



# LAKEFRONT

AT KEYSTONE

REJUVENATE YOUR WORKDAY







## PARK OVERVIEW

Lakefront at Keystone is a nearly 1 million square foot, Class A office environment located in the heart of Indianapolis' amenity-rich Keystone submarket. Surrounding a beautiful 38 acre lake, Lakefront's 15 buildings offer a variety of options designed to meet the needs and budget of every office tenant from the single-story user to the mid-rise, Class A occupant.

Exciting new updates are underway and will raise the bar on the modern office experience to rejuvenate your workday.



- 1 Lakefront 1 – 9465 Counselors Row
- 2 Lakefront 2 – 9405 Delegates Row
- 3 Lakefront 3 – 9305 Delegates Row
- 4 Lakefront 4 – 9229 Delegates Row
- 5 Lakefront 5 – 3950 Priority Way South Drive
- 6 Lakefront 6 – 3939 Priority Way South Drive
- 7 Lakefront 7 – 3850 Priority Way South Drive
- 8 Lakefront 8 – 3750 Priority Way South Drive
- 9 Lakefront 9 – 3685 Priority Way South Drive
- 10 Lakefront 10 – 9265 Counselors Row
- 11 Lakefront 11 – 9365 Counselors Row
- 12 Lakefront 12 – 9449 Priority Way West Drive
- 13 Lakefront 13 – 9339 Priority Way West Drive
- 14 Lakefront 14 – 9225 Priority Way West Drive
- 15 Lakefront 15 – 9190 Priority Way West Drive



## PRIME LOCATION

Lakefront at Keystone is ideally located in the Keystone submarket and in close proximity to Carmel, both of which provide great access to a wealth of amenities. The park is surrounded by numerous restaurants, hotels and entertainment venues, and is just minutes from The Fashion Mall at Keystone.

Lakefront is positioned adjacent to I-465 and Keystone Avenue, allowing convenient access from all directions. Improvements are currently underway along 96th Street, which will allow for easier and quicker access to Keystone Avenue, Allisonville Road and I-465.

- A Fifth Third Bank
- B First Financial Bank
- C Eddie Merlots
- D Merchants Bank
- E Coopers Hawk
- F Naked Tchopstix
- G TheHotRoomYoga
- H Subway
- I Strandz Hair Design
- J KinderCare





## PARK HIGHLIGHTS



Peaceful lake surrounded by picnic areas, walking trail and new lakefront amenities with seating and activities



Day care center within the park



Micro-market vending stations in several buildings throughout the park



Conference facilities available for use



Free wi-fi equipped lobbies



Free bike-share program provided by Zagster



On-site building management



Tenant-exclusive, 6,000 s.f. fitness center with fitness trainer on-site



I-465 visibility and signage available



Easy access to 96th Street, Keystone Avenue and I-465



## CORPORATE NEIGHBORS

- ADP
- BSA LifeStructures
- Clifton Larson Allen
- Concentrics Research
- Cripe
- Defenders
- DuCharme McMillen & Associates

- Fink Roberts & Petrie
- Hanover Insurance
- HealthX
- Home Point Financial
- Honeywell
- Indiana Wesleyan University
- Kindercare

- Magnolia Health Systems
- MS Consulting
- Progressive Insurance
- Project Lead the Way
- Rockwell Automation
- RSM
- WebMD



## LAKEFRONT 1

9465 Counselors Row



- Total Size: 48,983 sf
- Parking: 4.6/1,000 sf (224 spaces)
- Year Built: 1993
- Stories: 2

## LAKEFRONT 2

9405 Delegates Row



- Total Size: 34,913 sf
- Parking: 4.3/1,000 sf (149 spaces)
- Year Built: 1990
- Stories: 1
- Fitness Center

## LAKEFRONT 3

9305 Delegates Row



- Total Size: 53,114 sf
- Parking: 5.0/1,000 sf (268 spaces)
- Year Built: 1994
- Stories: 1
- Future Amenity Center

## LAKEFRONT 4

9229 Delegates Row



- Total Size: 167,365 sf
- Parking: 4.5/1,000 sf (753 spaces)
- Year Built: 1999
- Stories: 5

## LAKEFRONT 5

3950 Priority Way South Drive



- Total Size: 32,957 sf
- Parking: 4.7/1,000 sf (155 spaces)
- Year Built: 1992
- Stories: 2

## LAKEFRONT 6

3939 Priority Way South Drive



- Total Size: 86,915 sf
- Parking: 5.4/1,000 sf (473 spaces)
- Year Built: 1985
- Stories: 4
- I-465 visibility

## LAKEFRONT 7

3850 Priority Way South Drive



- Total Size: 32,286 sf
- Parking: 4.9/1,000 sf (157 spaces)
- Year Built: 1988
- Stories: 2

## LAKEFRONT 8

3750 Priority Way South Drive



- Total Size: 57,713 sf
- Parking: 4.3/1,000 sf (251 spaces)
- Year Built: 1990
- Stories: 2

## LAKEFRONT 9

3685 Priority Way South Drive



- Total Size: 54,322 sf
- Parking: 4.8/1,000 sf (255 spaces)
- Year Built: 1984
- Stories: 1
- I-465 visibility



