

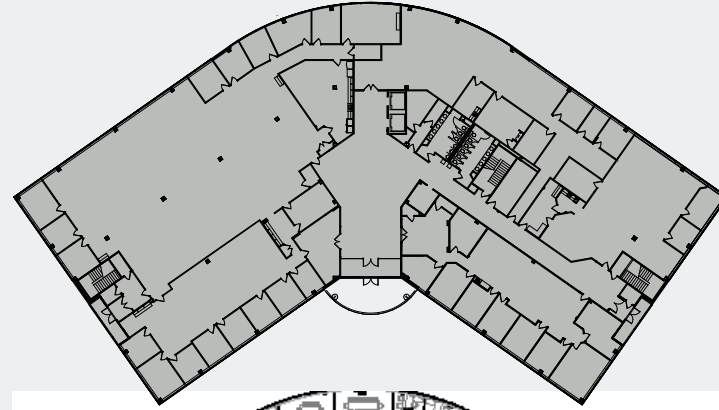


38,951 sf available for sublease

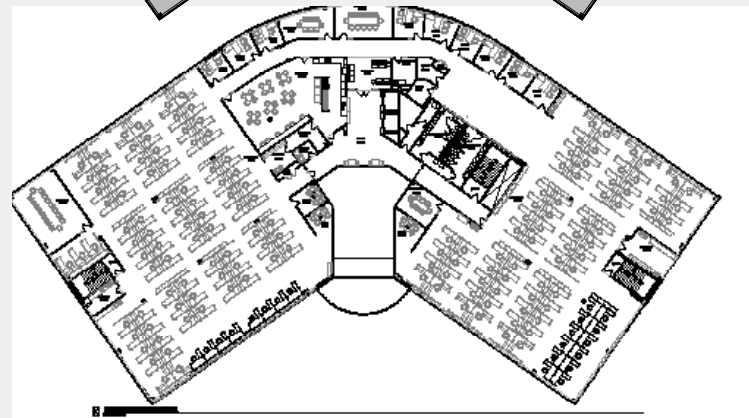
Divisible, fully furnished sublease at Lakefront at Keystone



9190 N. Priority Way S. Dr.
Indianapolis, IN



1ST FLOOR | 11,035 SF



2ND FLOOR | 27,916 SF



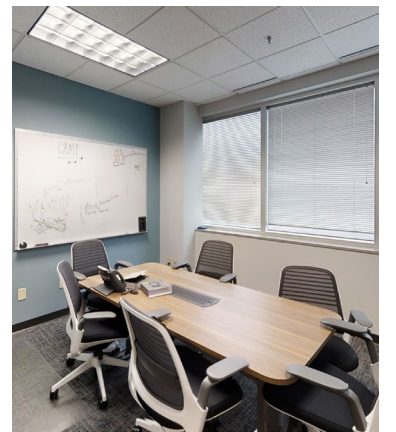
Floor Plans

FULLY FURNISHED 2ND FLOOR

- Work stations: 142 on 2nd floor
- Mothers room on 2nd floor
- Multiple breakrooms and training rooms on each floor



2ND FLOOR
VIRTUAL TOUR



Property Highlights

Move-in ready sublease opportunity in the Keystone submarket at the highly sought after office park, Lakefront at Keystone. This sublease offers move-in ready, modern spaces amongst 2 floors at Lakefront 15. With unparalleled amenities and numerous nearby dining and shopping destinations, Lakefront 15 checks all the boxes.



