

KEYSTONE OFFICE PARK - VALUE OFFICE FOR LEASE

3095 EAST 98TH STREET

THE VALUE OFFICE SOLUTION ON THE NORTH SIDE!



**\$13.50/RSF
FULL SERVICE
+SPEC
REFRESH
+FREE RENT**

PARK DETAILS

BUILDINGS: 4 - 3021, 3077, 3091 & 3105

TOTAL PARK SF: 113,598

AVAILABLE SF: 39,052

AVAILABLE SIZES: 667 - 10,850 RSF

LEASE RATE: \$13.50 - \$15.00/RSF/YR

LEASE TERM: 3+ years

PARKING RATIO: 3.58/1,000 RSF

PARKING: 407 Spaces

YEAR BUILT: 1984-2002

RENOVATED: 2016-2020

PROPERTY OVERVIEW

- SAVE 40-50% on rent compared to the market
- 1/2-MONTH FREE RENT FOR EACH YEAR OF TERM, PLUS
- SPEC REFRESH: New Carpet & Paint, Refreshed Lighting & Ceiling Tiles included with every lease of 3+ years
- Flexible suite sizes: 670 to 10,000 RSF
- Updated, Well Maintained Office Park
- Located at 96th & Keystone
- On-site Conference Center
- Additional Tenant Improvement Allowances available
- Special Lease Rate Valid for Leases Signed before April 30, 2024

PROPERTY PHOTOS

3095 EAST 98TH STREET



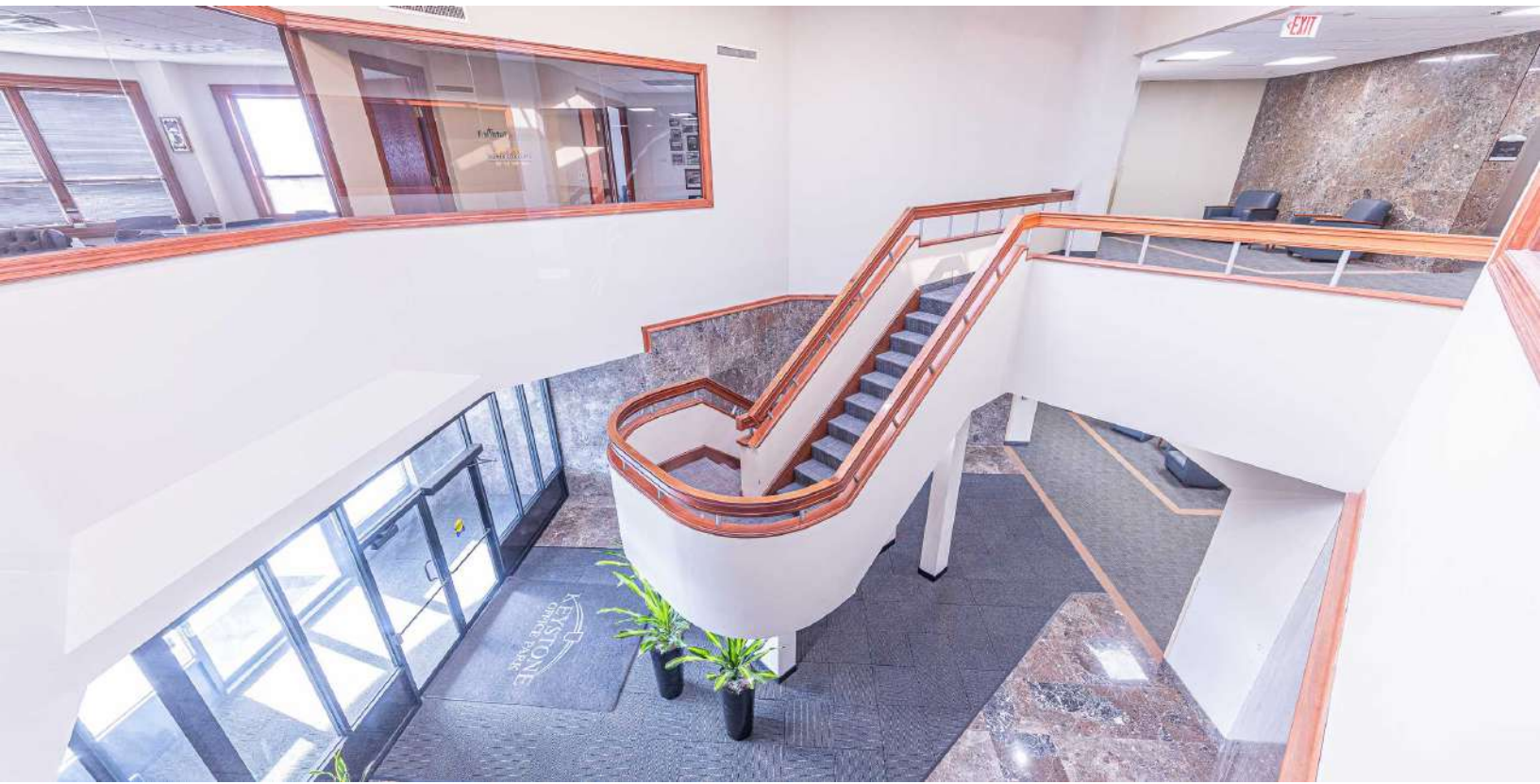
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COMMON AREA PHOTOS

