



# For sale | Lakefront 12 and 14

*Can be sold separately or as part of a package*



# Property Overview & Demographics

Nestled in the vibrant Keystone submarket of Indianapolis, Lakefront at Keystone redefines the modern office experience. This expansive 714,000 SF Class A office complex encircles a stunning 38-acre lake, creating a serene and inspiring work environment. With its diverse array of office spaces, Lakefront caters to a wide spectrum of tenants, from single-story occupants to those seeking mid-rise, premium accommodations. Our thoughtfully designed amenities elevate the workday, offering a refreshing departure from the conventional office setting. At Lakefront, we don't just meet expectations – we exceed them, providing a workspace that harmonizes productivity with tranquility.

- 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
- On-site building management
- The Harbor: Indy's only outdoor floating lounge
- Day care center within the park
- Conference facilities for use
- Fitness center with state-of-the-art equipment, lockers with showers, access to class and personal trainer



<b>Location</b>	Keystone submarket
<b>Class</b>	A
<b>Size</b>	Lakefront 12 - 65,417 RSF Lakefront 14 - 75,024 RSF
<b>Stories</b>	Lakefront 12 - 2 Lakefront 14 - 3



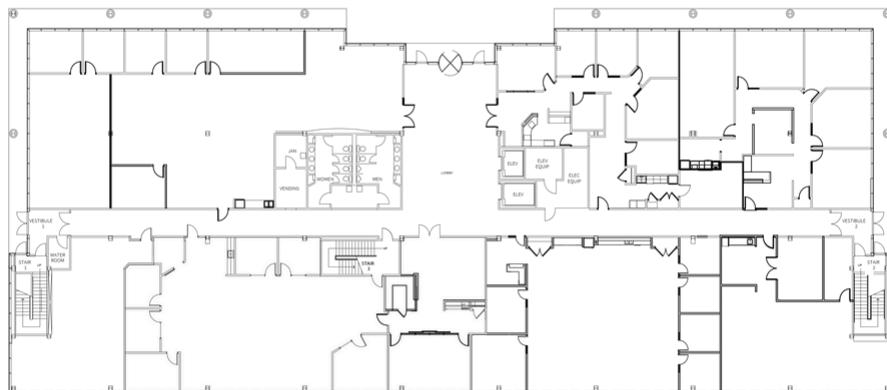
	1 mile	3 miles	5 miles
<b>Estimated population</b>	4,696	59,058	182,786
<b>Estimated households</b>	2,866	28,547	84,421
<b>Est. Average HH income</b>	\$106,163	\$133,750	\$148,121
<b>Traffic counts</b>	145,976	155,618	191,708

# Sample floorplans

## Lakefront 12 | 9449 Priority Way West Drive



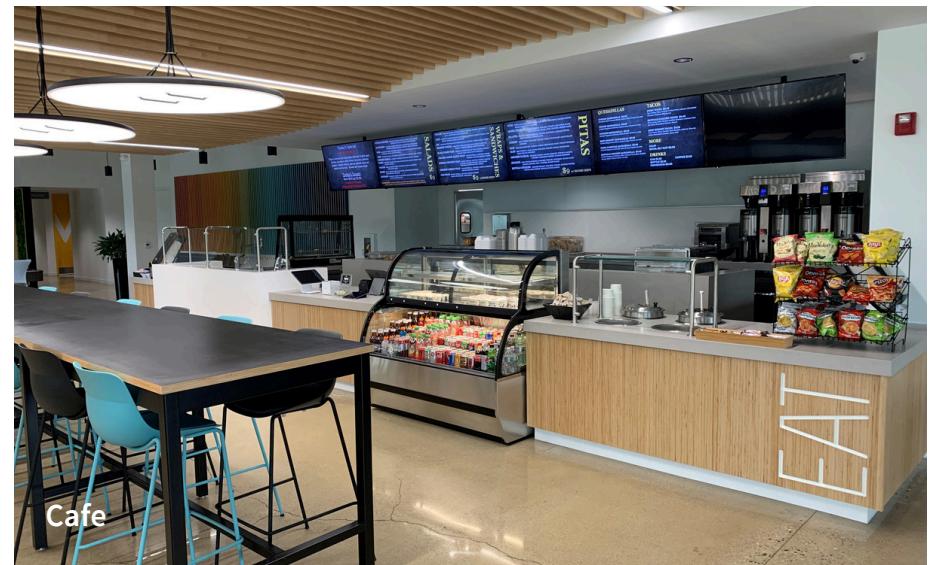
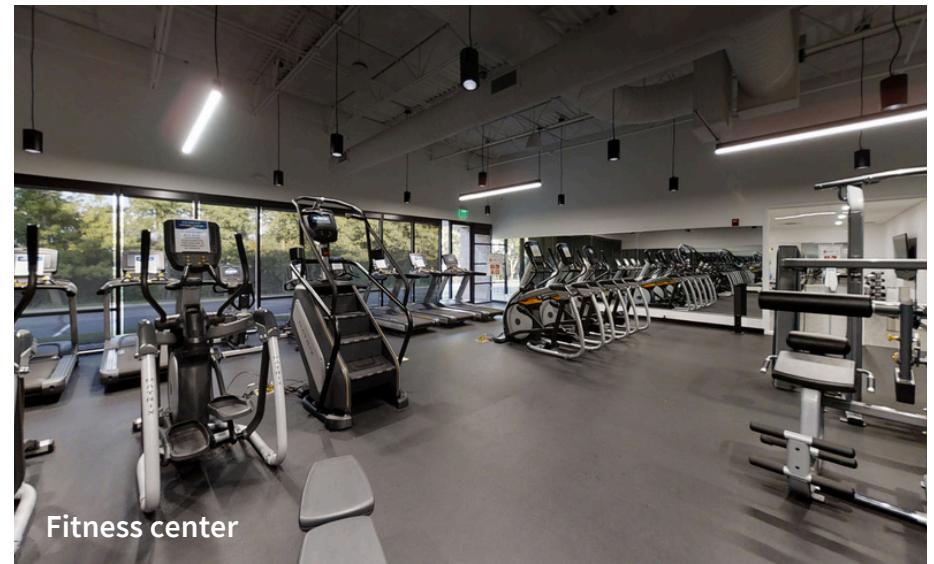
## Lakefront 14 | 9225 Priority Way West Drive