LAKEFRONT 10

9265 Counselors Row



- Total Size: 56,841 sf
- Parking: 4.6/1,000 sf (259 spaces)
- Year Built: 1987
- Stories: 2

LAKEFRONT 11

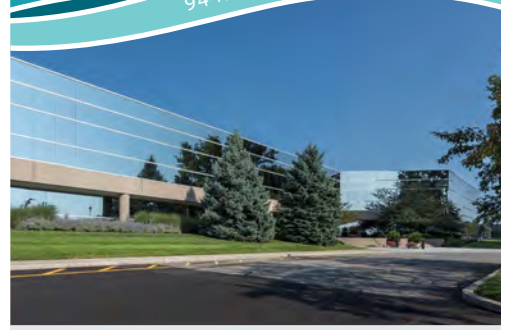
9365 Counselors Row



- Total Size: 82,335 sf
- Parking: 4.8/1,000 sf (398 spaces)
- Year Built: 1997
- Stories: 3
- Conference Center

LAKEFRONT 12

9449 Priority Way West Drive



- Total Size: 59,784 sf
- Parking: 4.7/1,000 sf (278 spaces)
- Year Built: 1994
- Stories: 2
- On-site Management

LAKEFRONT 13

9339 Priority Way West Drive



- Total Size: 61,648 sf
- Parking: 5.0/1,000 sf (309 spaces)
- Year Built: 2000
- Stories: 2

LAKEFRONT 14

9225 Priority Way West Drive



- Total Size: 72,922 sf
- Parking: 3.7/1,000 sf (270 spaces)
- Year Built: 2006
- Stories: 3
- I-465 visibility

LAKEFRONT 15

9190 Priority Way West Drive



- Total Size: 81,515 sf
- Parking: 4.7/1,000 sf (384 spaces)
- Year Built: 1996
- Stories: 3
- I-465 visibility







# NEW AMENITIES COMING TO LAKEFRONT LATE OCTOBER 2019



THE HARBOR

The Harbor will offer a space unlike any other in Indy! Take a break on the lake at the ultimate outdoor lounge, and join us for upcoming tenant happy hour events.





THE ANCHOR



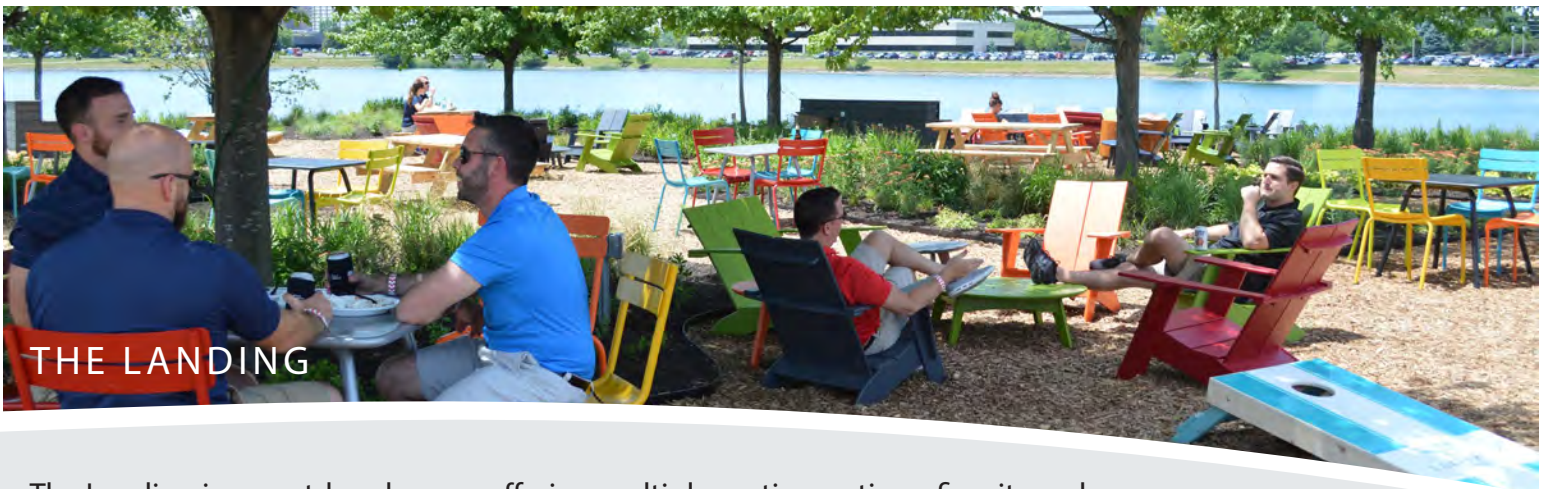
The Anchor is a full-service amenity center with a café, lounge, fitness center, conference facilities and the future home of the management office.



THE BOARDWALK



The Boardwalk is a place for fitness with a sports court, a jogging path and workout circuit, all in a vibrant and colorful setting along the lake.



THE LANDING

The Landing is an outdoor lounge offering multiple seating options, firepits and games including cornhole, Giant Jenga, Bocce Ball and horseshoes. Opened Summer 2018





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