



FOR LEASE

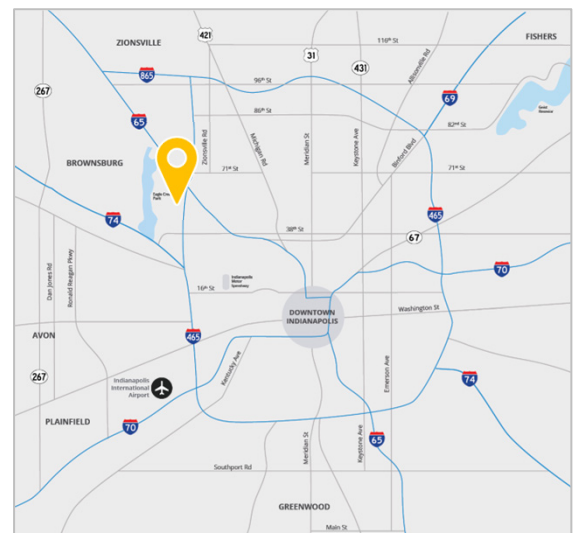
3755 E 82nd Street

Indianapolis, IN

Class A office space at Lake Clearwater

Property Highlights:

- ± 54,192 SF office building
- Easy-to-get-to destination with convenient access from multiple major thoroughfares
- Minutes from both Keystone and Castleton I-465 exits
- On-site ownership and management
- Nearby: Fashion Mall, Castleton Square Mall, Ironworks – Keystone, and North Central High School
- Located along corridor of city's top retail shops & dining

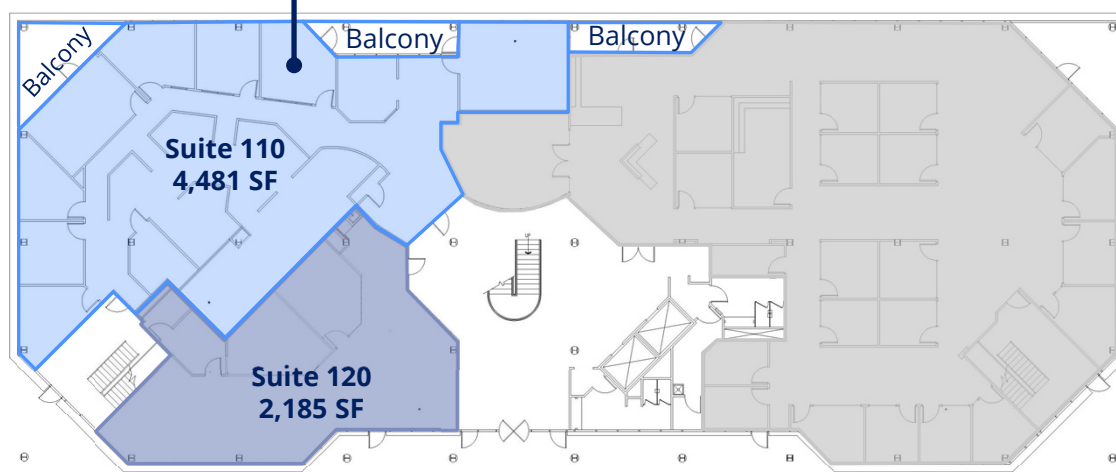
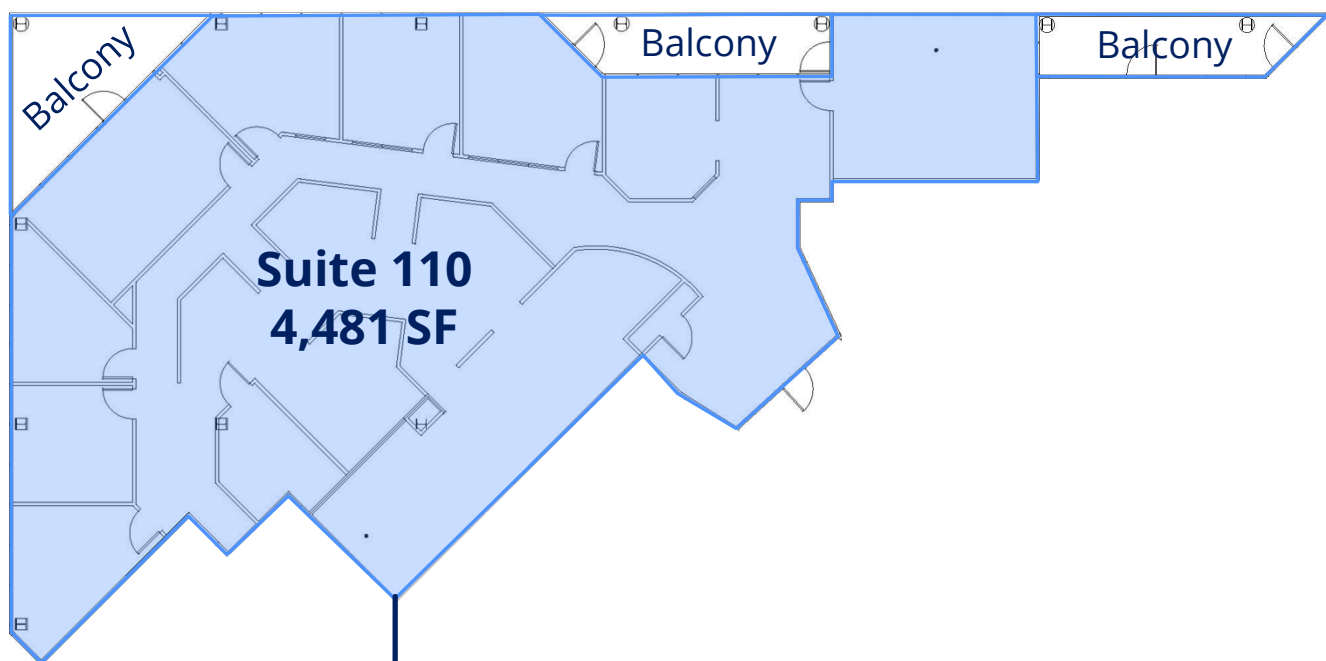