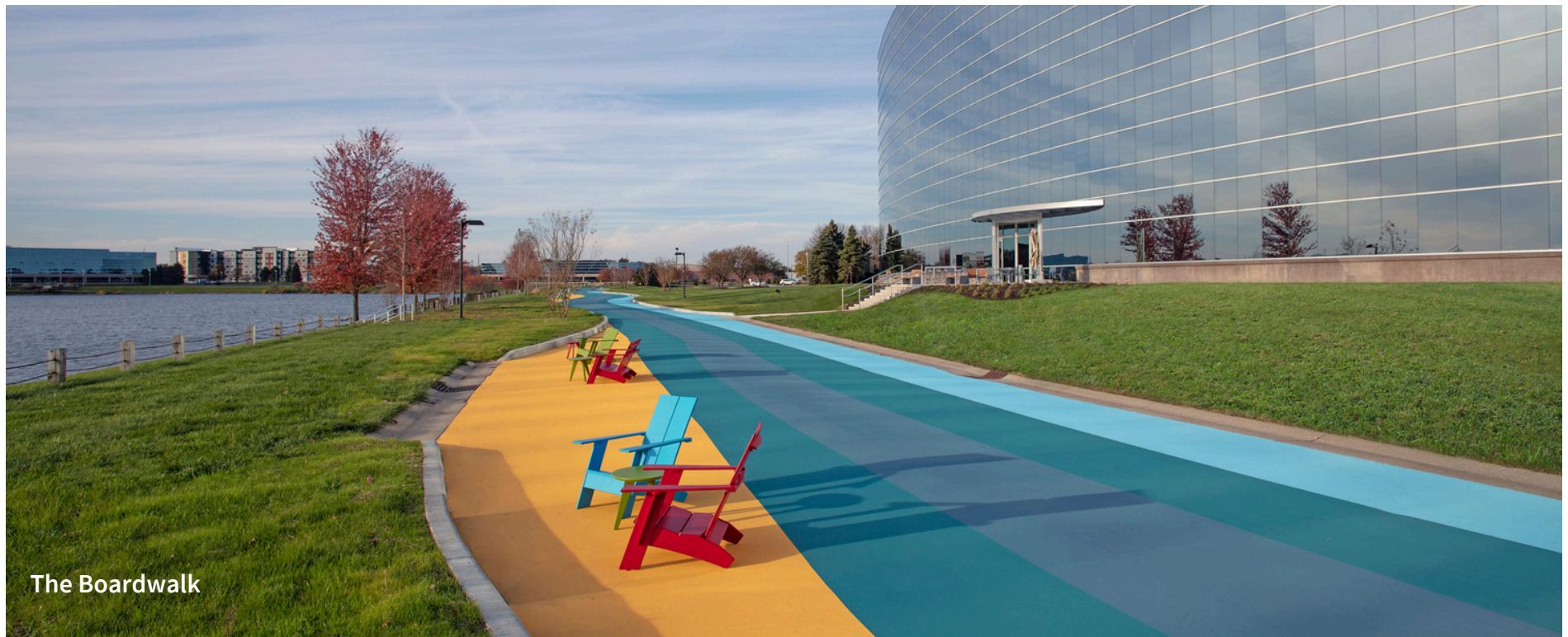
Download all plans [here](#)



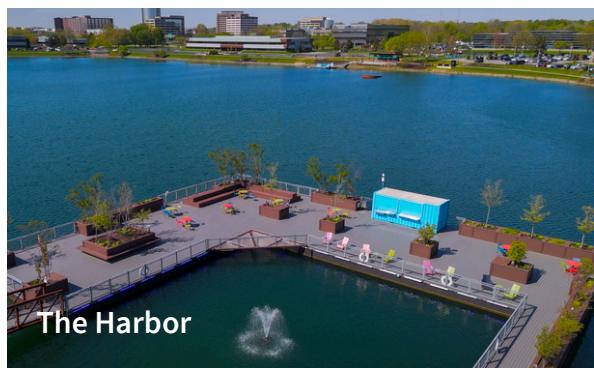
# Amenities



# Amenities



**The Boardwalk**



**The Harbor**



**The Shore**



**The Landing**

# Location highlights

- Restaurants
- Hotels



# Why Indianapolis?

Lakefront 12 and 14 are located in the burgeoning Indianapolis metropolis in the Northeast corner positioned along the amenity-rich corridor on 96th Street. Boasting easy access to I-465 and I-69, the properties have regional and citywide access. Centrally located and often cited as having the #1 business climate in the Midwest, Indianapolis is a strategic location to grow and build business.

## #1 State for Business in the Midwest & #5 Nationally

The city is poised to become America's next big destination with world-class sporting events, destination retail, conventions, arts, foodie hotspots and more. Indianapolis has seen significant investment over the past few years and has epic, city-changing projects in the pipeline



Diverse economy



Low cost of doing business



Central convention capital



# Thank you

## About JLL

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