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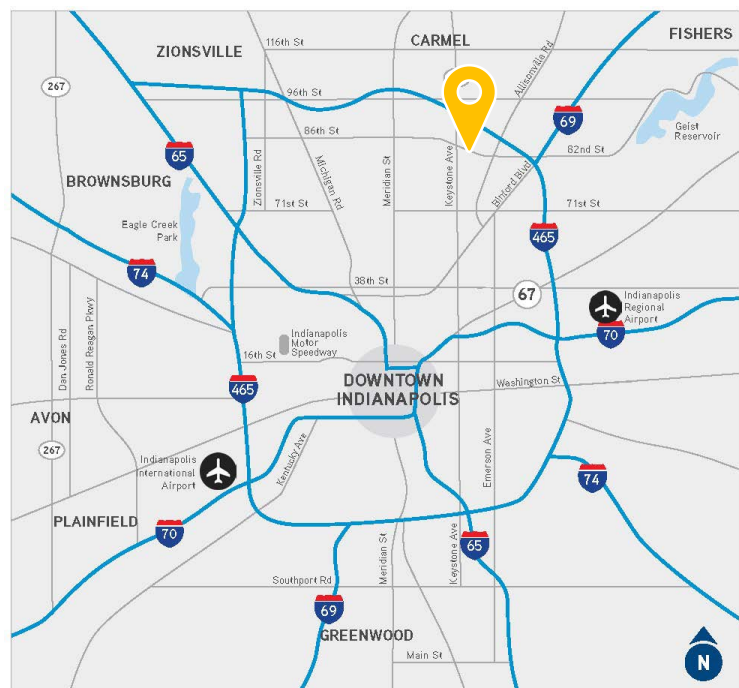
3755 E 82nd Street

Indianapolis, IN

Class A Office Space @ Lake Clearwater

Property Highlights:

- ± 54,192 SF office building
- Easy-to-get-to destination with convenient access from multiple major thoroughfares
- Minutes from both Keystone and Castleton I-465 exits
- On-site ownership and management
- Nearby: Fashion Mall, Castleton Square Mall, Ironworks – Keystone, and North Central High School
- Located along corridor of city's top retail shops & dining



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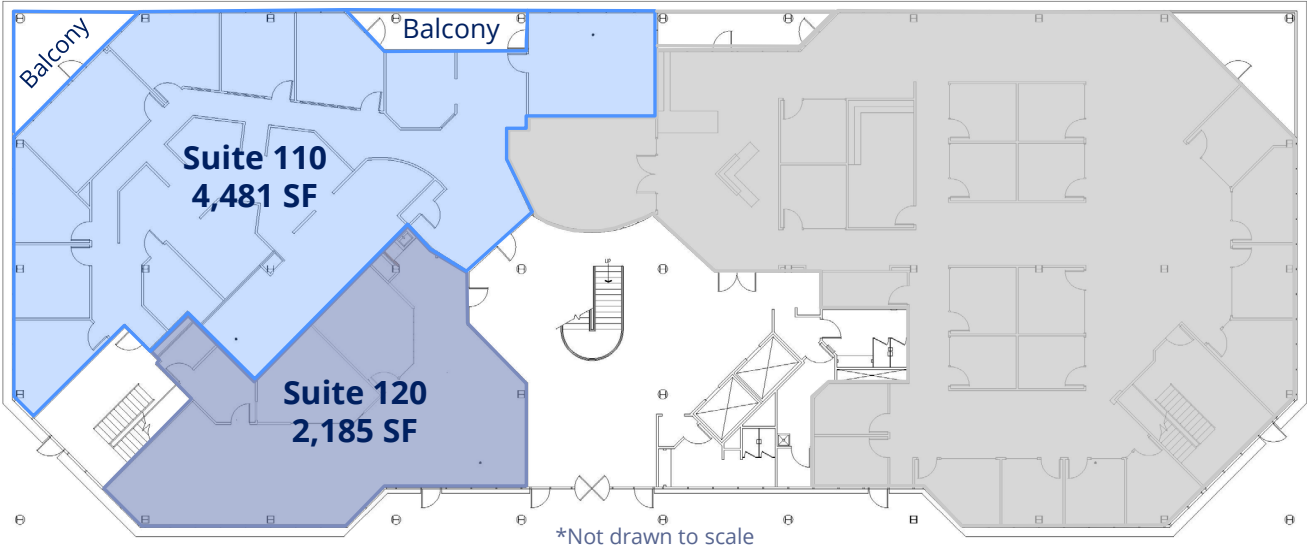
Alex Cohn

