Built: 1987
- Stories: 2

**LAKEFRONT 11** 9365 Counselors Row

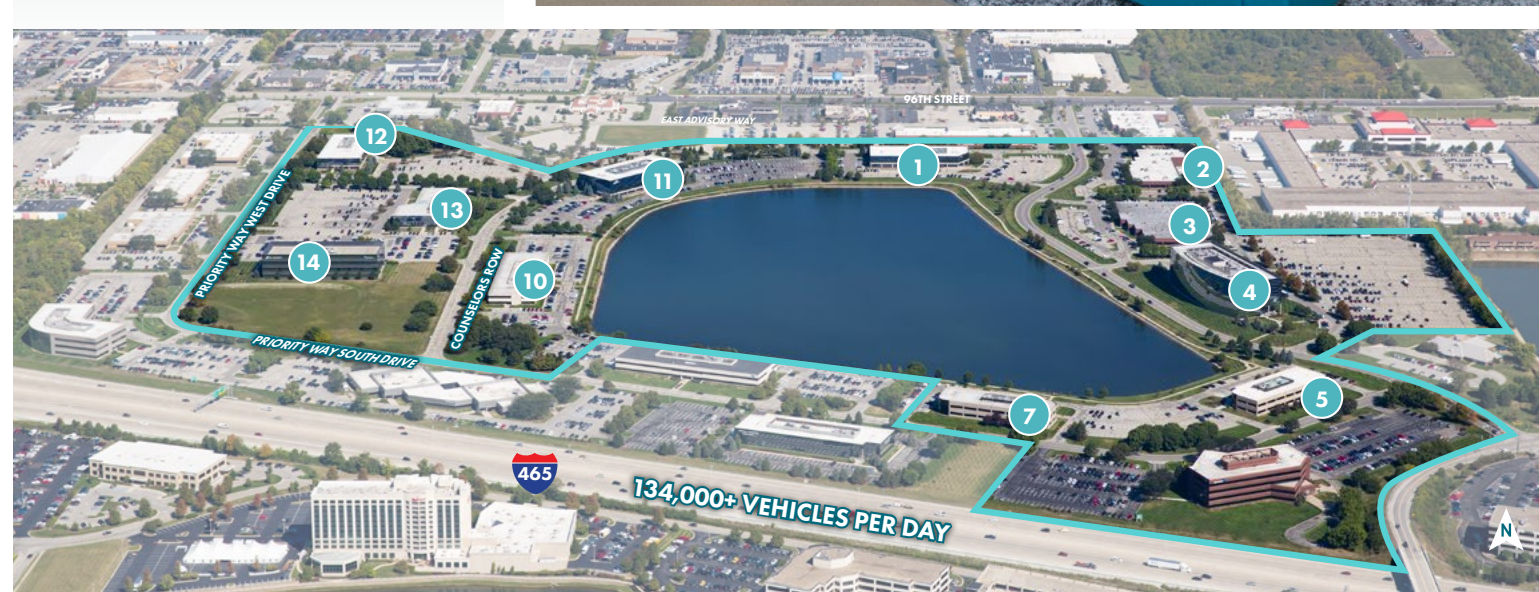


- Total Size: 84,251 sf
- Parking: 4.8/1,000 sf (404 spaces)
- Year Built: 1997
- Stories: 3
- Conference Center

**LAKEFRONT 12** 9449 Priority Way West Drive



- Total Size: 65,417 sf
- Parking: 4.6/1,000 sf (296 spaces)
- Year Built: 1994
- Stories: 2

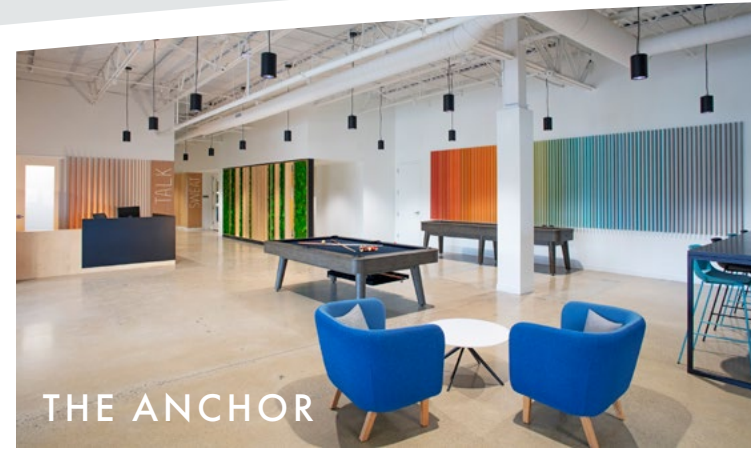


MARKET-DEFINING AMENITIES



THE SHORE

The Shore is an outdoor entertainment area overlooking the west side of the lake, complete with a dock with free kayak rentals, paddle boards, lawn gaming area, wooded seating area, two pickleball courts, putting/chipping green on land and a floating chipping green on the lake.



