

# FOR LEASE

#### IOKANSON OMPANIES INC. 35

## 3535 E. 96th Street, Indianapolis, IN 46024



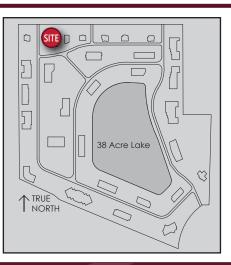
### PROPERTY HIGHLIGHTS

- One Story 23,544 SF Building in Lakefront at Keystone
- Over 6,800 SF of contiguous space available.
- Rental Rate: \$19.75/SF
- Owner occupied and professionally managed
- Convenient access to I-465, Keystone Parkway, and Keystone Crossing
- Surrounded by great amenities including The Fashion

Mall, dining, hotels, shopping & entertainment

- Daycare, conference facilities, and fully equipped fitness center within the park
- Walking / fitness trail surrounding a beautiful 38 acre lake
- First Financial Bank branch on site
- Monument signage available
- Excellent access and visibility on 96th Street
- & Keystone Parkway



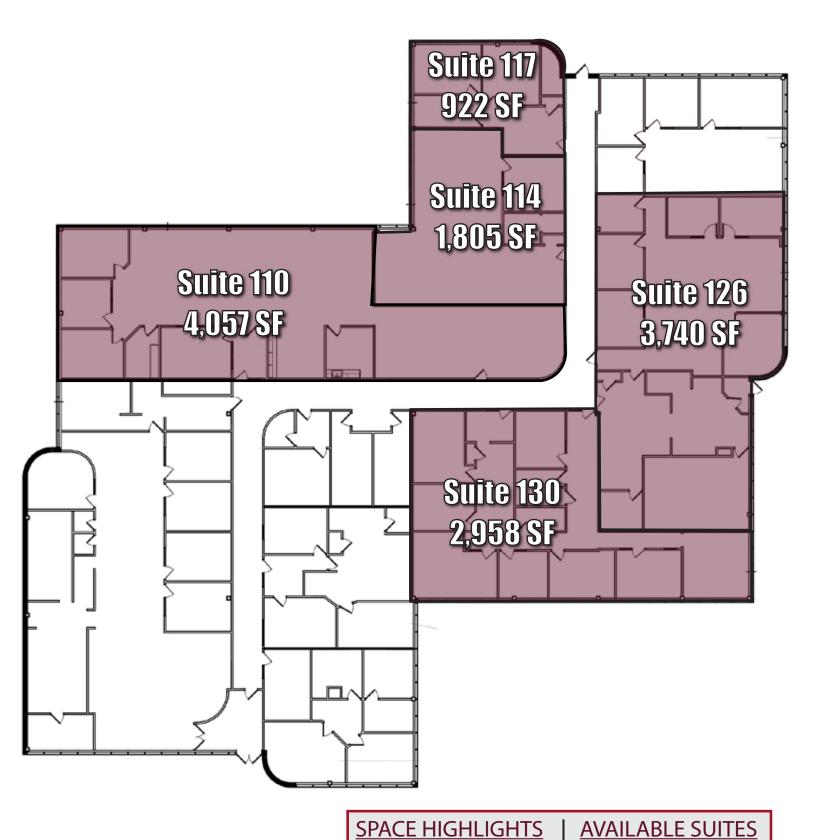


### FOR MORE INFORMATION

Stephen J. Adams Vice President, Leasing & Brokerage (317) 633-8063 sja@hokansoninc.com Hokanson Companies, Inc. 10201 N. Illinois Street, Suite 400 Indianapolis, Indiana 46290 www.hokansoninc.com



The information obtained herein was obtained from sources we consider reliable. We cannot be responsible, however, for error, omission, prior sale, withdrawal from the market, or change in price. Broker makes no representation to the environmental condition of the property and recommends purchaser's independent investigation.



SPACE HIGHLIGHTS	AVAI

<ul> <li>Class A office finishes</li> </ul>	<u>Suite #</u>	<u>SF</u>
with updated common	110	4,057
lobbies	114	1,805
<ul> <li>Move In Ready Suites</li> </ul>	117	922
Ample Parking and ratio	126	3,740
of 4.80 per 1,000 SF	130	2,958
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Over 6,500 SF of contiguous space available



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