



 **JLL** SEE A BRIGHTER WAY

For sale

Lakefront 71
9450-9500 Priority Way W Dr
Indianapolis, IN 46240

Lakefront71.com

Property Overview & Demographics

- 30,009 SF for sale
- Existing income in place
- Protected investment with location within
- Lakefront Office Park
- Flexible office building with the ability to be medical, lab, or flex space
- At your door parking
- Access to all Lakefront amenities
- Design-forward interior, modern industrial feel
- Convenient located at 96th and Keystone providing quick access to I-465 and I-69, creating a simple commute



Location	Keystone/ South Carmel
Size	30,009 SF
Signage	Building signage available along Priority Way W Dr
Ceiling Heights	8' 10' to drop ceiling
Overhead doors	3

	1 mile	3 miles	5 miles
Estimated population	5,357	56,676	180,961
Estimated households	2,898	27,312	83,344
Est. Average HH income	\$107,587	\$120,236	\$130,470
Traffic counts	20,279	132,293	155,618



Mix business with pleasure

Just minutes from fashion, food, nightlife and accommodations, Lakefront at Keystone is surrounded by the largest amenity base in Indianapolis including the city's premier shopping destination - The Fashion Mall at Keystone offering luxury dining, shopping and hotel options. Sitting directly behind this exclusive mall and right off Keystone Avenue, Lakefront at Keystone's visibility is unrivaled with over 180,000 vehicles passing each day.

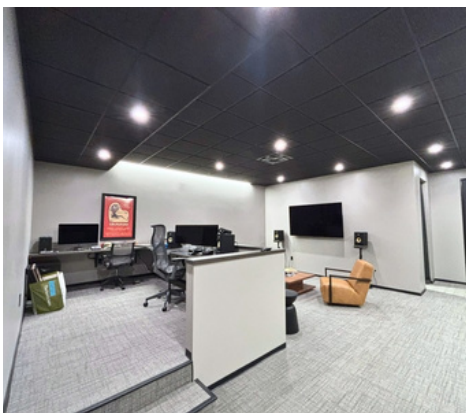
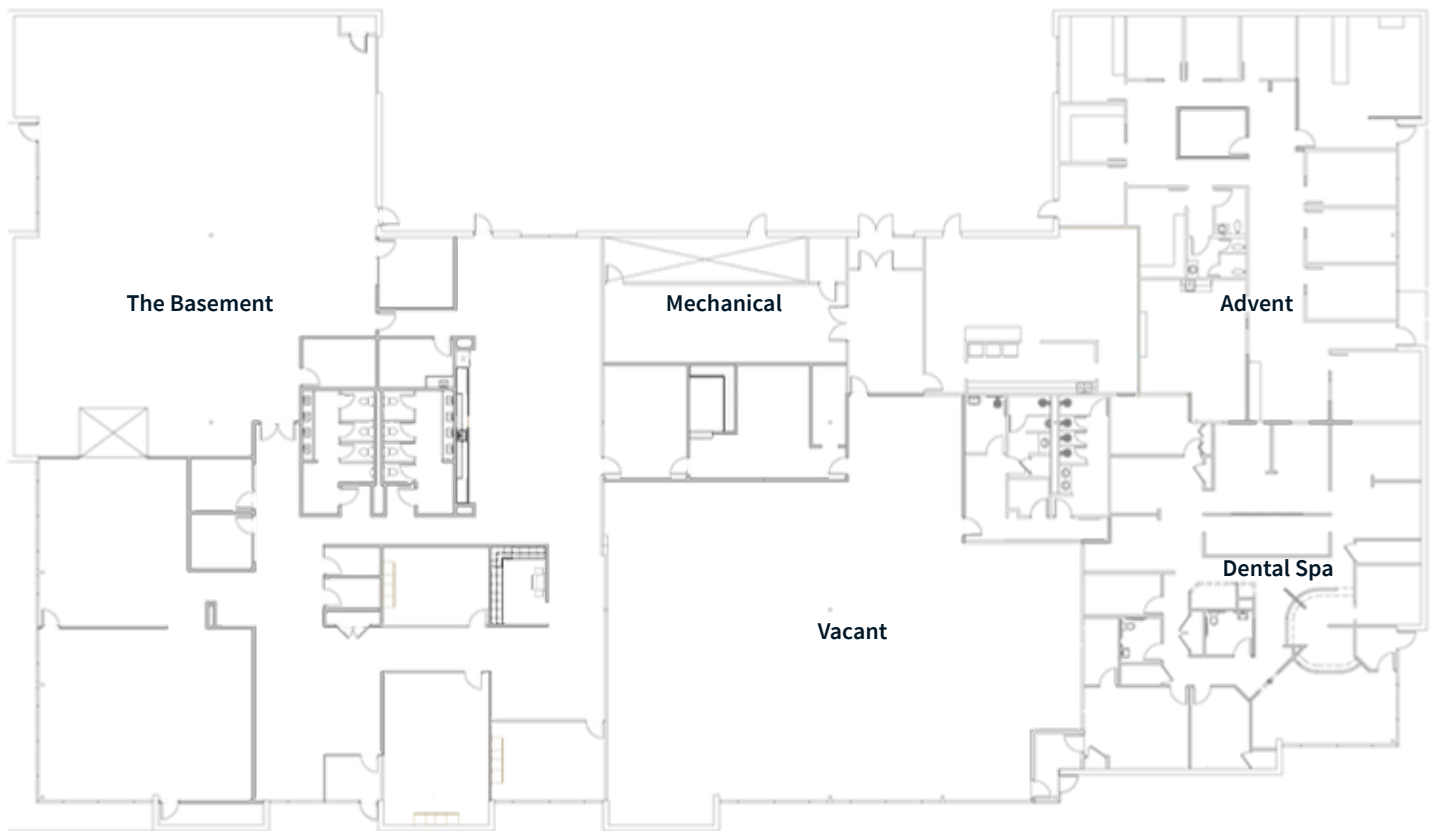
Drive times

