

**RELIANT  
PARTNERS**

# 3755 E 82ND STREET | SUITE 120

## 2,185± CLASS A OFFICE SPACE FOR SUBLEASE

Keystone at the Crossing // 3755 E 82nd Street // Indianapolis, IN 46240

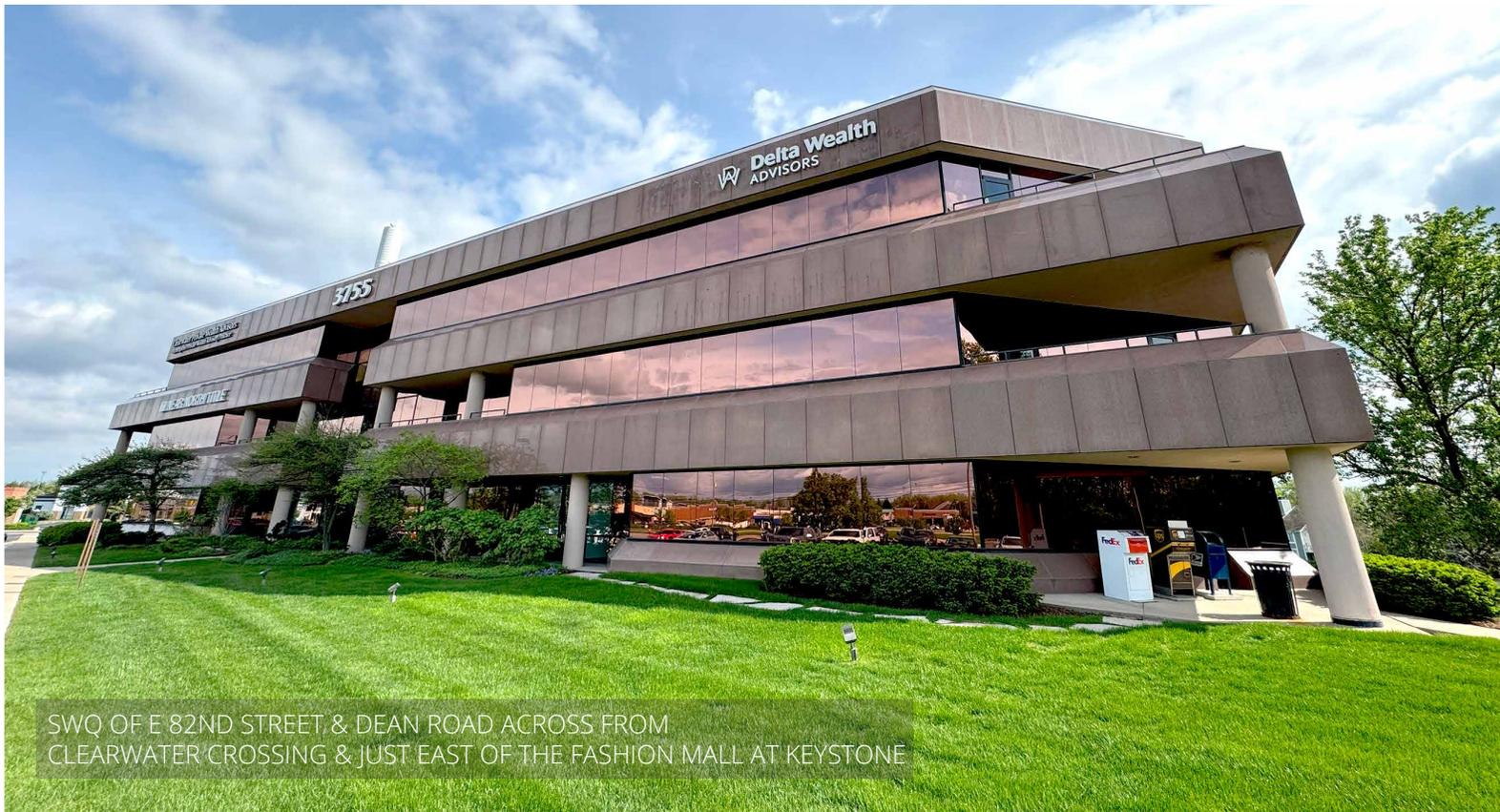
CLASS A OFFICE BUILDING AT KEYSTONE AT THE CROSSING



LOOKING SOUTHEAST



LOOKING EAST (BACK OF BUILDING)