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3021 BUILDING - 3021 E 98TH ST

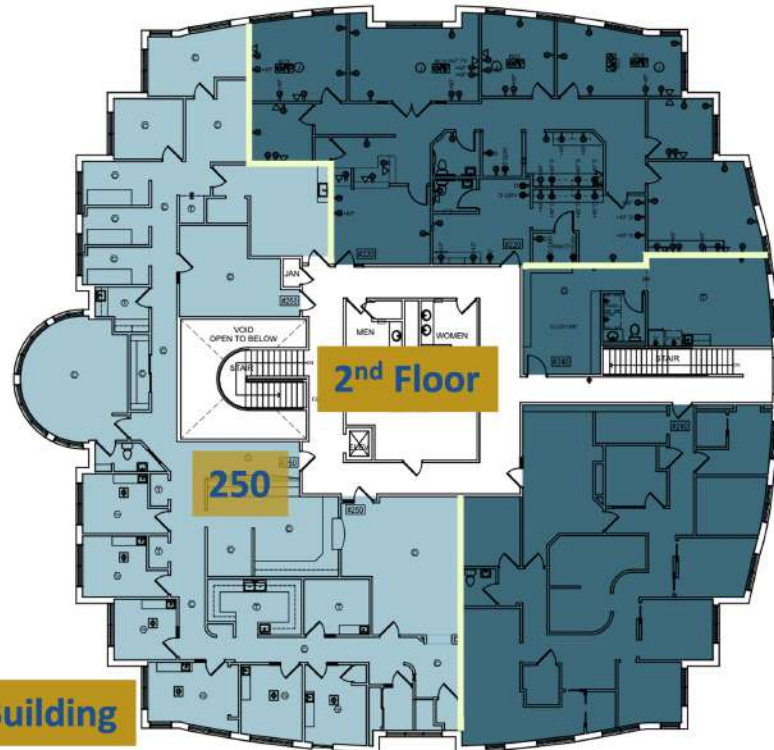
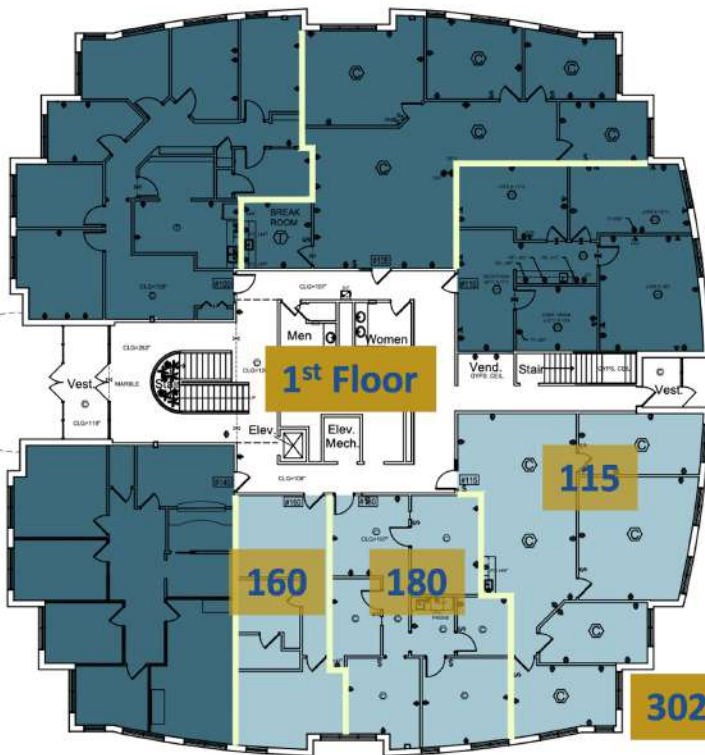
3095 EAST 98TH STREET



