

LEASE

OFFICE



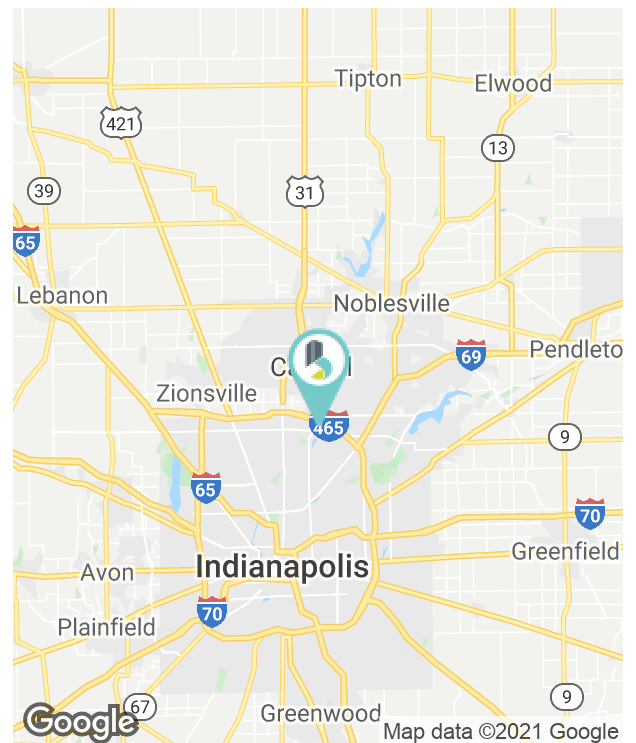
LONG-TERM CLASS A UPMARKET OFFICE SUBLEASE



8940 RIVER CROSSING BOULEVARD, INDIANAPOLIS, IN 46240-3698

PROPERTY OVERVIEW

Located in the heart of the ultimate hub of Indianapolis' north side, Keystone at the Crossing, this opportunity to sublease newer second generation modern office space in a recently-constructed Class A office building is one that many will want to take advantage of. The available space is situated within the second-newest office building in the area and now features the largest block of Class A office space available for sublease in the Indianapolis MSA and the largest block of Class A office space available (direct or sublease) at Keystone at the Crossing. This offering is well-located within arguably Indianapolis' largest amenity epicenter, is one mile from the nearest highway system, and is less than fifteen minutes from any attraction in Westfield or Carmel. One full floor of space can be sub-leased for 12+ years, can be demised, and is available immediately!



LEASE RATE **\$19.95 SF/YR (FULL SERVICE)**

Available SF:	19,370 SF
Building Size:	55,761 SF

BRADLEY COMPANY
9000 Keystone Crossing, Suite 850
Indianapolis, IN 46240
317.663.6000

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OFFERING SUMMARY

Lease Rate:	\$19.95 SF/yr (Full Service)
Building Size:	55,761 SF
Available SF:	19,370 SF
Year Built:	2016
Renovated:	2016
Zoning:	C-S (Commercial - Special District)
Market:	Indianapolis
Submarket:	Keystone at the Crossing

SPACE HIGHLIGHTS

- Term through 01/31/2033

SPACES

Third Floor - Walker Information

LEASE RATE

\$19.95 SF/yr

SPACE SIZE

19,370 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,577	27,528	81,865
Total Population	4,713	58,605	178,821
Average HH Income	\$87,775	\$96,392	\$101,679

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