SWQ OF E 82ND STREET & DEAN ROAD ACROSS FROM CLEARWATER CROSSING & JUST EAST OF THE FASHION MALL AT KEYSTONE

COMMERCIAL REAL ESTATE

### CLASS A OFFICE SPACE

### PROPERTY FEATURES:



- **SUBLEASE: 2,185± SF total first floor office suite available**
- **3755 E 82nd Street** is a 58,281± SF, 4-story Class A Office Building constructed in 1988 and renovated in 2006.
- Sublease through 3/31/2030
- Available building signage
- Building features include attractive atrium, beautiful lake views, banking nearby and property manager on site
- Plentiful surface parking lot (155 space) adjacent to building
- Typical floor size is 14,570±SF.
- Located on the south side of E 82nd Street on Lake Clearwater with easy access west to Keystone at the Crossing, Fashion Mall, Ironworks and east to the Castleton Mall area.
- Easy access to I-465 at Keystone Avenue interchange
- Great location with nearby amenities including restaurants, hospitality, entertainment, fitness facilities, multiple shopping center and more.



#### DRIVE-TIMES

- I-465 & Keystone Ave Exit: 5 minutes
- Castleton Square Mall: 7 minutes
- Indianapolis International Airport: 32 minutes
- Downtown Indianapolis: 26 minutes



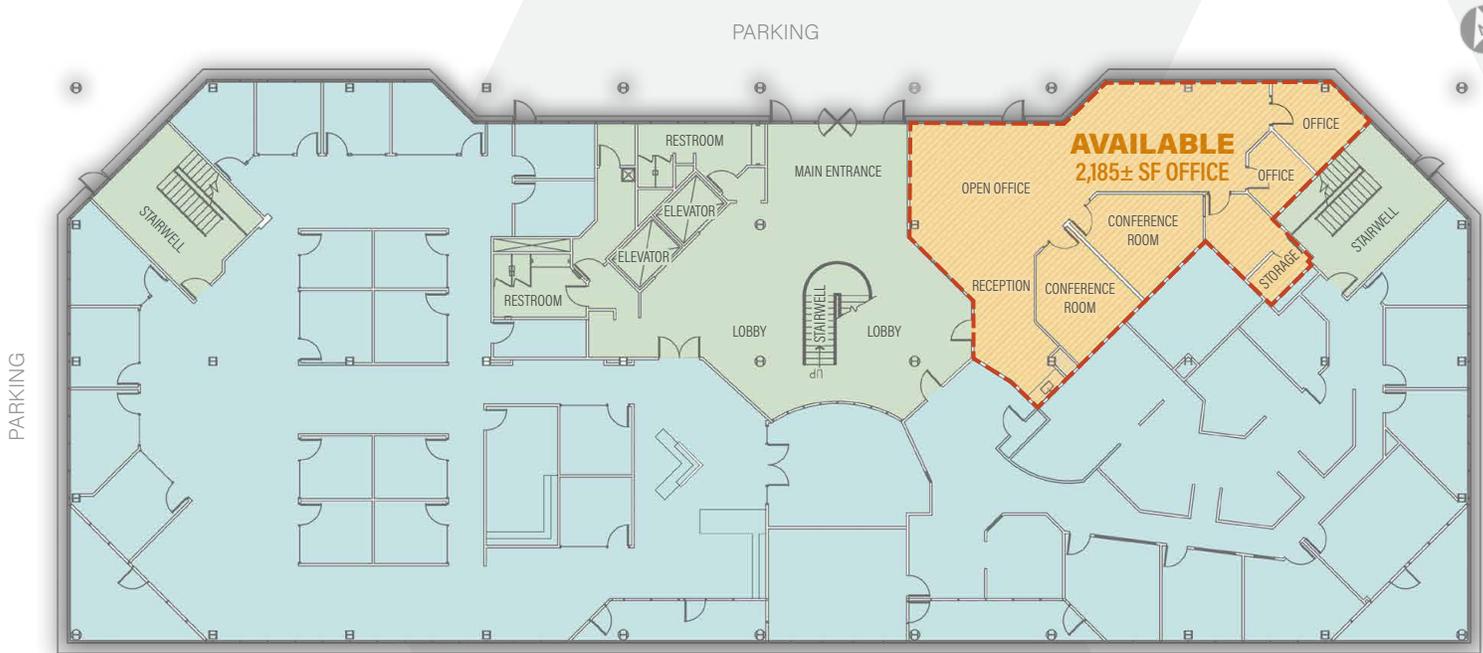
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EXCELLENT NORTH SIDE LOCATION