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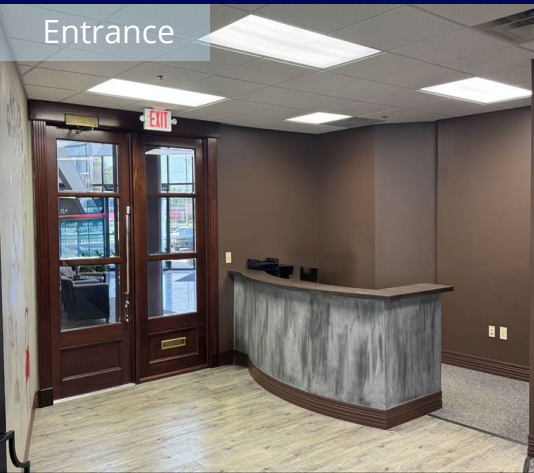
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Suite 110



Suite	Rentable SF	Features
110	4,481	Possibility to expand an additional \pm 2,185 SF
110 & 120	6,666	Combined space

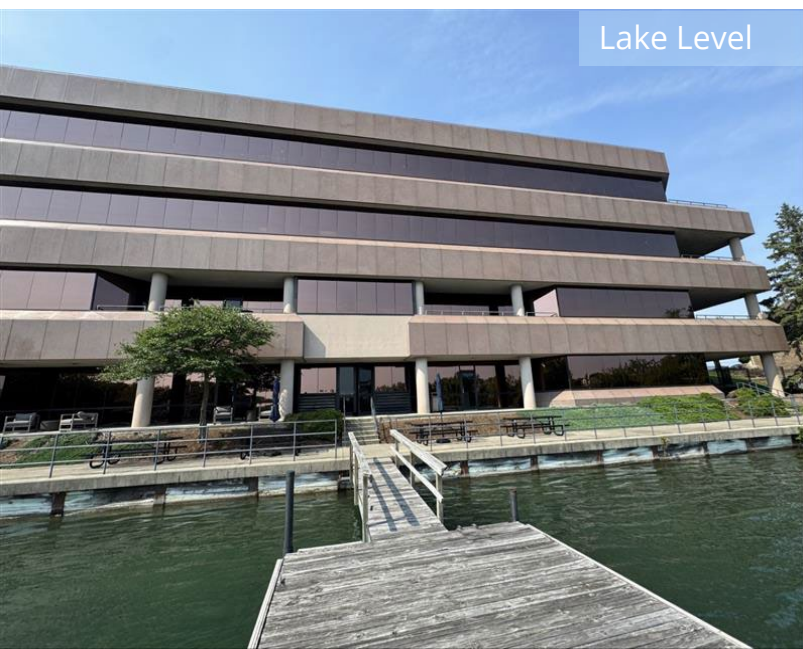


Lobby | Lake Level

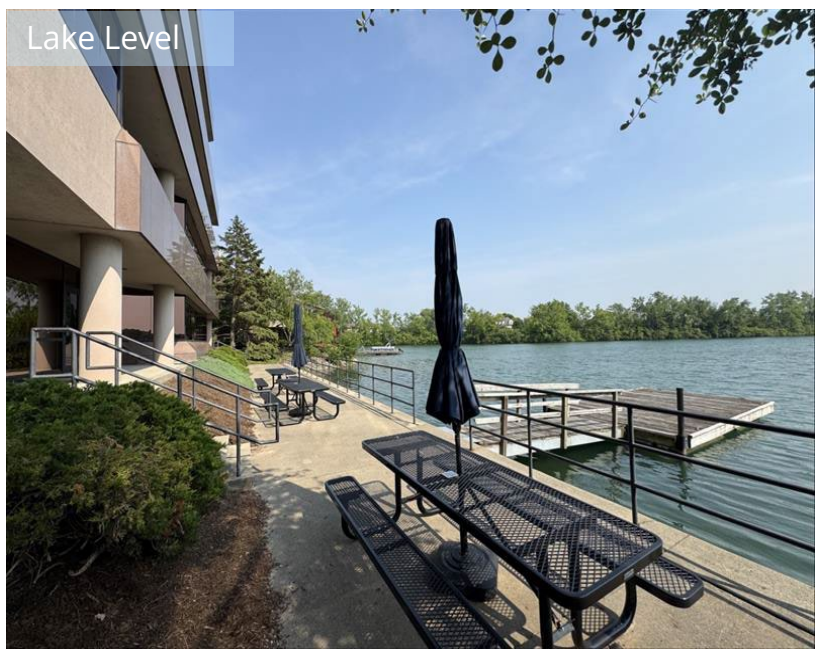


Lobby

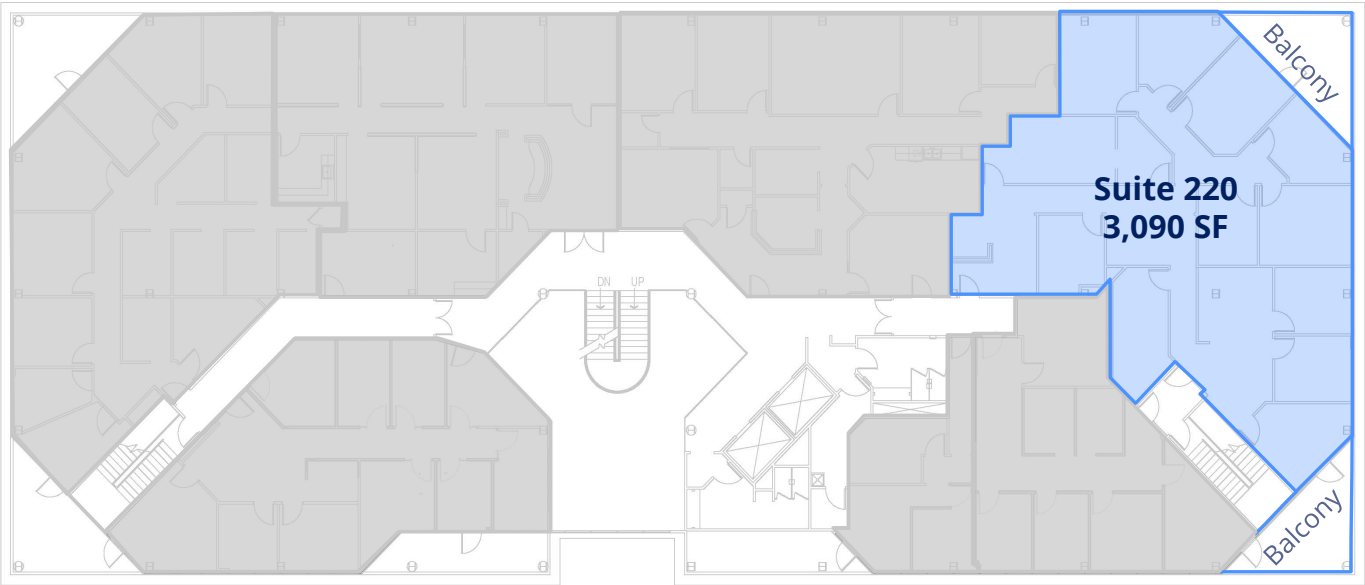
Lake Level



Lake Level



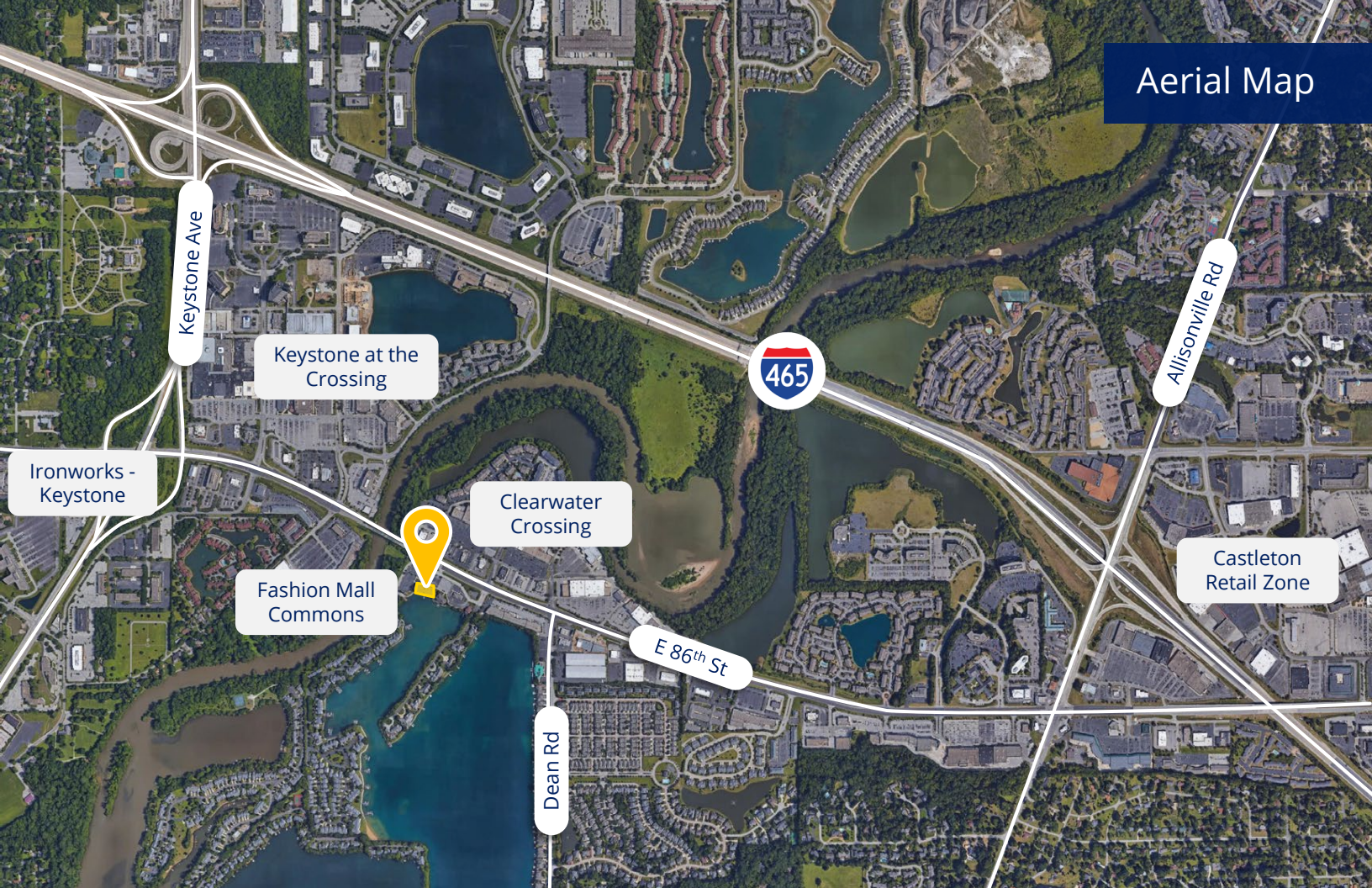
Suite 220



*Not drawn to scale

Suite	Rentable SF
220	3,090





Ironworks - Keystone

- The upscale Ironworks Hotel
- 120 high-end apartments
