



**PREMIER  
COMMERCIAL**  
REAL ESTATE SERVICES



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

**AVAILABLE SF**  
560-1,987 SF

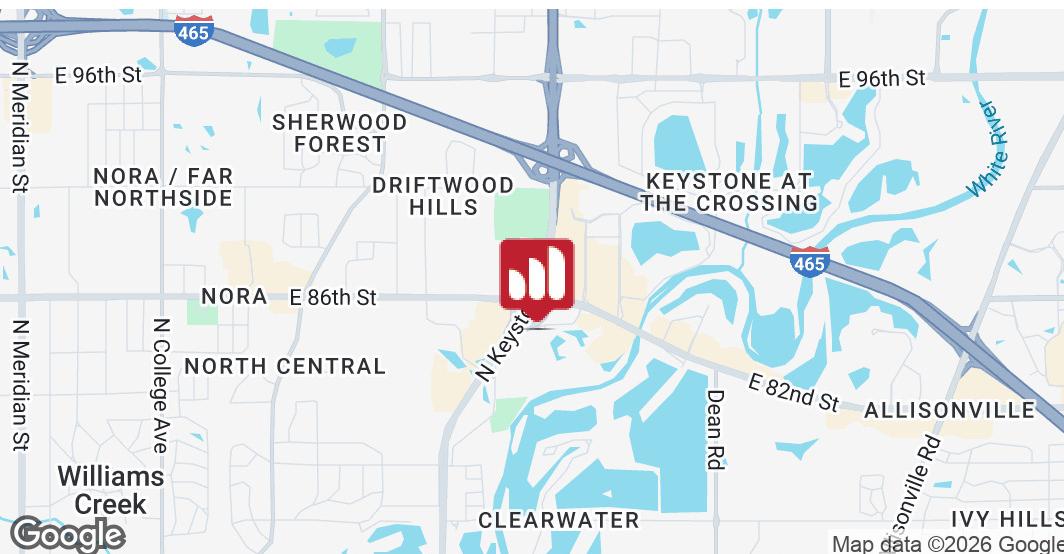
**LEASE RATE**  
\$ 22.00 SF/YR

**FOR LEASE**

**KEYSTONE @  
THE CROSSING  
8465 KEYSTONE  
CROSSING**  
Indianapolis, IN  
46240

## PROPERTY HIGHLIGHTS

- On-site management
- Prime location
- Affordable office at Keystone @ the Crossing
- Cleaning service can be added for \$95/mo.
- Parking Ratio: 4/1,000 sf



**MATT FERGUSON**

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## LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	560 - 1,987 SF	Lease Rate:	\$27.86 - \$3,311.67 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 120	Available	560 SF	Modified Gross	\$28 per month	Two private offices & a front room
Suite 204	Available	1,987 SF	Full Service	\$20.00 SF/yr	6 private offices, a cubicle area, kitchenette, & IT/supply room.

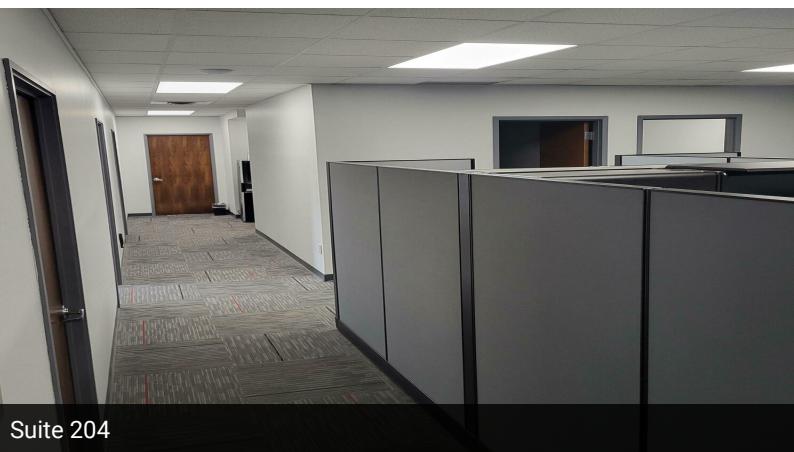
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## PROPERTY DESCRIPTION

Full-service, affordable office space at Keystone @ the Crossing. Fantastic location, surrounded by businesses & amenities. Visibility from Keystone Ave. & directly across 82nd St. from The Fashion Mall at Keystone & across Keystone Ave. from Ironworks Indy.

