















THE KEYSTONE ADVANTAGE

-  In the heart of Indy's strongest office submarket
-  Best amenity base in suburban Indianapolis
-  Highly visible with more than 180,000 vehicles per day
-  Electric car charging stations
-  New tenant lounges
-  Conference facilities
-  Abundant surface and covered parking
-  Sprawling city views in a park like setting
-  Efficient floorplates from 20,000 to 22,000 s.f.
-  Fitness center with showers and lockers
-  Immediate access to I-465 and Keystone Ave.
-  On-site building management & security



BUILDING INFO

Year Built/ Renovated	Size	Typical Floor	Ceiling Height	Security
1988/ 2006 & 2017	18 stories 335,179 s.f.	21,000 s.f.	Slab-to-slab 12'6", finished 15' on first floor, 8'6" typical	Honeywell electronic access system

BUILDING FEATURES



Covered walkway to
structured parking, 1,314
spaces total



Direct connection to the
Sheraton Hotel and The
Fashion Mall



On-site cafe



New tenant lounge



BUILDING INFO

Year Built/ Renovated	Size	Typical Floor	Ceiling Height	Security
1978/ 2006 & 2017	12 stories 244,771 s.f.	21,300 s.f.	Slab-to-slab 13', finished 15' on first floor, 9' typical	Honeywell electronic access system

BUILDING FEATURES



Covered walkway to
structured parking, 1,038
spaces total



Easy access to The Fashion
Mall via covered walkway



Awarded Office Building of
the Year (TOBY) in 2011 &
2012



New tenant lounge



BUILDING INFO

Year Built/ Renovated	Size	Typical Floor	Ceiling Height	Security
1975/ 2006	10 stories 137,615 s.f.	14,000 s.f.	Slab-to-slab 12'6", finished 12' on first floor, 8'6" typical	Sonitrol electronic access system

BUILDING FEATURES



Abundant parking, 547
surface spaces



Easy access to the Sheraton
Hotel and The Fashion Mall



BUILDING INFO

Year Built/ Renovated	Size	Typical Floor	Ceiling Height	Security
1984/ 2006 & 2017	8 stories 176,281 s.f.	22,200 s.f.	Slab-to-slab 12'6", finished 12' on first floor, 8'6" typical	Honeywell electronic access system

BUILDING FEATURES



Abundant parking, 672
surface spaces



4,000 s.f. fitness center with
showers and locker rooms



Conference facilities and
tenant lounge



On-site property
management



BUILDING INFO

Year Built/ Renovated	Size	Typical Floor	Ceiling Height	Security
1986/ 2006 & 2017	8 stories 154,168 s.f.	19,000 s.f.	Slab-to-slab 12'6", finished 12' on first floor, 8'6" typical	Sonitrol electronic access system

BUILDING FEATURES



Abundant parking, 547
surface spaces



Easy access to the Sheraton
Hotel and The Fashion Mall



New tenant lounge



GET FIT



MEET



CONNECT



Scan to view 9200 Tenant Lounge

AMENITY CENTER

Located on the first floor of 9100 Keystone Crossing, the center – exclusively for tenants – offers access to:



A 4,000 s.f. fitness facility with:

- 17 state-of-the-art Life Fitness cardio machines with individual TVs / radios
- 20 circuit training stations and free weights
- Men's and women's locker rooms and showers
- Only \$12.00/yr membership



Conference facility with:

- A large flexible meeting space for 10-45 people
- DVD, Audio Visual, & Internet capabilities