Suite	Size (RSF)	Rent		Lease type
		\$/RSF/YR	\$/Month	
115	1,684	13.50	1,894.50	Full Service
160	712	13.50	801.00	Full Service
180	1,183	13.50	1,330.88	Full Service
250	4,813	13.50	5,414.63	Full Service

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[Click for Floor Plans](#)



3021 Building

3077 BUILDING - 3077 E 98TH STREET

3095 EAST 98TH STREET



Suite	Sq ft	Rent		Lease type	Suite	Sq ft	Rent		Lease type
		\$/RSF/YR	\$/Month				\$/RSF/YR	\$/Month	
150	4,379	13.50	4,926.38	Full Service	230	1,408	13.50	1,584.00	Full Service
155	2,795	15.00	3,493.75	Full Service	240	5,903	13.50	6,640.88	Full Service
170	702	13.50	789.75	Full Service	265	1,017	13.50	1,144.13	Full Service
205	2,661	13.50	2,993.63	Full Service	270	1,137	13.50	1,279.13	Full Service
210	1,286	13.50	1,446.75	Full Service	275	1,371	13.50	1,542.38	Full Service
215	1,151	13.50	1,294.88	Full Service	215/265	2,168	13.50	2,439.00	Full Service

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[Click for Floor Plans](#)