TI dollars available



I-465 signage available



384 parking spaces
4.7/1,000 surface parking



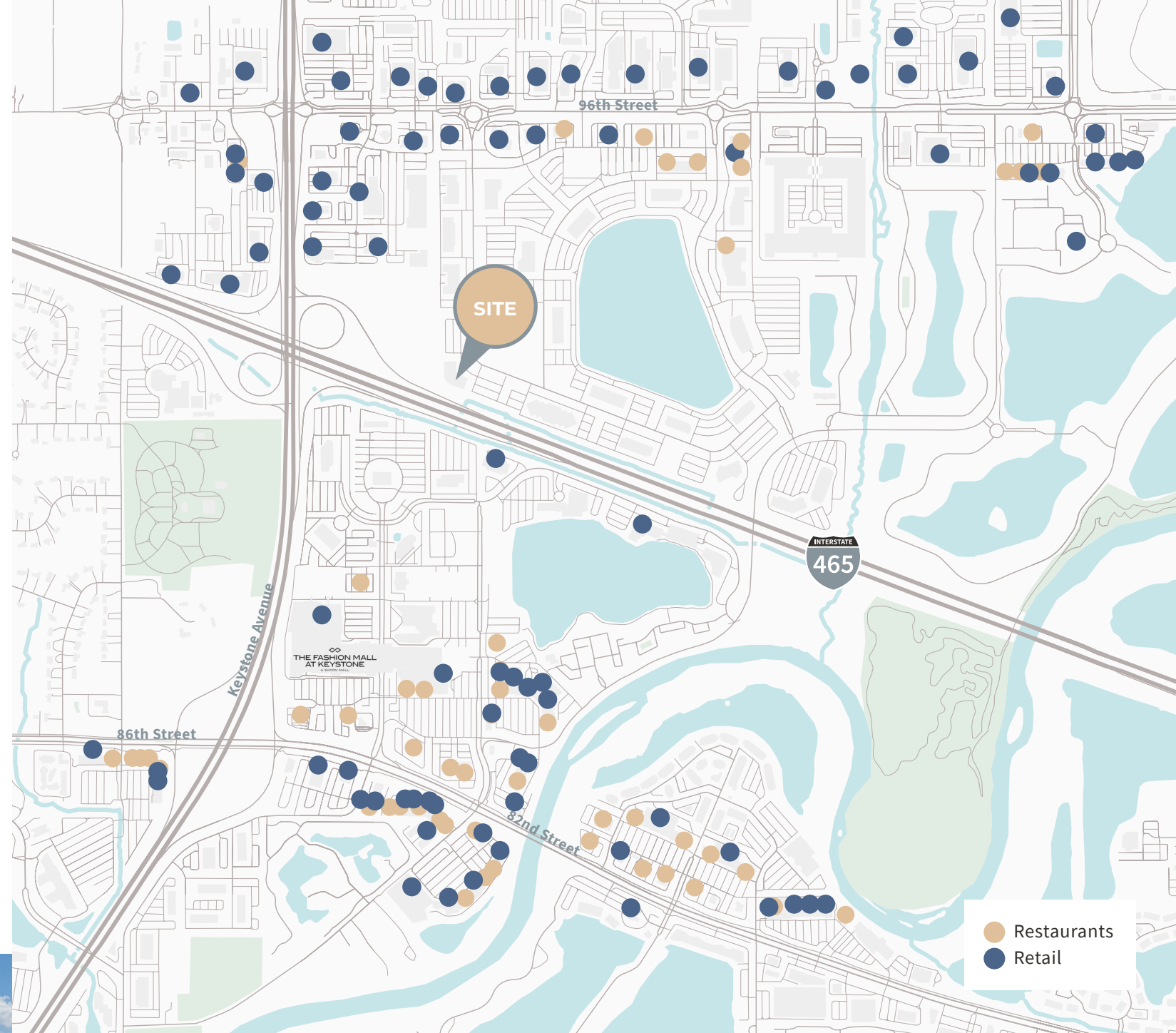
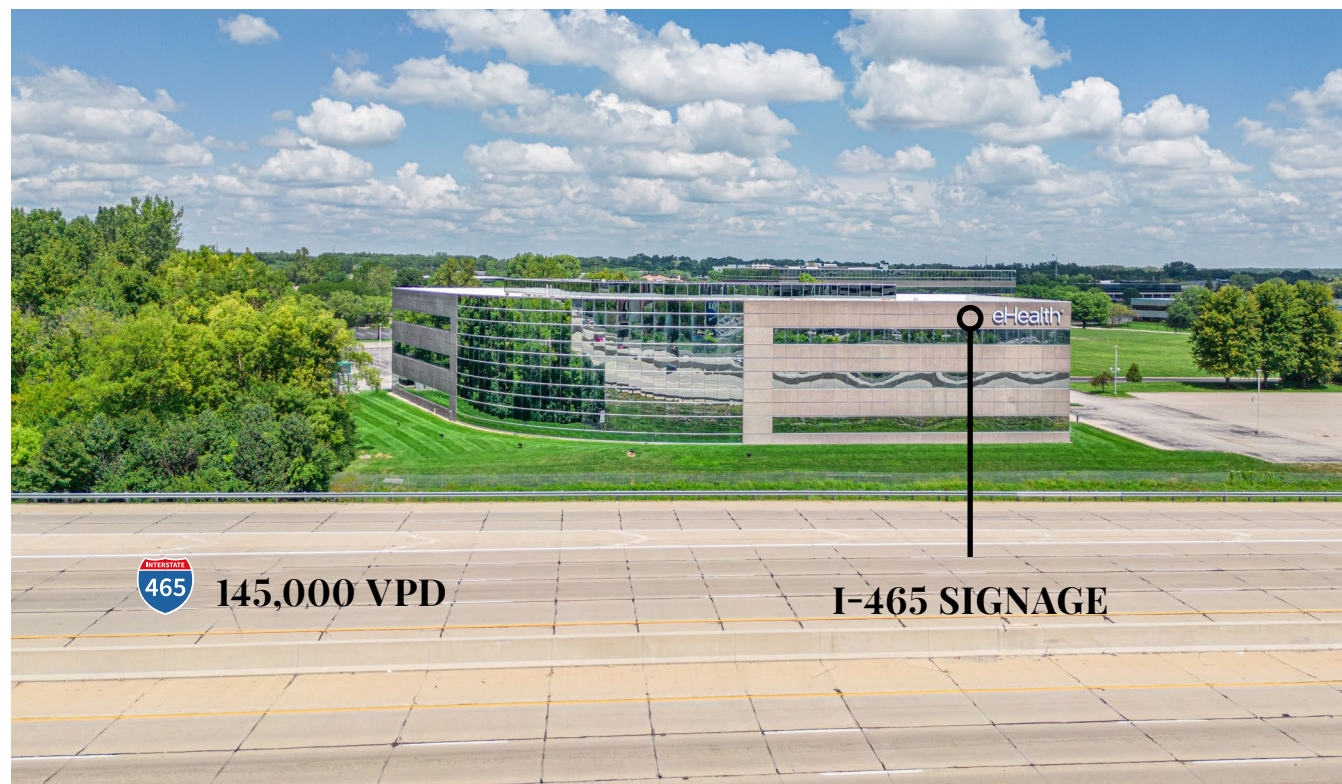
Sublease term through 1/31/2030