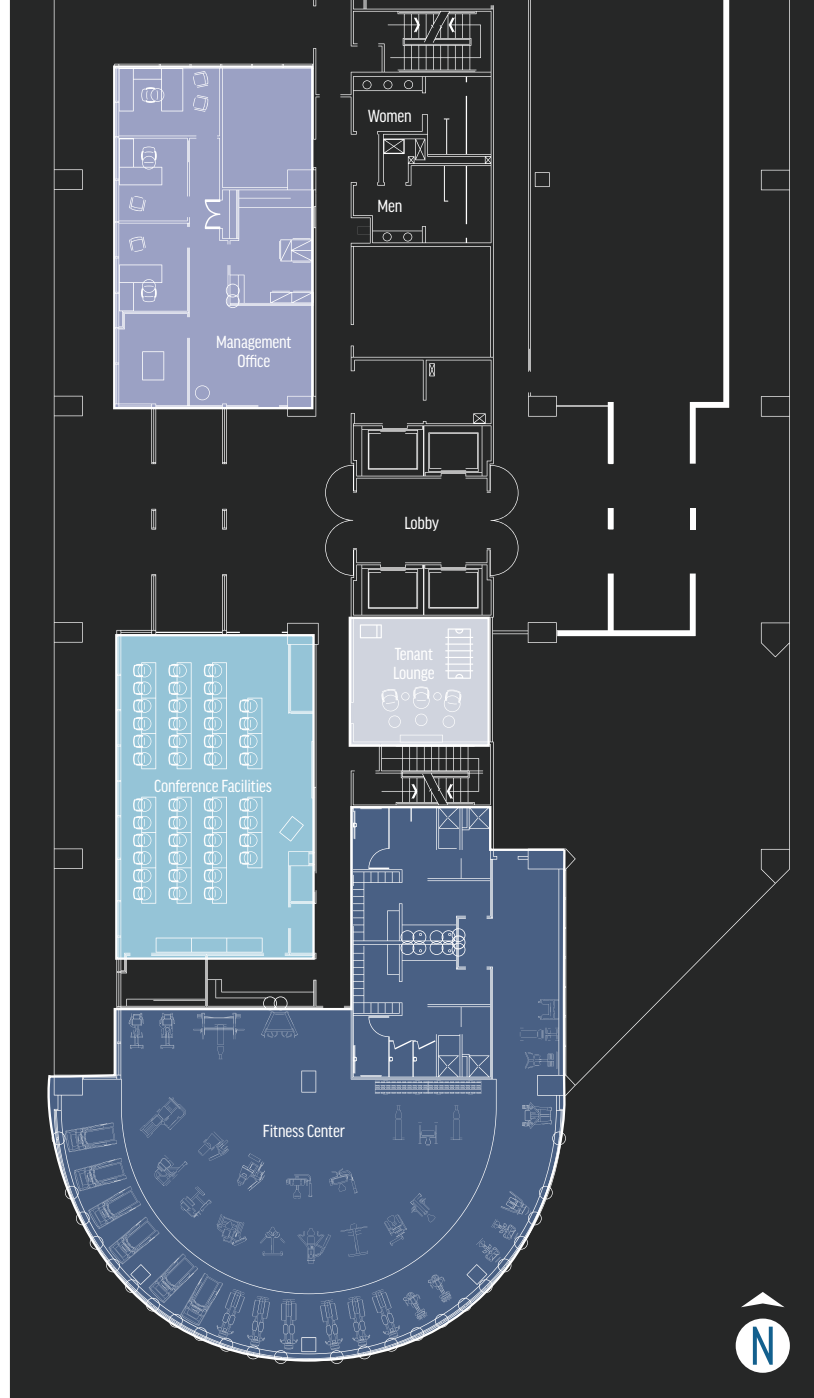


Tenant Lounge with:

- Large screen TV, comfortable meeting & lounge areas
- Foosball table, ping pong & video gaming
- Interactive/smart vending



