

OFFICE FOR LEASE

OFFICE SUITES - NEAR GREENWOOD PARK MALL

8915 Keystone Avenue, Indianapolis, IN 46227



PROPERTY DESCRIPTION

Now leasing Keystone Professional Building. This recently renovated building provides a variety of floor plans for all businesses and budgets.

PROPERTY HIGHLIGHTS

- 30+ Parking Spaces, additional parking in rear
- Monument Sign
- C-3 Zoning

OFFERING SUMMARY

Lease Rate:	\$800.00 - 1,900.00 per month (MG)
Available Units:	4
Available SF:	325-1,600 SF
Lot Size:	0.38 Acres
Building Size:	8,368 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,497	32,605	72,455
Total Population	10,879	79,409	179,049
Average HH Income	\$49,473	\$61,594	\$64,578

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

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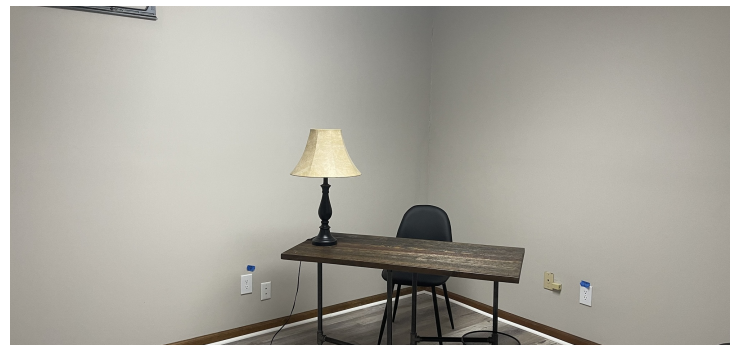
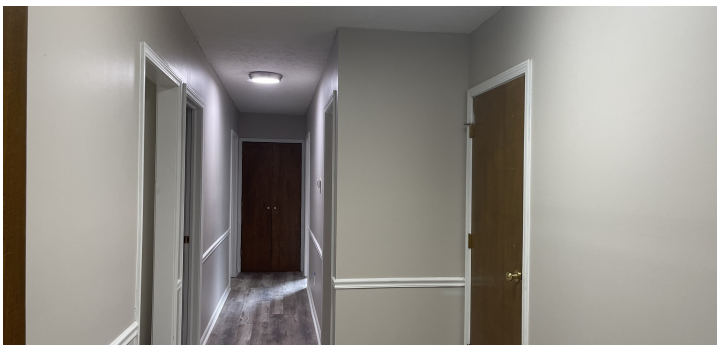
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It's Your Vision. Why Wait?



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LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 325 - 1,600 SF Lease Rate: \$800.00 - \$1,900.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 8915 S Keystone Ave, Suite E	Available	1,600 SF	Modified Gross	\$1,900 per month	Upper Level Office Suite Now Available. 5 Private Offices, 1 Kitchenette, and 1 Private Restroom.
■ 8915 S Keystone Ave, Suite G	Available	325 SF	Modified Gross	\$800 per month	Upper Level private office with oversized closet that could be used for additional office.
■ 8915 S Keystone Ave, Suite B	Available	1,096 SF	Modified Gross	\$1,500 per month	Now Leasing nearly 1,100SF close to Greenwood Park Mall. This main level suite, features 2 offices, reception, large conference room, 1 private restroom, and utility room with washer/dryer hookups. Perfect for salon or professional office.
■ 8915 S Keystone Ave, Suite C	Available	1,100 SF	Modified Gross	\$1,500 per month	Now leasing 1,100 SF former hair salon. Main Level, recently renovated paint and flooring, this main level suite features reception area, 1 private office, and open work space.

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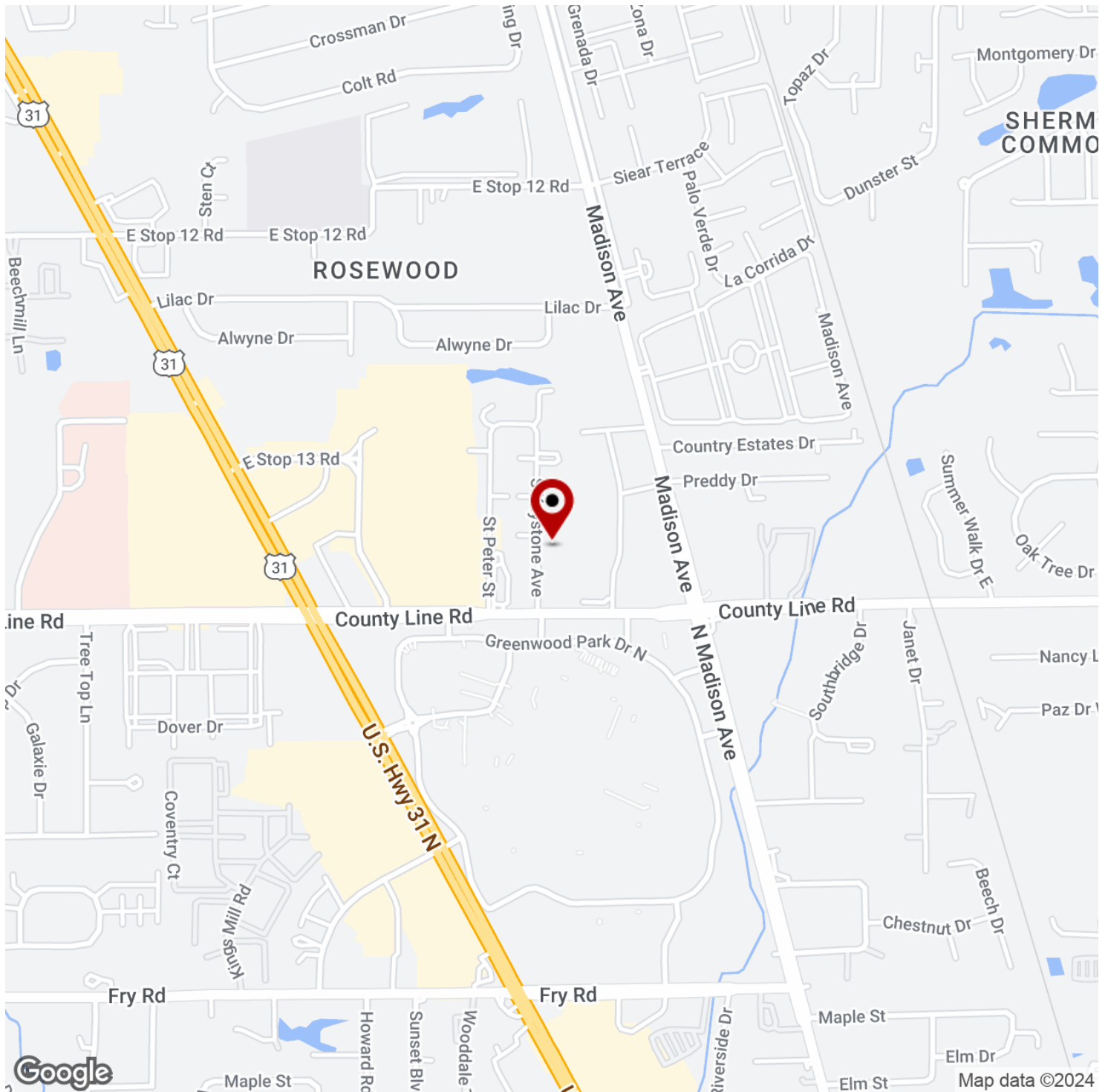