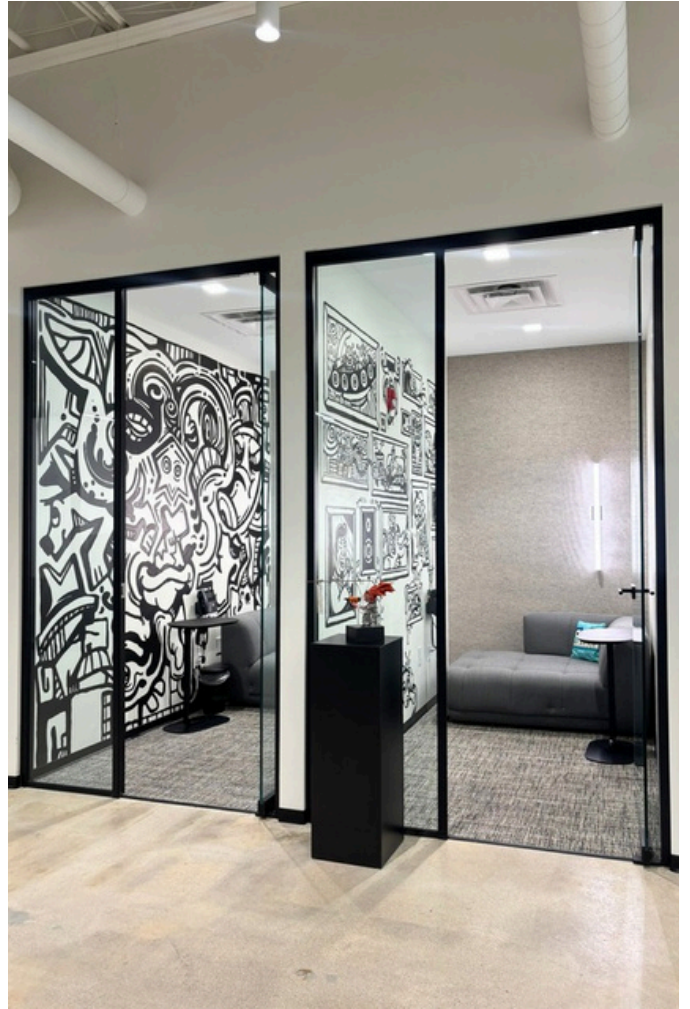
I-465 - 3 minutes
Carmel - 5 minutes
Broad Ripple - 10 minutes

Fishers - 15 minutes
Downtown - 20 minutes
Indianapolis Intl. Airport - 30 minutes

Floorplan

30,009 SF





Lakefront at Keystone Park Overview

Lakefront at Keystone is a 714,000 square foot, Class A office environment located in the heart of Indianapolis' amenity-rich Keystone submarket. Lakefront is positioned adjacent to I-465 and Keystone Parkway, allowing convenient access from all directions

The unique and unparalleled amenities Lakefront offers raise the bar on the modern office experience to rejuvenate the workday.



Peaceful lake surrounded by picnic areas and walking trail



On-site Labor District Cafe, fitness center, and tenant lounge located in The Anchor amenity center



The Shore, an outdoor entertainment area featuring kayaks, paddle boards, putting green, and more



The Harbor: Indy's only outdoor floating lounge



The Boardwalk outdoor amenity park

Prime Location

Just minutes to Carmel and The Fashion Mall at Keystone, providing great access to numerous restaurants, hotels, and entertainment

Corporate Neighbors

- Authentix
- BSA LifeStructures
- Circle Design Group
- Clifton Larson Allen
- Concentrics Research
- Creative Bus Sales
- Cripe
- Davis Homes
- DuCharme McMillen & Associates
- Firewalls.com
- GadellNet Consulting
- HealthX
- Hudson Insurance Group
- Ronald Blue Trust
- TEKsystems



A First Financial Bank

B Eddie Merlots

C Spring Hill Suites & Residence Inn

D Merchants Bank

E Coopers Hawk

F Naked Tchopstix

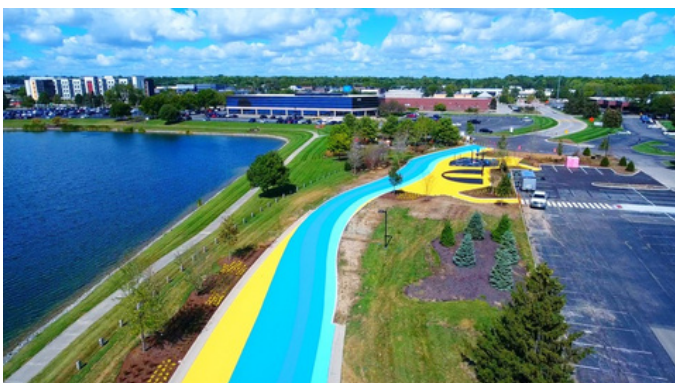
G The Hot Room Yoga

H Subway

I Strandz Hair Design

J Labor District Cafe

K KinderCare





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