



8440 Woodfield Crossing Blvd.

Indianapolis, Indiana 46240



Property Highlights

- Prominent location in Keystone Crossing submarket
- Most cost-effective Class A office space in Keystone Crossing submarket
- New ownership with upgrades to common areas
- Easy access to I-465 and 20 minutes from Indianapolis International Airport
- Walkable retail amenities at nearby Ironworks



Property Overview

- Suites from 1,500 RSF to 25,000 RSF
- Ample on-site parking: 4.7 / 1,000 SF
- Building signage for 10,000+ SF tenant
- Full floor available
- Rate: \$22.50 / SF / YR (Full-service)





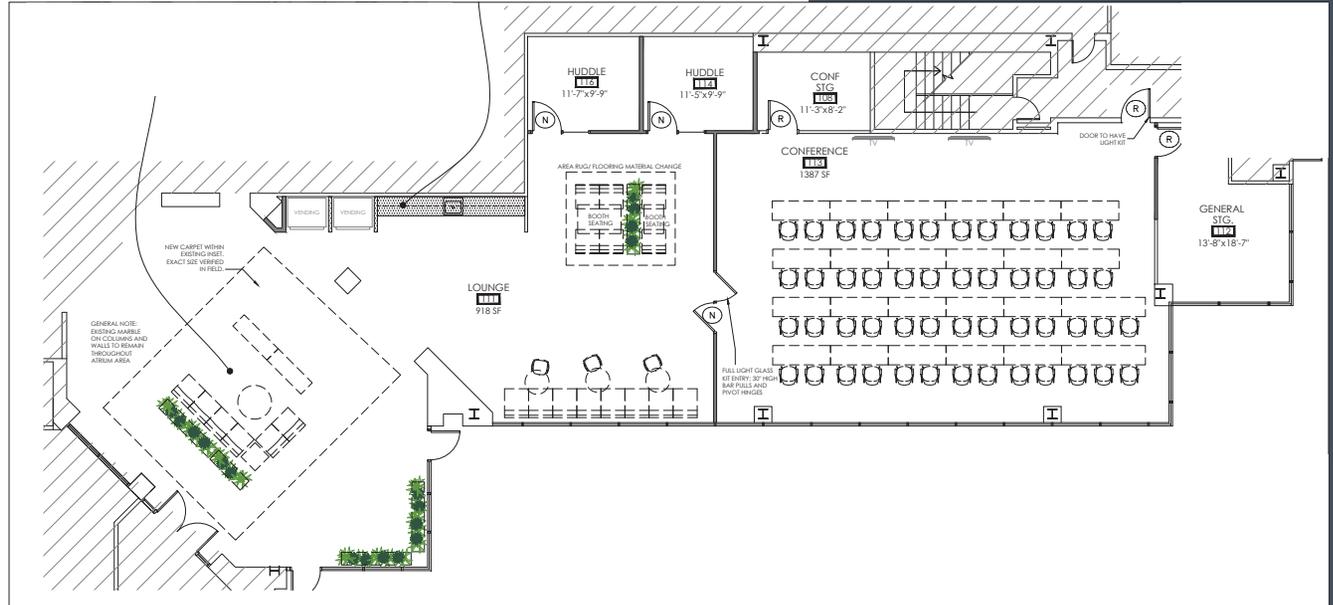
Office Updates & Amenity Center

- New 50-person conference room
- Huddle rooms for small in-person gatherings
- Lounge area with booth seating and vending options
- Updated flooring and furniture throughout common areas
- Space programming and design available for larger tenants

