



# 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 offers 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.

Our unique and unparalleled amenities 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



## 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 Parkway, allowing convenient access from all directions. Recent improvements along 96th Street 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 The Hot Room Yoga
- 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



On-site cafe, coffee bar and tenant lounge located in The Anchor, Lakefront's new amenity center



Free wi-fi equipped lobbies



On-site building management



I-465 visibility and signage available



The Harbor: Indy's only outdoor floating lounge



Day care center within the park



Conference facilities available for use



Fitness center with new state-of-the-art equipment, lockers with showers and access to group classes & personal training



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



The Boardwalk outdoor amenity park set along the lake



## CORPORATE NEIGHBORS

- ADP
- BSA LifeStructures
- Clifton Larson Allen
- Concentrics Research
- Cripe
- Defenders

- DuCharme McMillen & Associates
- eHealth
- Fink Roberts & Petrie
- Hanover Insurance
- HealthX
- Home Point Financial

- Honeywell
- Indiana Wesleyan University
- Magnolia Health Systems
- Progressive Insurance
- Project Lead the Way
- Rockwell Automation



## 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

## LAKEFRONT 3

9305 Delegates Row



- Total Size: 53,114 sf
- Parking: 5.0/1,000 sf (268 spaces)
- Year Built: 1994
- Stories: 1
- The Anchor: Amenity Center & Management Office

## LAKEFRONT 4

9229 Delegates Row



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

## 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

**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





# NEW MARKET-DEFINING AMENITIES NOW OPEN AT LAKEFRONT



THE HARBOR

The Harbor offers 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



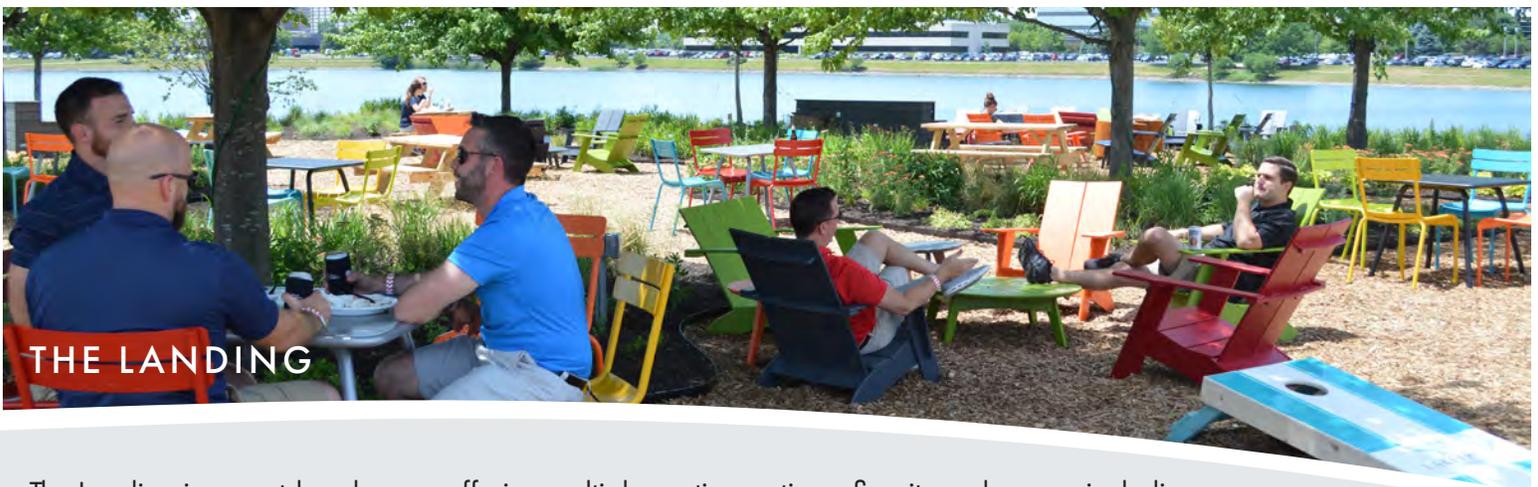
The Anchor is a full-service amenity center with a café operated by Coffee Zon, lounge, fitness center, conference facilities and the home of the management office.



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.



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AT KEYSTONE

**TAMMY FAULK**  
Leasing Agent  
+1 317 810 7174  
tammy.faulk@am.jll.com

[lakefrontatkeystone.com](http://lakefrontatkeystone.com)

 [lakefrontindy](https://www.instagram.com/lakefrontindy)

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