FLOOR PLAN/SITE PLAN:



**SCOTT LINDENBERG CCIM // 317.506.7885 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us)**

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // [reliantpartners.us](http://reliantpartners.us)

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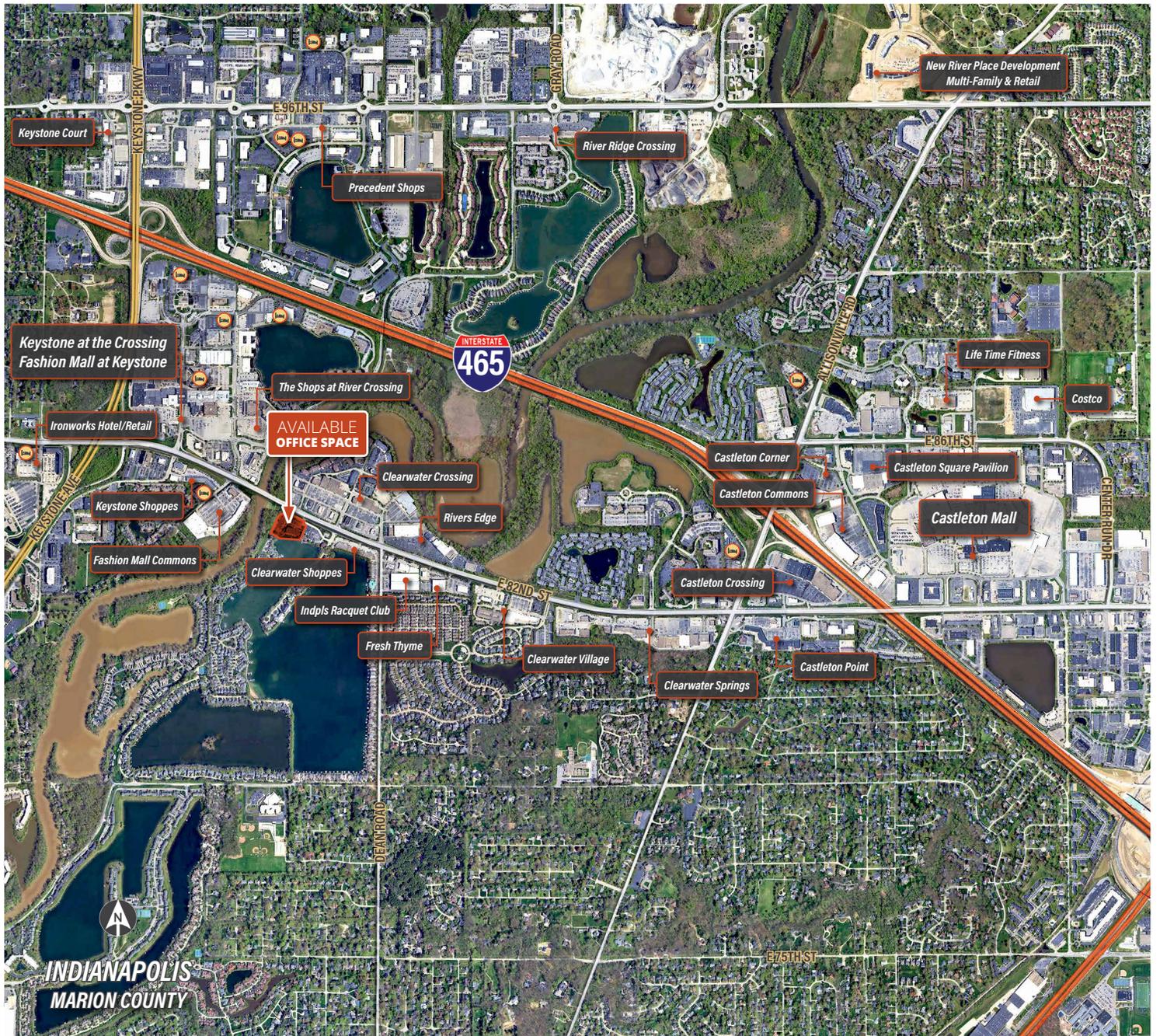
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LONG TERM SUBLEASE

AERIAL:



**SCOTT LINDENBERG CCIM // 317.506.7885 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us)**

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