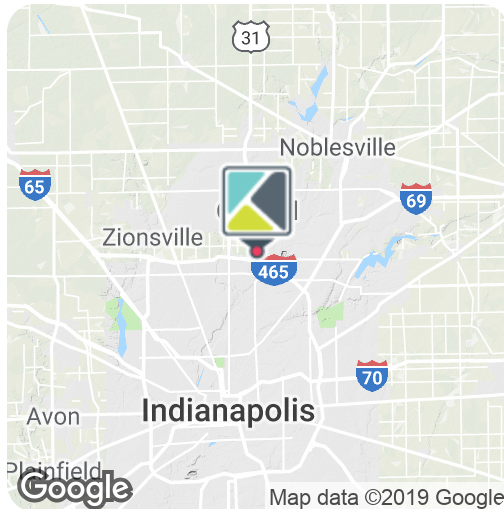


SALE OR LEASE

OFFICE



### USER/OWNER OPPORTUNITY // KEYSTONE & 96TH STREET INTERCHANGE



#### SALE PRICE

NEGOTIABLE

#### LEASE RATE

\$17.75 SF/YR

#### AVAILABLE SF

6,000 SF

Now available for lease and sale: ± 6,000 SF office building located just West of the interchange at East 96th Street & North Keystone Avenue in the 96th Street Office Campus complex! This property offers easy access to I-465 and wonderful visibility to the busy East 96th Street.

in [Twitter](#) [Facebook](#) [Instagram](#) [Vimeo](#) #growIndiana

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# 96TH STREET OFFICE CAMPUS

2900 E 96TH ST, INDIANAPOLIS, IN 46240-3875



## OFFERING SUMMARY

Sale Price:	Negotiable
Available SF:	6,000 SF
Lot Size:	0.17 Acres
Year Built:	2005
Building Size:	6,000 SF
Zoning:	S-2
Market:	Keystone at the Crossing
Submarket:	I-465 & North Keystone Avenue

## PROPERTY HIGHLIGHTS

- ± 6,000 SF available (± 5,000 SF above-grade and ± 1,000 SF basement)
- Space will be available in the Summer of 2019 (currently solely occupied by a wealth advisement firm)
- Could be divided in to (2) spaces: (1) at ± 3,500 SF and (1) at 2,500 SF
- Currently configured with (16) private offices, (2) conference rooms, (1) kitchen, (4) restrooms, (5) entries/exits, and flex space in the basement
- Constructed in 2005
- Zoned S-2
- Located near the Northwest corner of East 96th Street & North Keystone Avenue

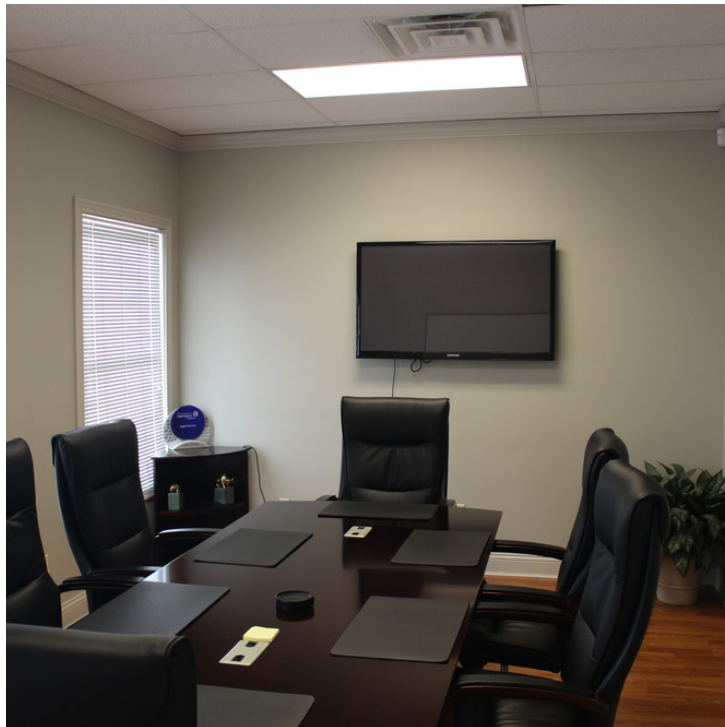
in     #growIndiana

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

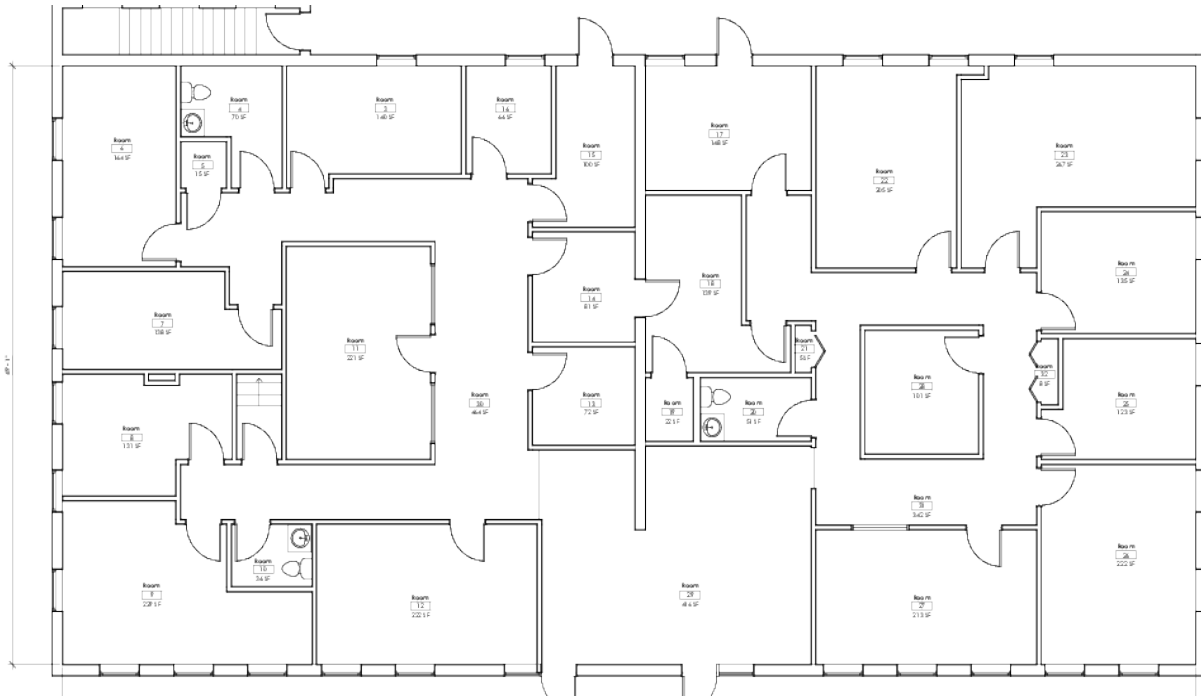
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