Scan to view 9100 Amenity Center

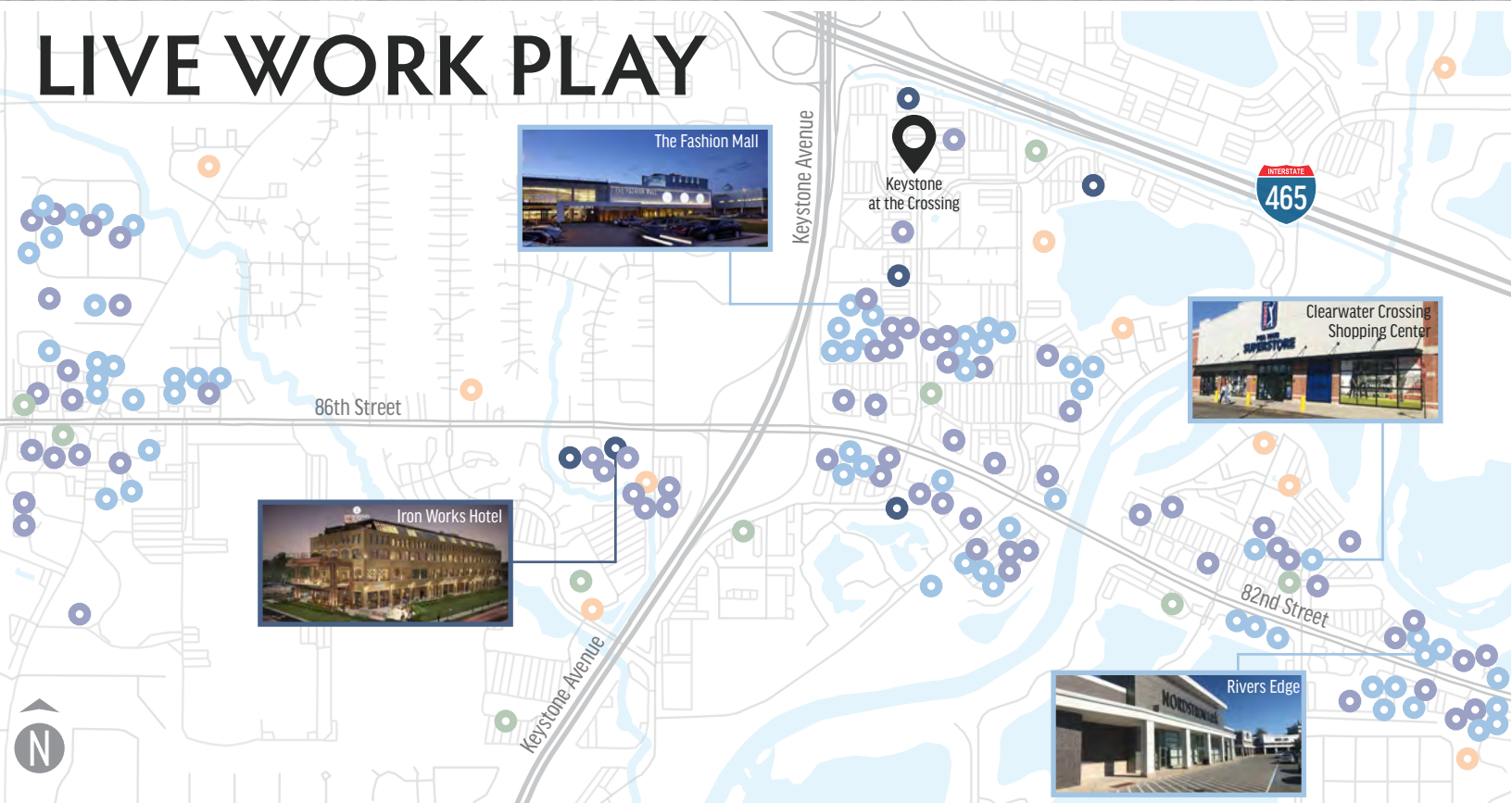


Scan to view 8888 Lobby

THE KEYSTONE CAMPUS



LIVE WORK PLAY



62

Restaurants

8

Banks

+2.5M
(SQUARE FEET)

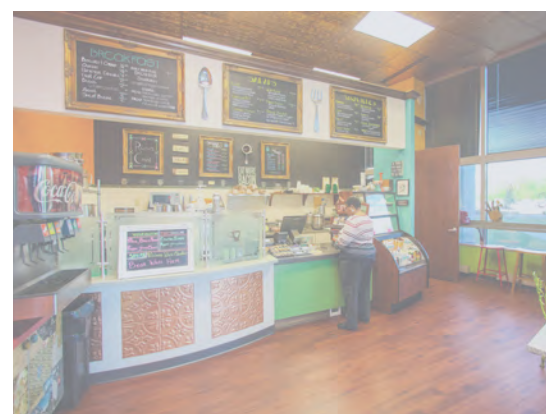
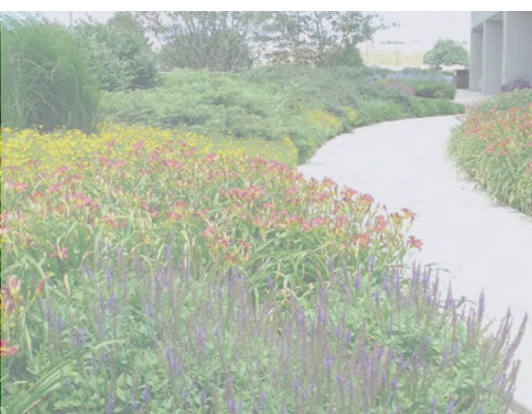
Retail

6

Hotels

10

Multihousing



Go ahead. Mix business with pleasure.

THE COMPANY WE KEEP

Just steps from fashion, food, nightlife and accommodations, Keystone at the Crossing is surrounded by the largest amenity base in suburban Indianapolis – ideal for the modern worker.



OCEAN PRIME
FISH • STEAKS • COCKTAILS

Seasons 52
FRESH GRILL

THE FASHION MALL
AT KEYSTONE
A SIMON MALL



Saks Fifth Avenue

The Cheesecake Factory

HYATT PLACE



RUTH'S CHRIS STEAK HOUSE

MAGGIANO'S
LITTLE ITALY



Orangetheory FITNESS

NORDSTROM



KEYSTONE
AT THE CROSSING

WWW.KEYSTONEATTHECROSSING.COM

FOR LEASING INFORMATION:

JOHN ROBINSON
+1 317 810 7172
john.robinson@am.jll.com

ABBY ZITO
+1 317 810 7173
abby.zito@am.jll.com

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M&JWILKOW