

# FOR SALE

8455 Keystone Crossing  
Indianapolis, IN



## Property Highlights

- Free-Standing, two story office building
  - ± 34,000 SF on ± 2.58 AC
- Rare opportunity for owner/users or investors to purchase an office building centrally located in Indy's strongest Office Submarket.
- The property is surrounded by many high-end retailers and restaurants including The Fashion Mall at Keystone.

## FOR MORE INFORMATION

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

# FOR SALE

**FREE-STANDING OFFICE BUILDING**  
**8455 KEYSTONE CROSSING, INDIANAPOLIS, IN 46240**



## Area Statistics

- +4.5 Million SF of surrounding retail including 62 restaurants and 8 banks
- 7 hotels within 1.3 miles





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## FREE-STANDING OFFICE BUILDING 8455 KEYSTONE CROSSING, INDIANAPOLIS, IN 46240

### Property Information

Year Built: 1980

Year Renovated: 2017

Number of Stories: 2 Story

Building Size: 34,000 SF

Land Parcel Acreage: 2.58 AC

Structural Characteristics:

- Foundation: Concrete Slab
- Building Frame: Masonry
- Exterior Walls: Brick and Windows
- Roof Type/Material: Flat/EPDM

Electrical Systems:

- 1600 a/480 V
- Back-Up Generator: Yes (Cummins Orian)

Parking Spaces/Ratio: 145 Spaces  
or 4.26/1,000 SF



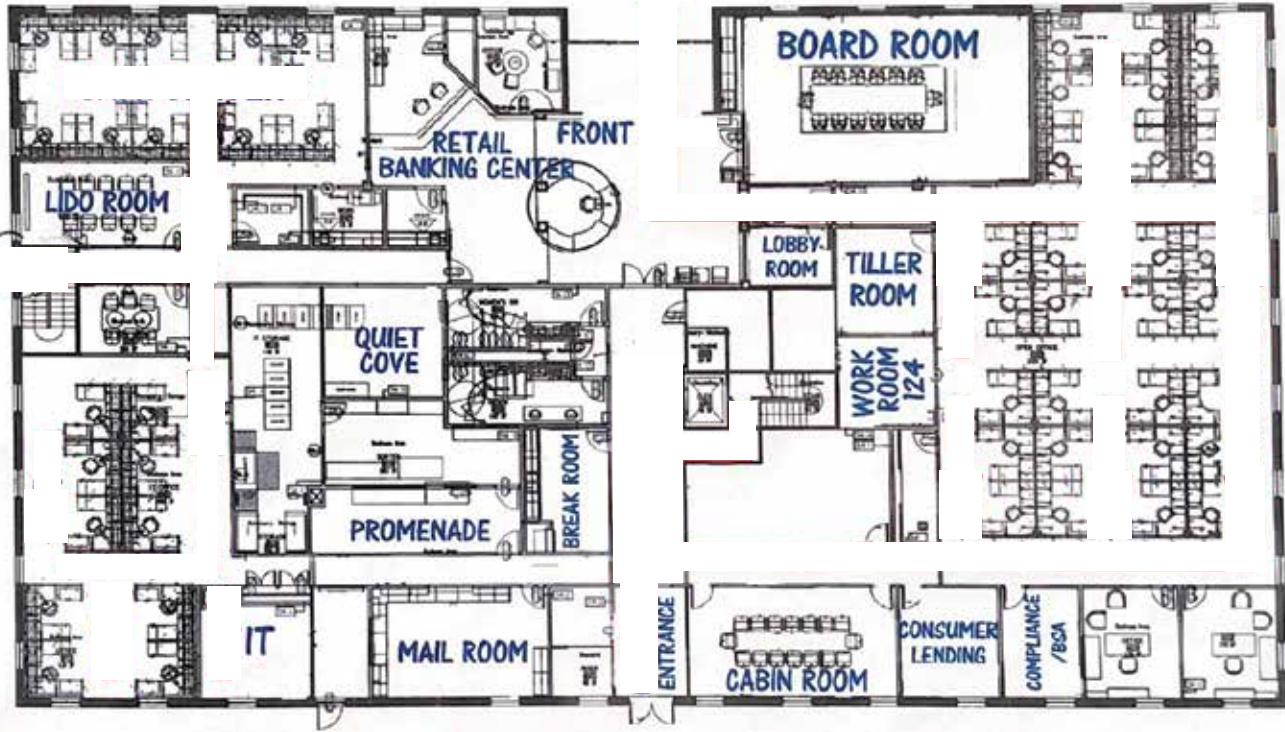


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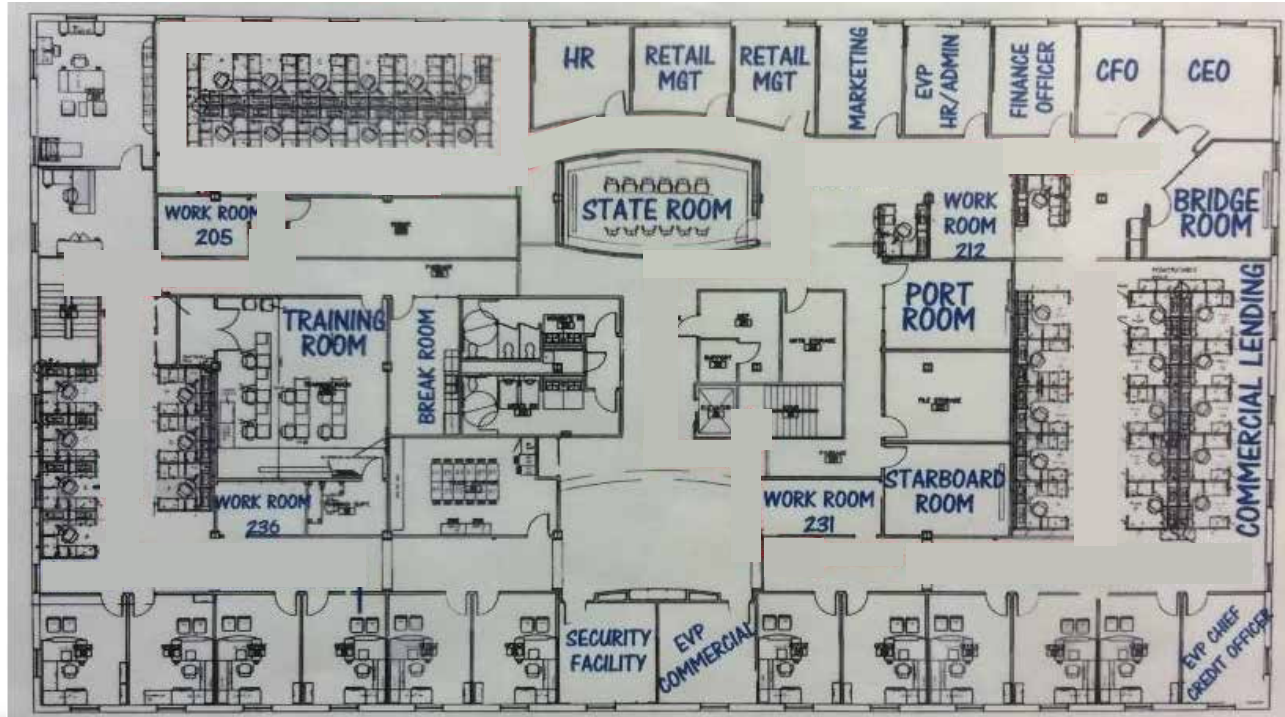
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## 1st Floor



## 2nd Floor



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