- **8 restaurants** including Ruth's Chris, Provision, Sangiovese, Rize, Blue Sushi
- Orange Theory
- **Other retailers:** Massage Heights, Club Pilates, Vogue Salon, G. Michael Salon

Keystone at the Crossing

- **Fashion Mall** – with high demand retailers: Nordstrom, Saks Fifth Avenue, Crate & Barrel, Pottery Barn, Apple Stores
- **Popular dining:** PF Chang, Seasons 52, Maggiano's, Sullivan's, Doc B's, Cheesecake Factory, Bru Burger
- 5-building office park
- Explosion of recent commercial development – bringing strong office users & residential living:
 - Bedel Financial
 - Scannell Properties
 - Quarry Apartments

Fashion Mall Commons

- **Destination retailers:** Kohls, Ulta, Joseph A Banks Reis-Nichols, high-end jeweler
- Adjacent to **Keystone Shoppes** w/ high consumer activity:
 - FC Tucker office
 - First Watch
 - 4:59 barber lounge
 - Nothing Bundt Cakes
 - Crumble Cookies

Clearwater Crossing

- A blend of retail, office, multi-family, and upscale residential off Dean Rd
- **Destination retailers:** Container Store, Nordstrom Rack, Bicycle Garage
- Indianapolis Racquet Club & IRC Sports
- **Popular restaurants:** District Tap, Luciana's, Chick-fil-A, Giordano's
- Numerous convenience destinations:
 - Banks
 - Gas stations
 - Eyewear & eye clinic