

KEYSTONE OFFICE PARK - VALUE OFFICE FOR LEASE

3095 EAST 98TH STREET | INDIANAPOLIS, IN 46280



THE VALUE OFFICE SOLUTION ON THE NORTH SIDE!



PARK DETAILS

BUILDINGS: 4 - 3021, 3077, 3091 & 3105

TOTAL PARK SF: 113,598

AVAILABLE SF: 12,592 RSF

AVAILABLE SIZES: 1,228 - 3,311 RSF

LEASE RATE: \$15.50 -
\$18.50/RSF/YR

LEASE TERM: 3+ years

PARKING RATIO: 3.58/1,000 RSF

PARKING: 407 Spaces

YEAR BUILT: 1984-2002

RENOVATED: 2016-2020

PROPERTY OVERVIEW

- SAVE 40-50% on rent compared to the market
- 1/2-MONTH FREE RENT FOR EACH YEAR OF TERM for 5+ year leases
- SPEC REFRESH: New Carpet & Paint, Refreshed Lighting & Ceiling Tiles included with every 3+ year lease
- Flexible suite sizes: 1,228 - 3,311 RSF
- Updated, Well Maintained Office Park
- Located at 96th & Keystone
- Additional Tenant Improvement Allowances available

SHOOK REALTY GROUP
815 E 65th Street, Suite 200
Indianapolis, IN 46220

CREIGHTON SHOOK
Principal
O: (317) 249-9000
C: (317) 605-3723
cshook@shookrg.com

CHRISTEN DITTMER
Broker
O: (317) 249-9000
cdittmer@shookrg.com

PROPERTY PHOTOS

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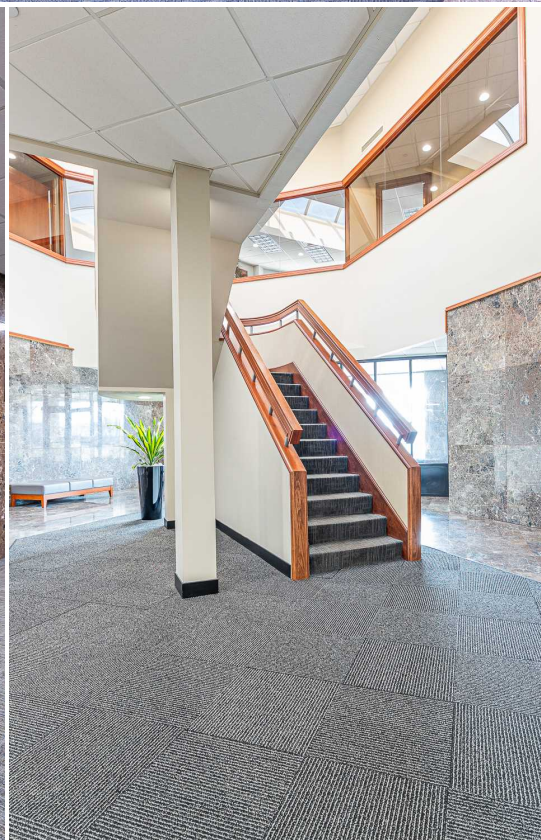
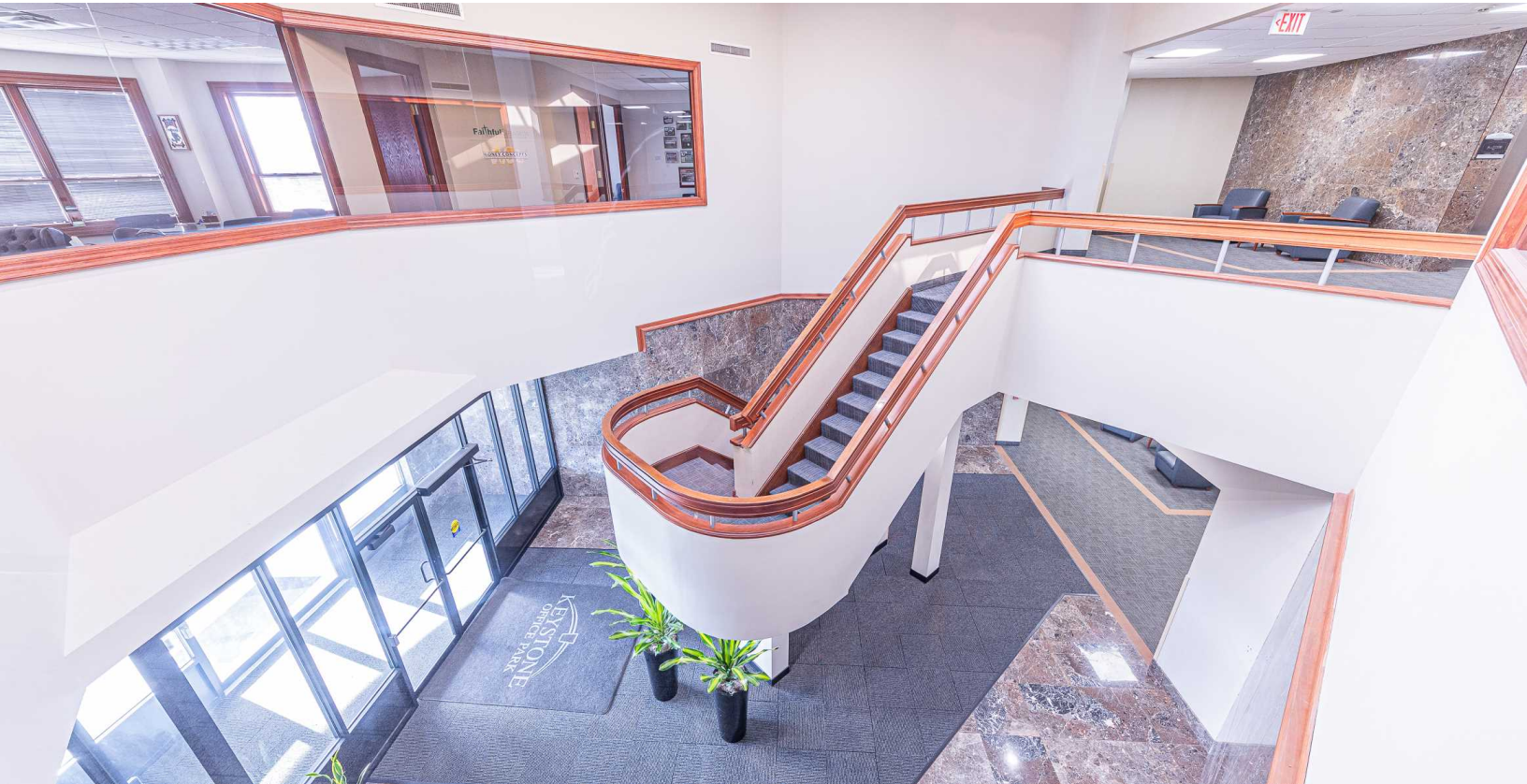
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COMMON AREA PHOTOS

