



# LAKEFRONT

AT KEYSTONE

REJUVENATE YOUR WORKDAY





## PARK OVERVIEW

Lakefront at Keystone is an 830,000 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
- 8 Lakefront 8 – 3750 Priority Way South Drive
- 9 Lakefront 9 – 3685 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



## 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 Prodigy Burger/Big Bear Biscuits
- J Strandz Hair Design
- K KinderCare



## 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



Free wi-fi equipped lobbies



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



## CORPORATE NEIGHBORS

- ADT
- Authentix
- 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
- Rockwell Automation
- 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 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 8

3750 Priority Way South Drive



- Total Size: 57,713 sf
- Parking: 4.3/1,000 sf (251 spaces)
- Year Built: 1990
- Stories: 2

## LAKEFRONT 9

3685 Priority Way South Drive



- Total Size: 54,322 sf
- Parking: 4.6/1,000 sf (251 spaces)
- Year Built: 1984
- Stories: 1
- 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

**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 14**

9225 Priority Way West Drive



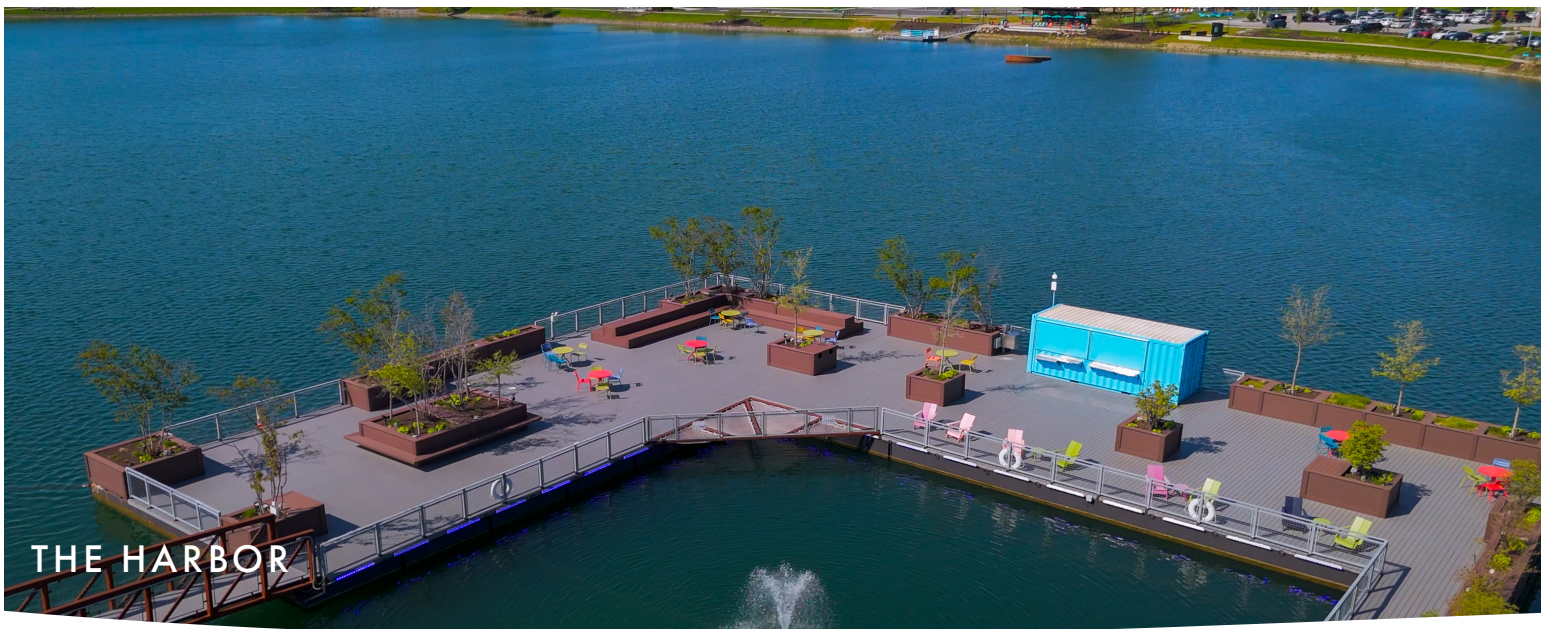
- Total Size: 75,024 sf
- Parking: 3.7/1,000 sf (270 spaces)
- Year Built: 2006
- Stories: 3
- I-465 visibility



## MARKET-DEFINING AMENITIES



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



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 ANCHOR



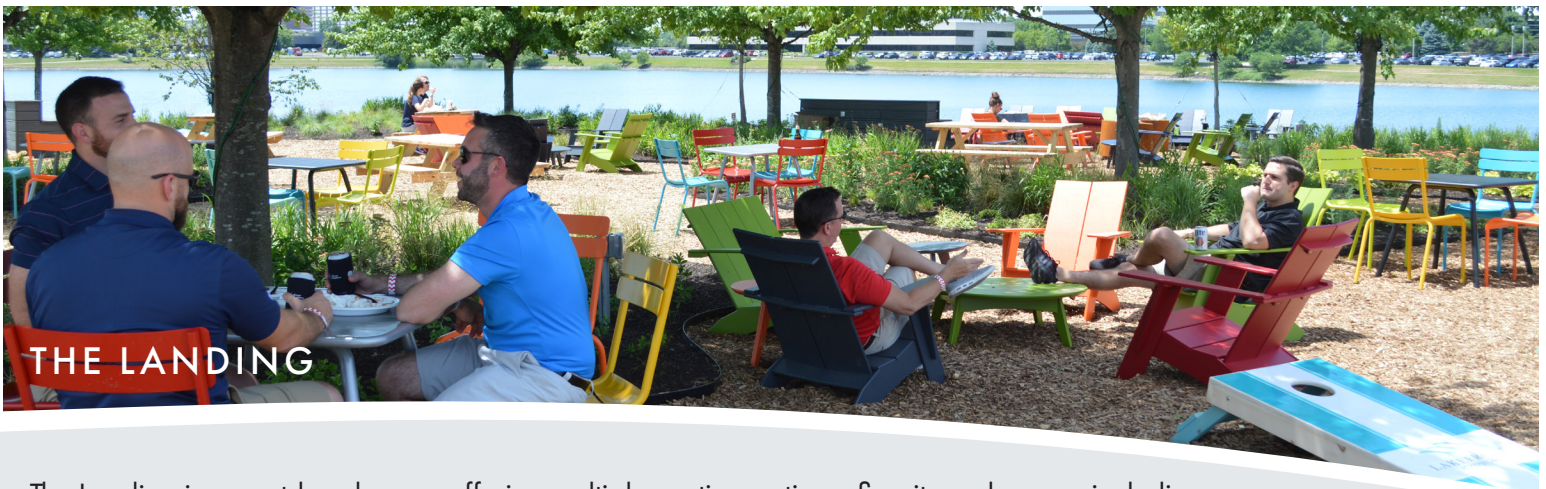
The Anchor is a full-service amenity center with a café, lounge, fitness center, conference facilities and the home of the management office.



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 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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AT KEYSTONE

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