3091 BUILDING - 3091 E 98TH STREET

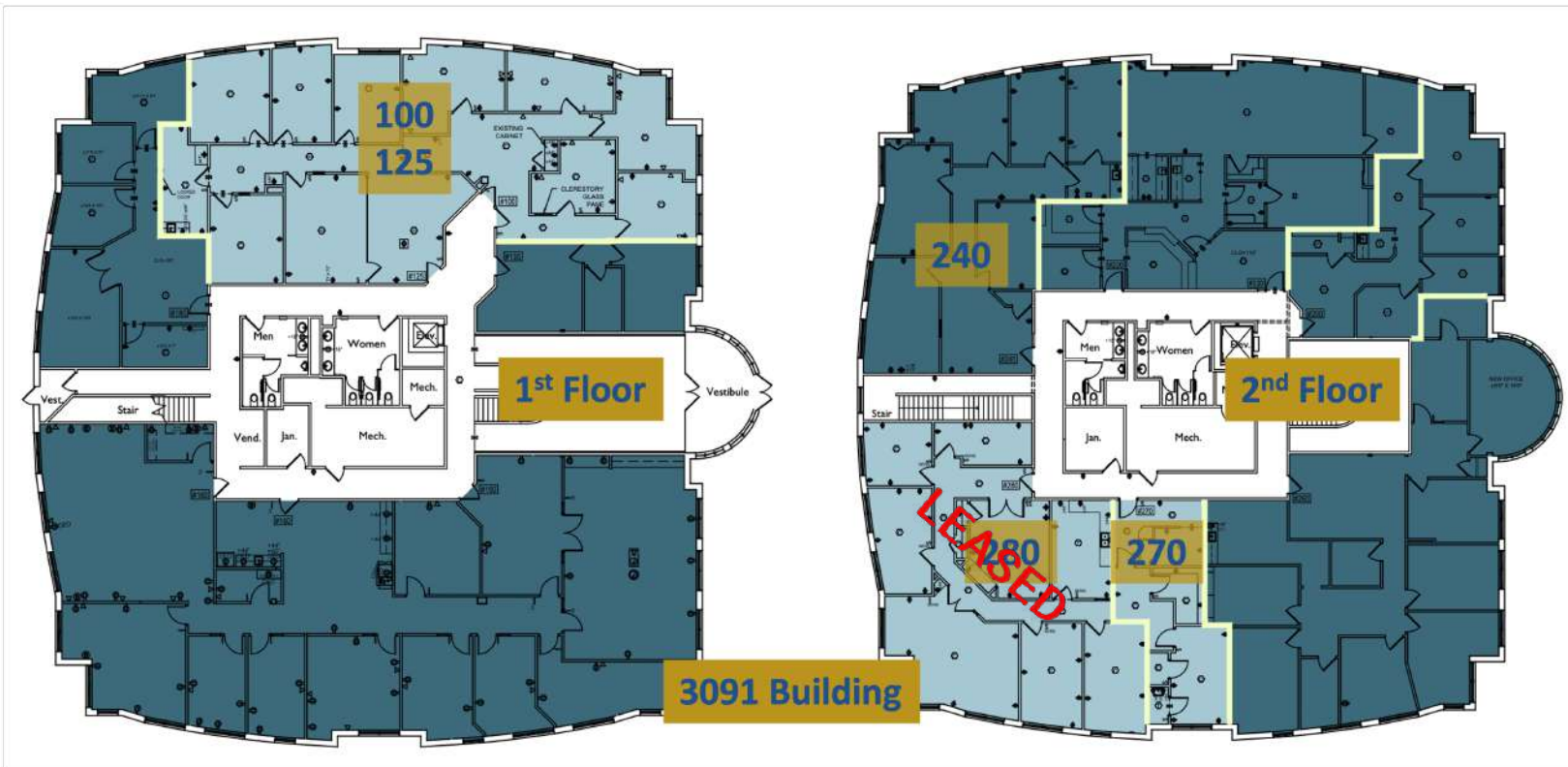
3095 EAST 98TH STREET



Suite	Sq ft	Rent		Lease type
		Rent/SqFt	Rent/Month	
100	1,493	13.50	1,679.63	Full Service
125	1,867	13.50	2,100.38	Full Service
240	1,978	13.50	2,225.25	Full Service
270	667	13.50	750.38	Full Service
100/125	3,316	13.50	3,730.50	Full Service

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[Click for Floor Plans](#)