Tom Hadley SIOR
+1 317 713 2105
tom.hadley@colliers.com

Alex Cohn
+1 317 713 2148
alex.cohn@colliers.com

Colliers Indianapolis
colliers.com

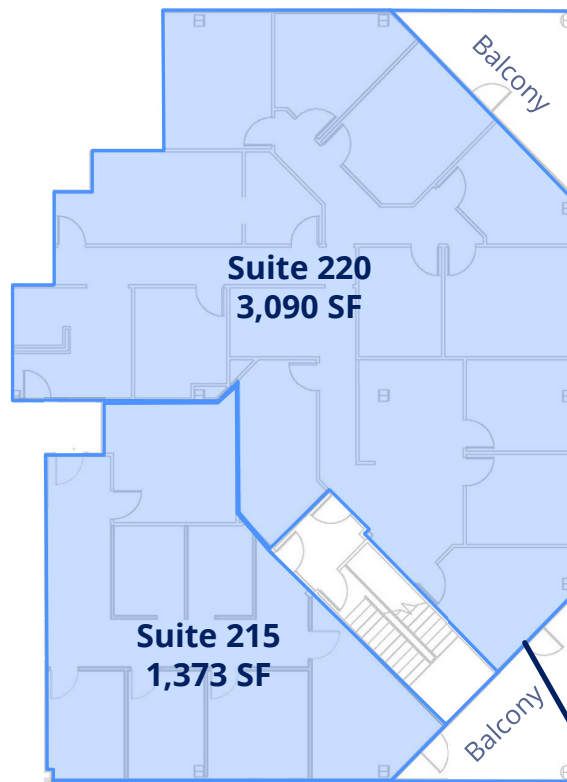
Suite 110



*Not drawn to scale

Suite	Rentable SF	Features
110	4,481	Possibility to expand an additional \pm 2,185 SF
110 & 120	6,432	Combined space