On-site building generator



Popular Keystone submarket



Drive Times



THE FASHION MALL 3 MINUTES



BROAD RIPPLE 10 MINUTES



DOWNTOWN CARMEL 10 MINUTES



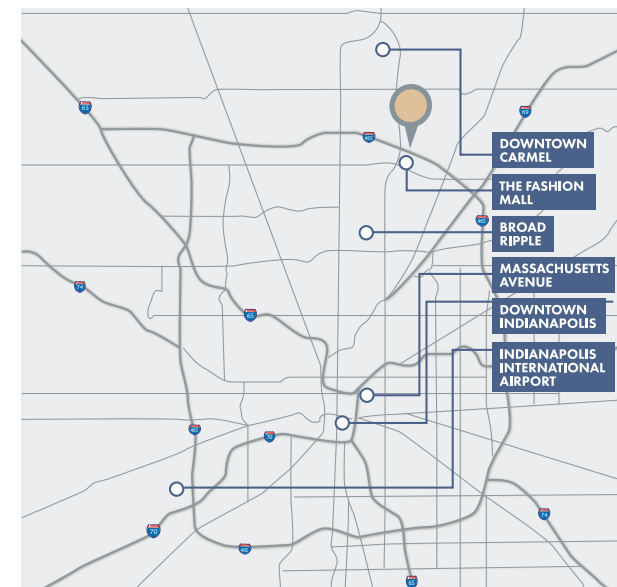
MASSACHUSETTS AVE 20 MINUTES



DOWNTOWN INDIANAPOLIS 25 MINUTES



INDIANAPOLIS INTERNATIONAL AIRPORT 30 MINUTES



Amenities

- Peaceful lake surrounded by picnic areas, walking trail and an outdoor seating area with activities
- On-site cafe, coffee bar and tenant lounge located in The Anchor, Lakefront's amenity center
- The Harbor floating lounge
- Day care within the park
- Conference facilities available for use
- Fitness center with state-of-the-art equipment and locker rooms with showers
- Easy access to 96th Street, Keystone Avenue and I-465
- The Boardwalk outdoor amenity park
- Free electric scooters and bikes





Connor Scott

317 810 6399

connor.scott@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.