3105 BUILDING - 3105 E 98TH STREET

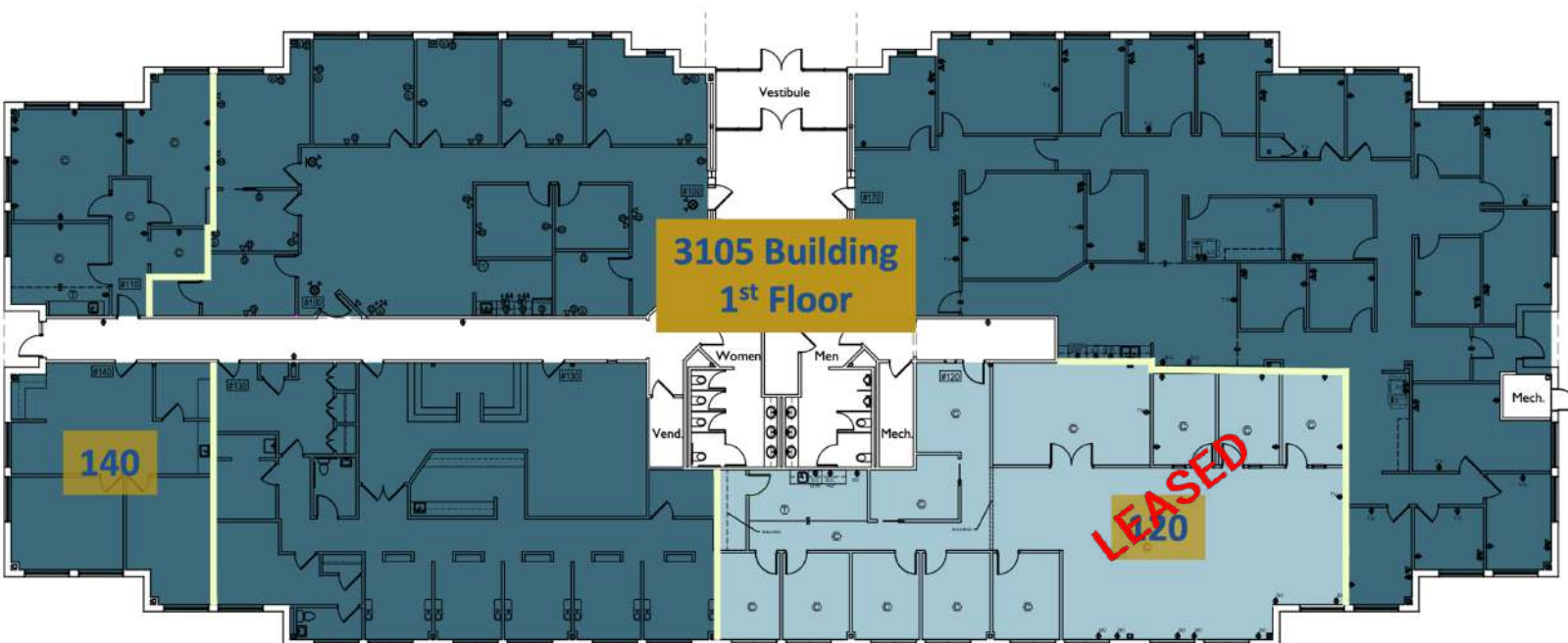
3095 EAST 98TH STREET



3105 E 98th Street		17,736 Square Feet		
Suite	Size (RSF)	Rent		Lease type
		\$/SF/YR	\$/MO	
120	3,552	13.50	3,996.00	Full Service

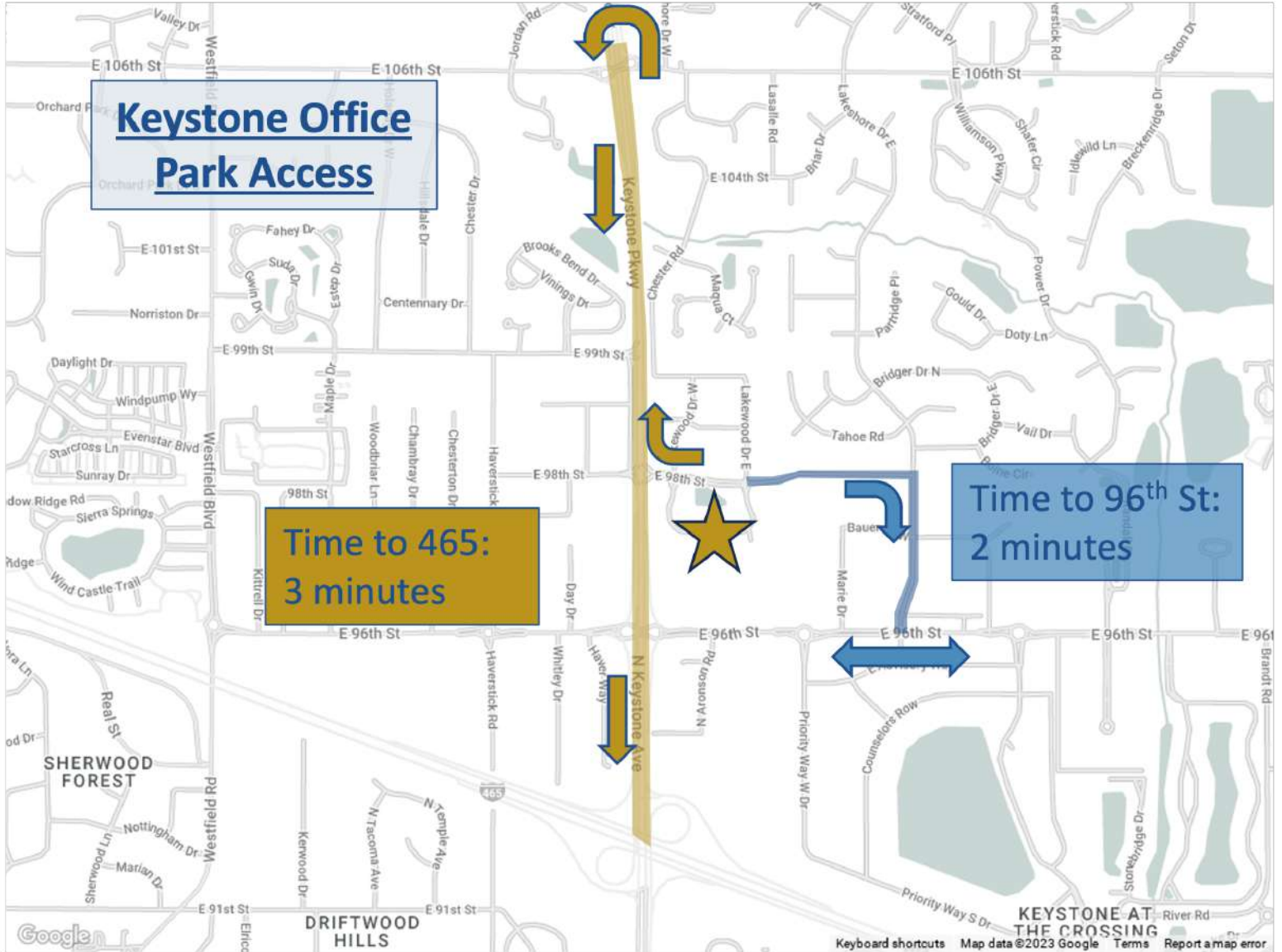
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ACCESS & TRAVEL TIME MAP