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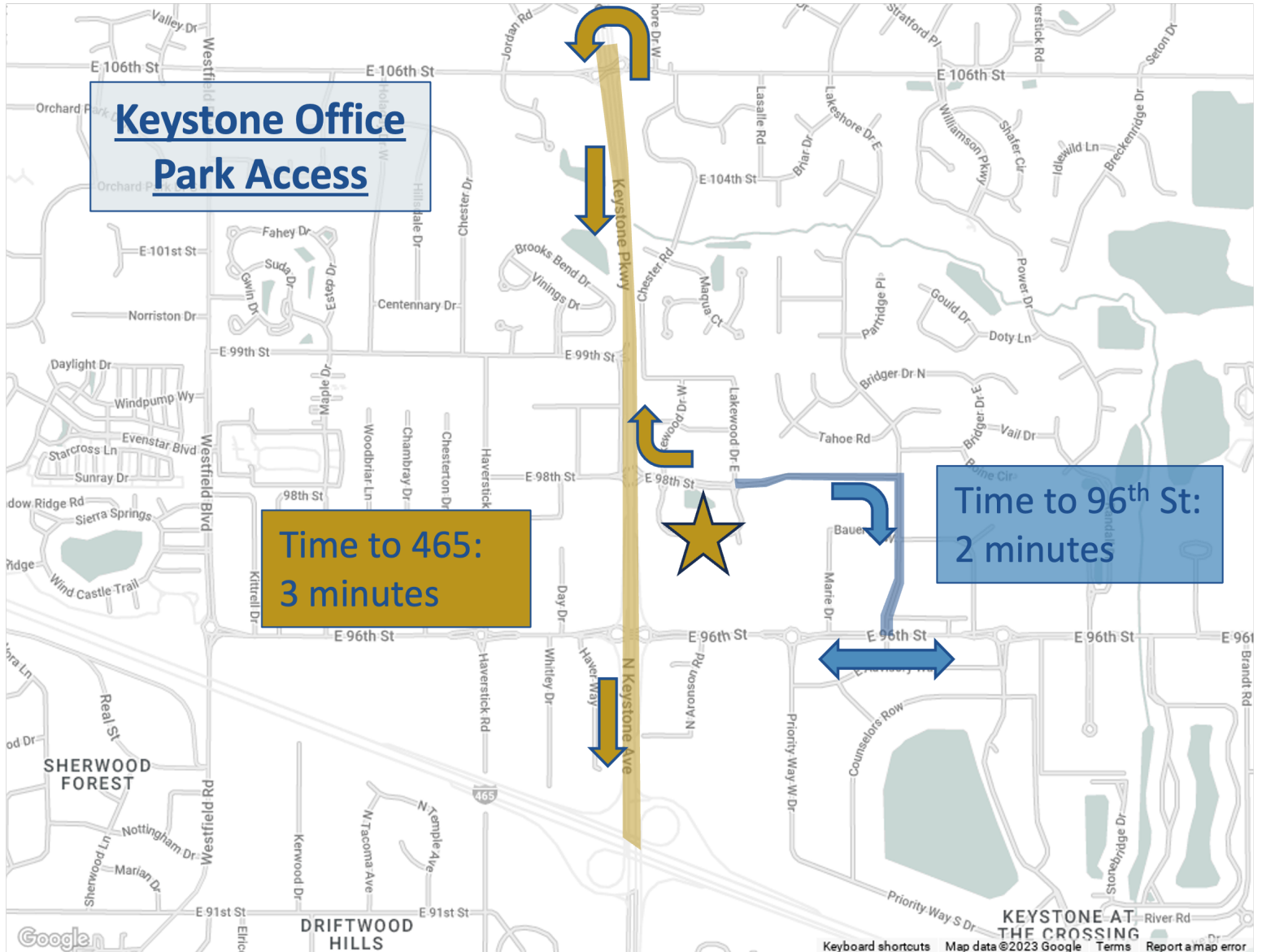
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ACCESS & TRAVEL TIME MAP