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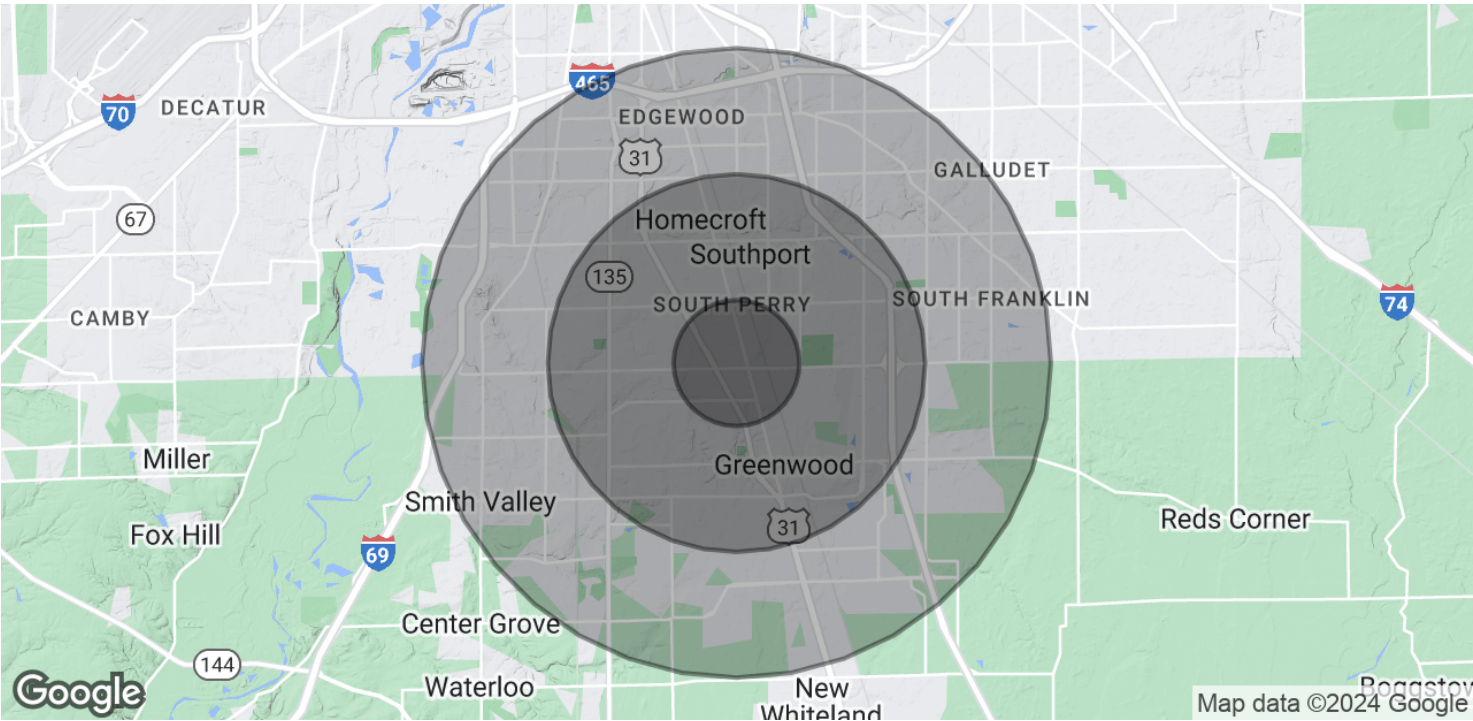


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,879	79,409	179,049
Average Age	36.9	36.8	35.9
Average Age (Male)	32.8	35.1	34.7
Average Age (Female)	40.5	38.6	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,497	32,605	72,455
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$49,473	\$61,594	\$64,578
Average House Value	\$140,149	\$151,968	\$151,450

* Demographic data derived from 2020 ACS - US Census

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