3095 EAST 98TH STREET

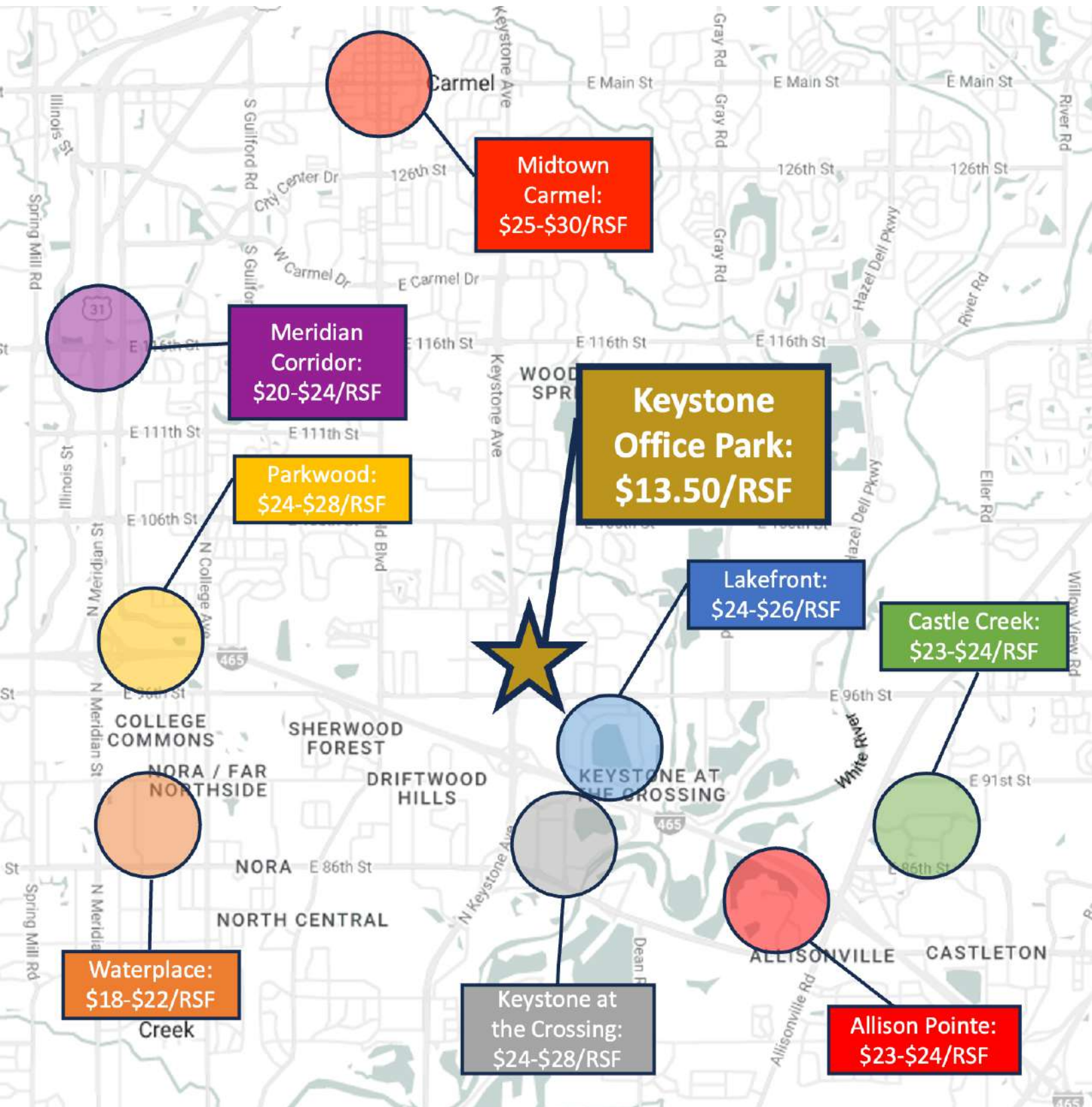


Travel Time From Keystone Office Park

- I-465 On Ramp: 3 minutes
- 96th Street: 2 minutes
- 126th & Keystone Ave: 4 minutes
- 86th & Keystone: 5 minutes
- 96th & Meridian: 8 minutes
- North Split (Downtown Indianapolis): 22 minutes

