



**HOKANSON
COMPANIES INC.**
INVESTMENT & CORPORATE REAL ESTATE

FOR LEASE

3535 E. 96TH STREET, INDIANAPOLIS, IN 46024

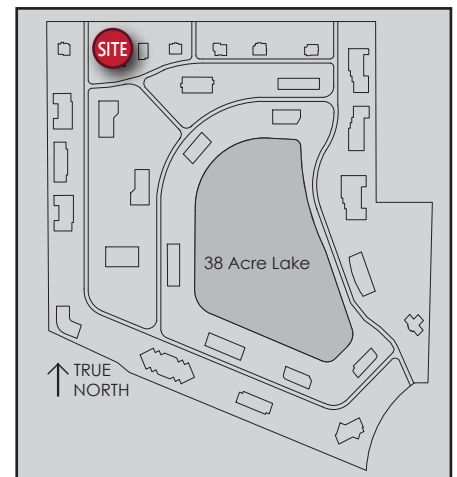


PROPERTY HIGHLIGHTS

- 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

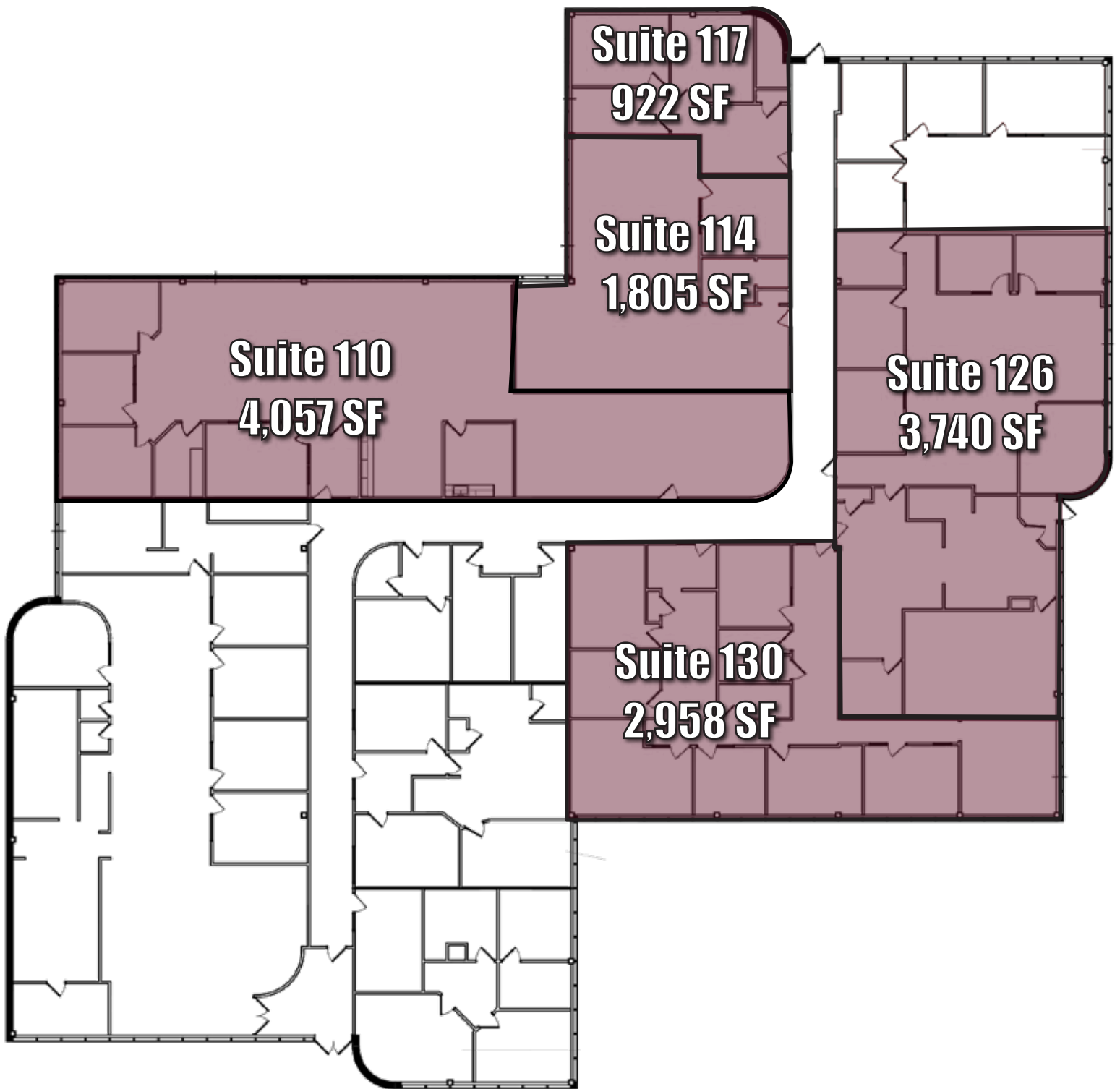


FOR MORE INFORMATION

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Hokanson Companies, Inc.
10201 N. Illinois Street, Suite 400
Indianapolis, Indiana 46290
www.hokansoninc.com





SPACE HIGHLIGHTS

- Class A office finishes with updated common lobbies
- **Move In Ready Suites**
- Ample Parking and ratio of 4.80 per 1,000 SF

AVAILABLE SUITES

<u>Suite #</u>	<u>SF</u>
110	4,057
114	1,805
117	922
126	3,740
130	2,958

Over 6,500 SF of contiguous space available



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