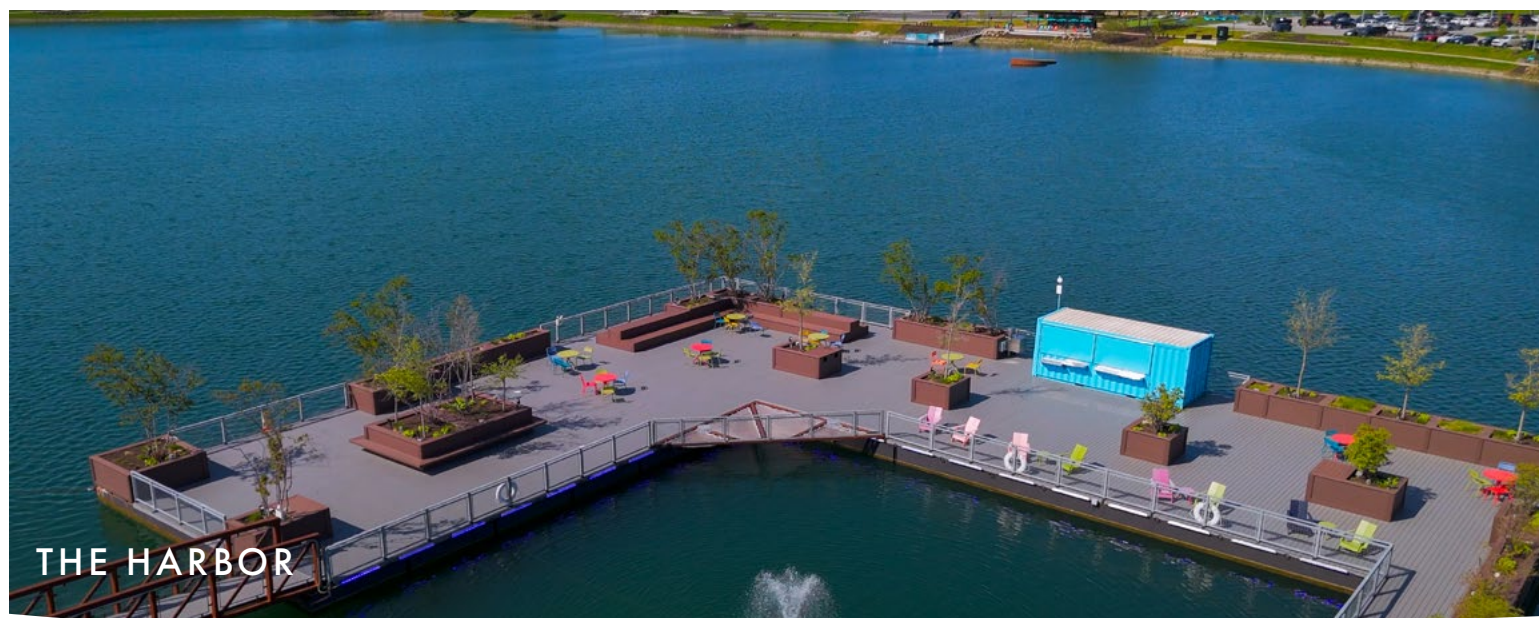
THE ANCHOR

The Anchor is a full-service amenity center with a café, lounge, fitness center, conference facilities and the home of the management office.



THE BOARDWALK

The Boardwalk is a place for fitness with a sports court, a jogging path and workout circuit, all in a vibrant and colorful setting along the lake.



THE HARBOR

The Harbor offers space unlike any other in Indy! Take a break on the lake at the ultimate outdoor lounge, and join us for upcoming tenant happy hour events.



THE LANDING

The Landing is an outdoor lounge offering multiple seating options, firepits and games including cornhole, Giant Jenga, Bocce Ball and horseshoes.



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