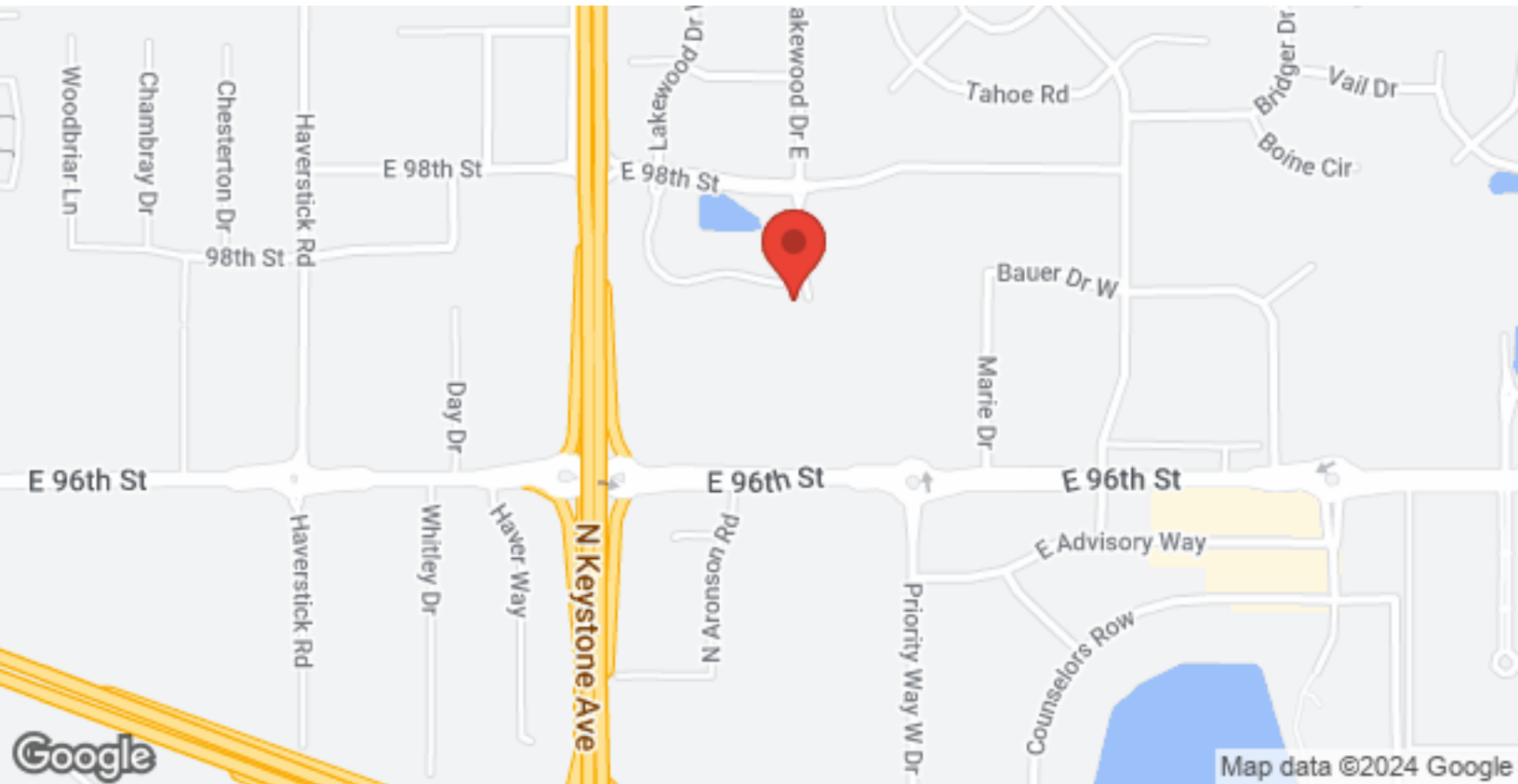
NORTH SIDE OFFICE MARKET COMPARISON

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LOCATION MAPS

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