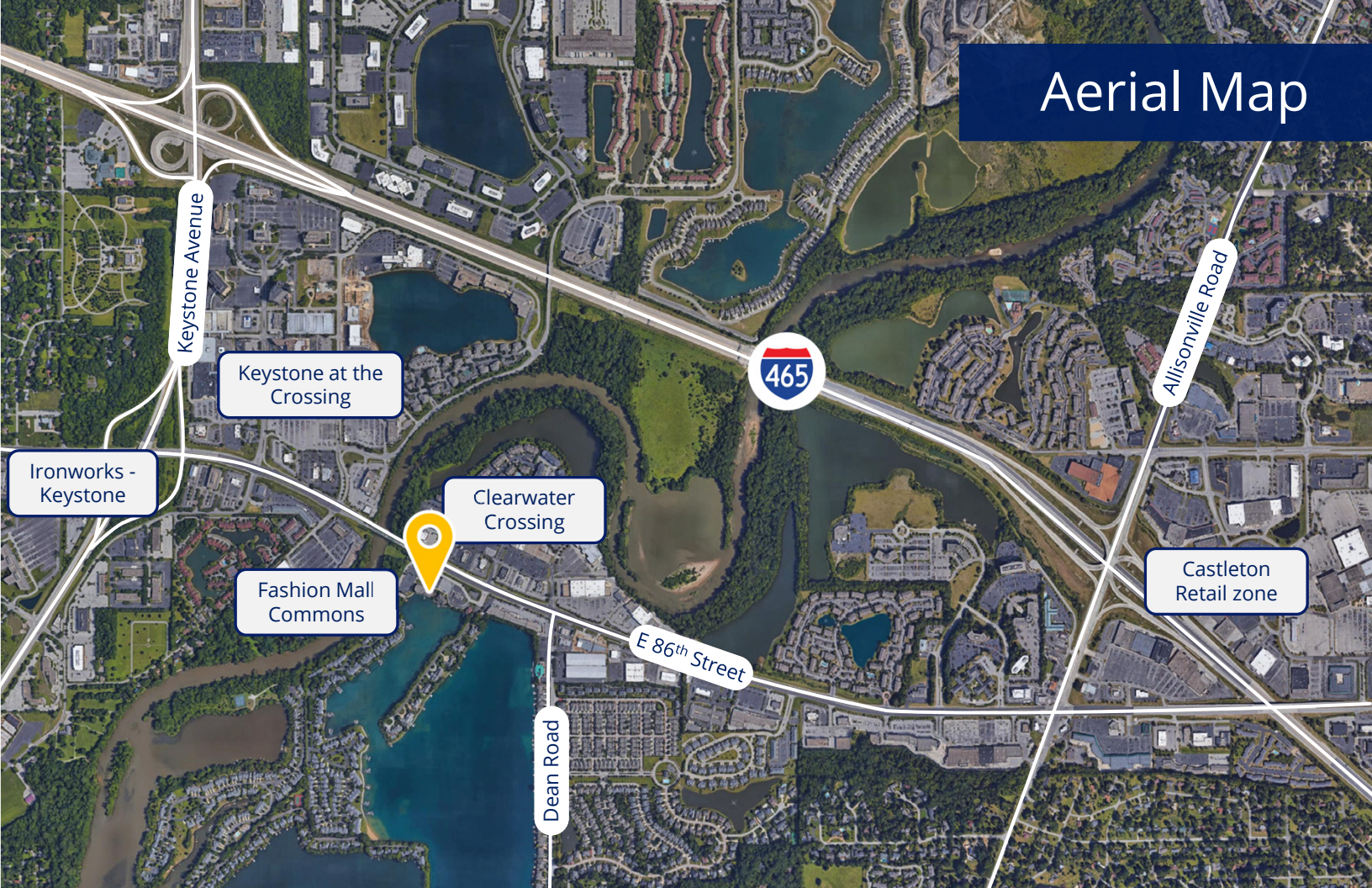
Suites 220 & 215



*Not drawn to scale

Suite	Rentable SF	Features
220	3,090	Can be combined with Suite 215
215	1,373	Can be combined with Suite 220
220 & 215	4,463	Combined space

Aerial Map



Ironworks - Keystone

- The upscale Ironworks Hotel
- 120 high-end apartments
- 8 restaurants including Ruth's Chris, Provision, Sangiovese, Rize, Blue Sushi
- Orange Theory
- Other retailers: Massage Heights, Club Pilates, Vogue Salon, G. Michael Salon

Keystone at the Crossing

- Fashion Mall – with high demand retailers: Nordstrom, Saks Fifth Avenue, Crate & Barrel, Pottery Barn, Apple Stores
- Popular dining: PF Chang, Seasons 52, Maggiano's, Sullivan's, Doc B's, Cheesecake Factory, Bru Burger
- 5-building office park
- Explosion of recent commercial development – bringing strong office users & residential living:
 - Bedel Financial
 - Scannell Properties
 - Quarry Apartments

Fashion Mall Commons

- Destination retailers: Kohls, Ulta, Joseph A Banks
- Reis-Nichols, high-end jeweler
- Adjacent to Keystone Shoppes with high consumer activity:
 - FC Tucker office
 - First Watch restaurant
 - 4:59 barber lounge
 - Nothing Bundt Cakes
 - Crumble Cookies

Clearwater Crossing

- A blend of retail, office, multi-family, and upscale residential off Dean Road
- Destination retailers: Container Store, Nordstrom Rack, Bicycle Garage
- Indianapolis Racquet Club & IRC Sports
- Popular restaurants: District Tap, Luciana's, Chick-fil-A, Giordano's
- Numerous convenience destinations:
 - Banks
 - Gas stations
 - Eyewear & eye clinic

Tom Hadley SIOR

+1 317 713 2105

tom.hadley@colliers.com

Alex Cohn

+1 317 713 2148

alex.cohn@colliers.com

Colliers