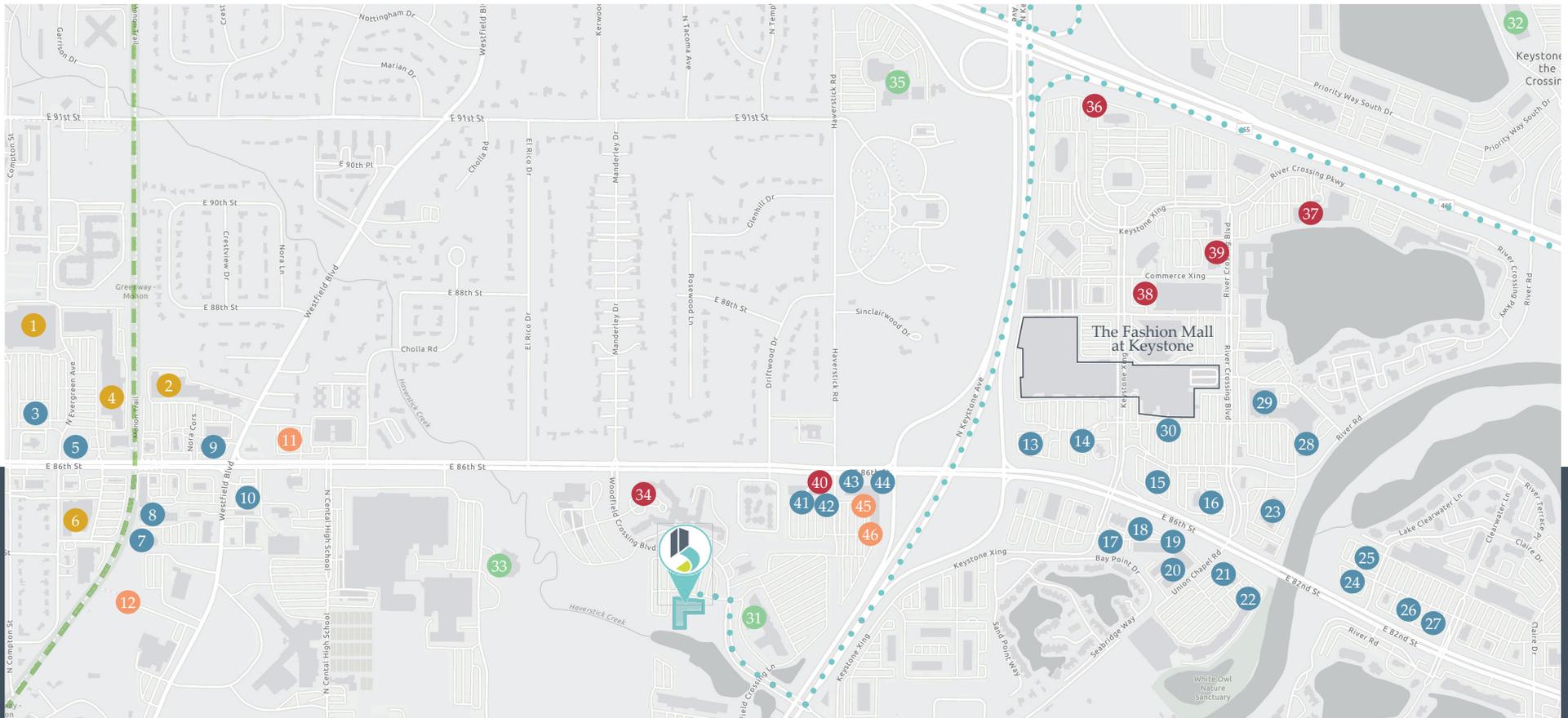




Amenity Center



Area Amenities



● Food & Beverage ● Grocery ● Hotels ● Childcare ● Fitness

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|----------------------|---------------------------|-----------------------------|---|---------------------|
| 1. Target | 11. Fit Flex Fly | 21. Le Peep | 31. Kindercare | 40. Ironworks Hotel |
| 2. Total Wine & More | 12. The YMCA | 22. Terra Gaucha Steakhouse | 32. Kindercare | 41. Rize |
| 3. Starbucks | 13. Seasons 52 | 23. Ocean Prime | 33. Hilltop Learning | 42. Provision |
| 4. Whole Foods | 14. Sullivan's Steakhouse | 24. Luciana's | 34. Homewood Suites | 43. Verde |
| 5. Culinary Dropout | 15. P.F. Chang's | 25. Distic Tap | 35. Church at the Crossing
Preschool | 44. Ruth's Chris |
| 6. Kroger | 16. Maggiano's | 26. Chick-fil-a | 36. Home 2 Suites | 45. Stretch Lab |
| 7. Big Lug Canteen | 17. First Watch | 27. Panera Bread | 37. Marriott | 46. OrangeTheory |
| 8. The Roost | 18. Ruth's Cafe | 28. Late Harvest | 38. Sheraton | |
| 9. Chipotle | 19. Jimmy John's | 29. Cafe Patachou | 39. Hampton Inn & Suites | |
| 10. Illumine Coffee | 20. McAllister's | 30. Starbucks | | |



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