## LOCATION DESCRIPTION

Keystone at the Crossing office area. Convenient access to I-465. Adjacent to prestigious northside communities. Great central location.

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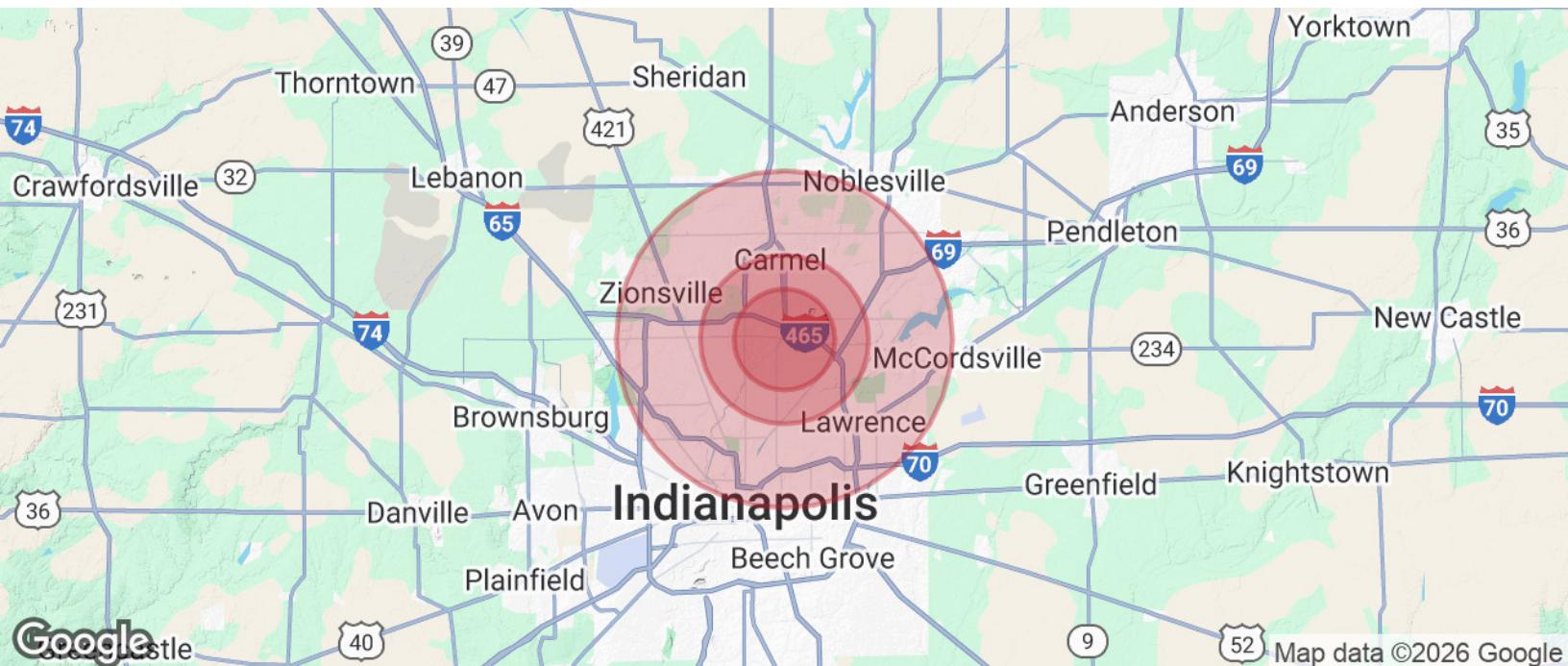
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	58,710	188,851	755,632
Average Age	42.0	39.6	36.7
Average Age (Male)	40.1	38.1	35.5
Average Age (Female)	43.8	40.6	37.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,187	91,197	336,610
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$93,256	\$91,681	\$84,983
Average House Value	\$217,840	\$224,574	\$208,686

2020 American Community Survey (ACS)

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