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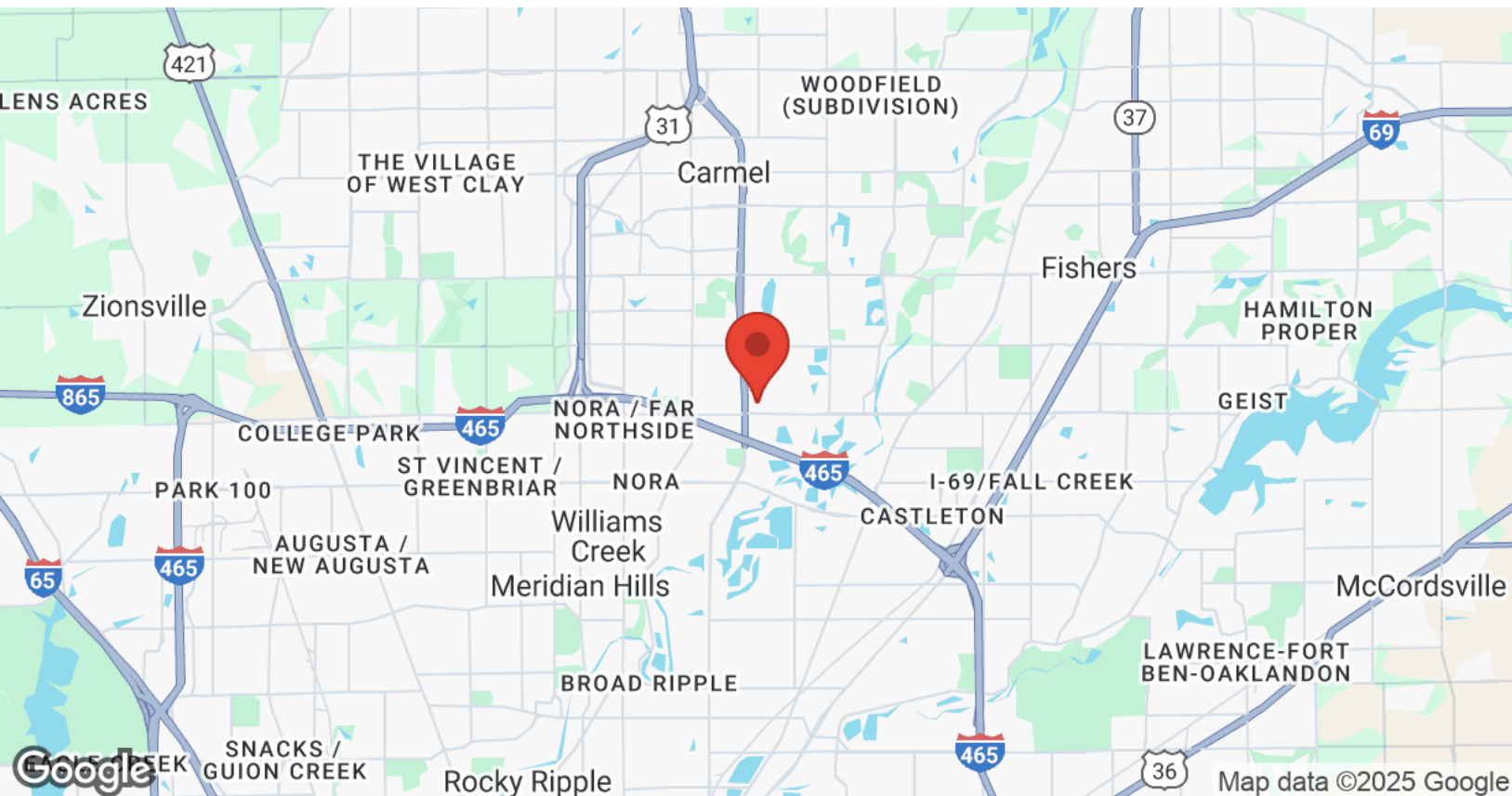
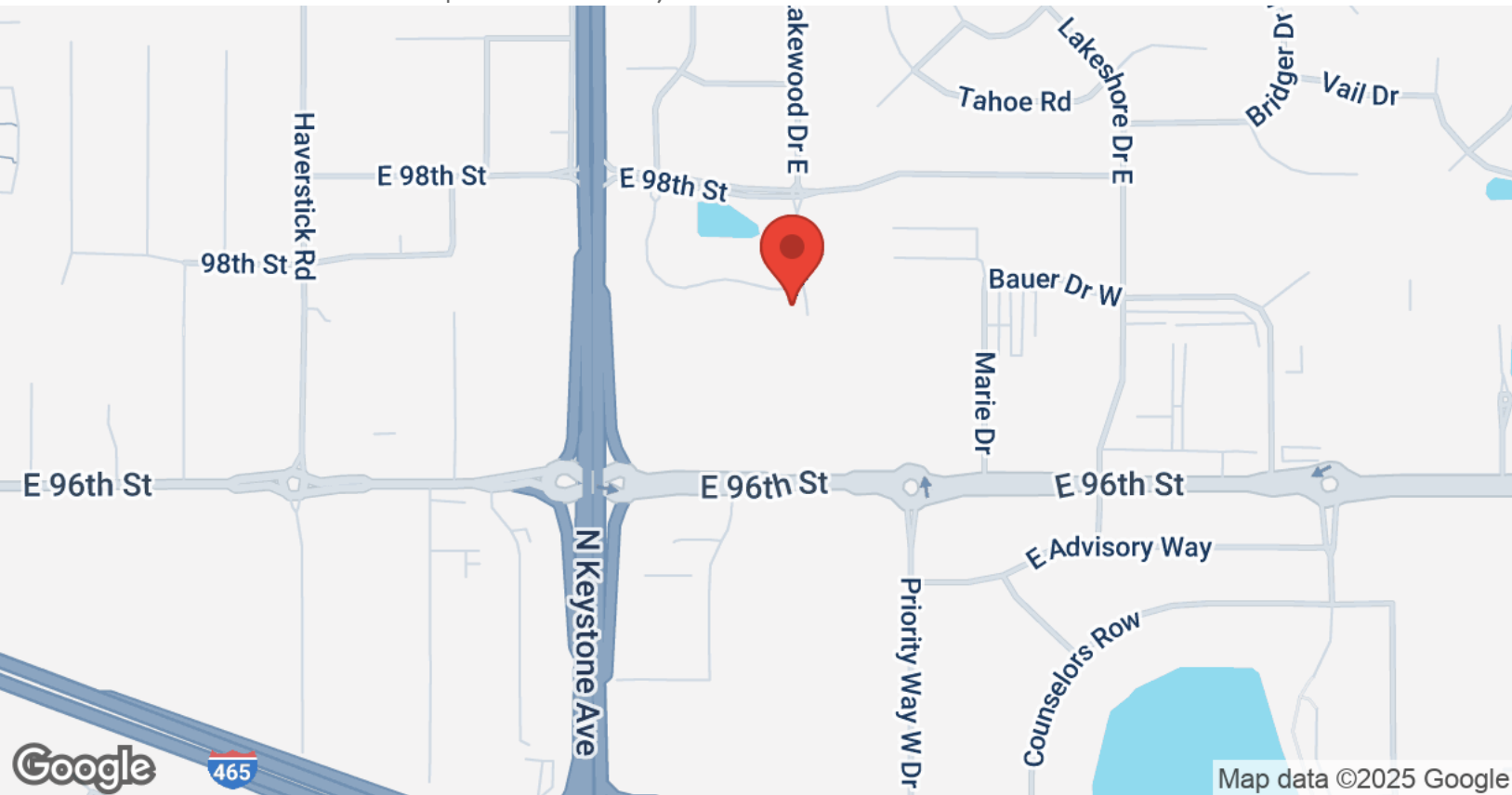


Travel Time From Keystone Office Park

- I-465 On Ramp: 3 minutes
- 96th Street: 2 minutes
- 126th & Keystone Ave: 4 minutes
- 86th & Keystone: 5 minutes
- 96th & Meridian: 8 minutes
- North Split (Downtown Indianapolis): 22 minutes

LOCATION MAPS

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