

FOR LEASE

Lakefront 71

9480 Priority Way W. Drive
Indianapolis, IN 46240



Building Signage Available

UP TO ±9,875 SF

PROPERTY HIGHLIGHTS

- ±9,875 SF available
- Space can be demised to ±3,285 SF or ±6,590 SF
- Building signage available
- On-site ownership
- At-your-door parking
- Lease Rate: \$20.50/SF full service, net of janitorial



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FOR LEASE

Lakefront 71

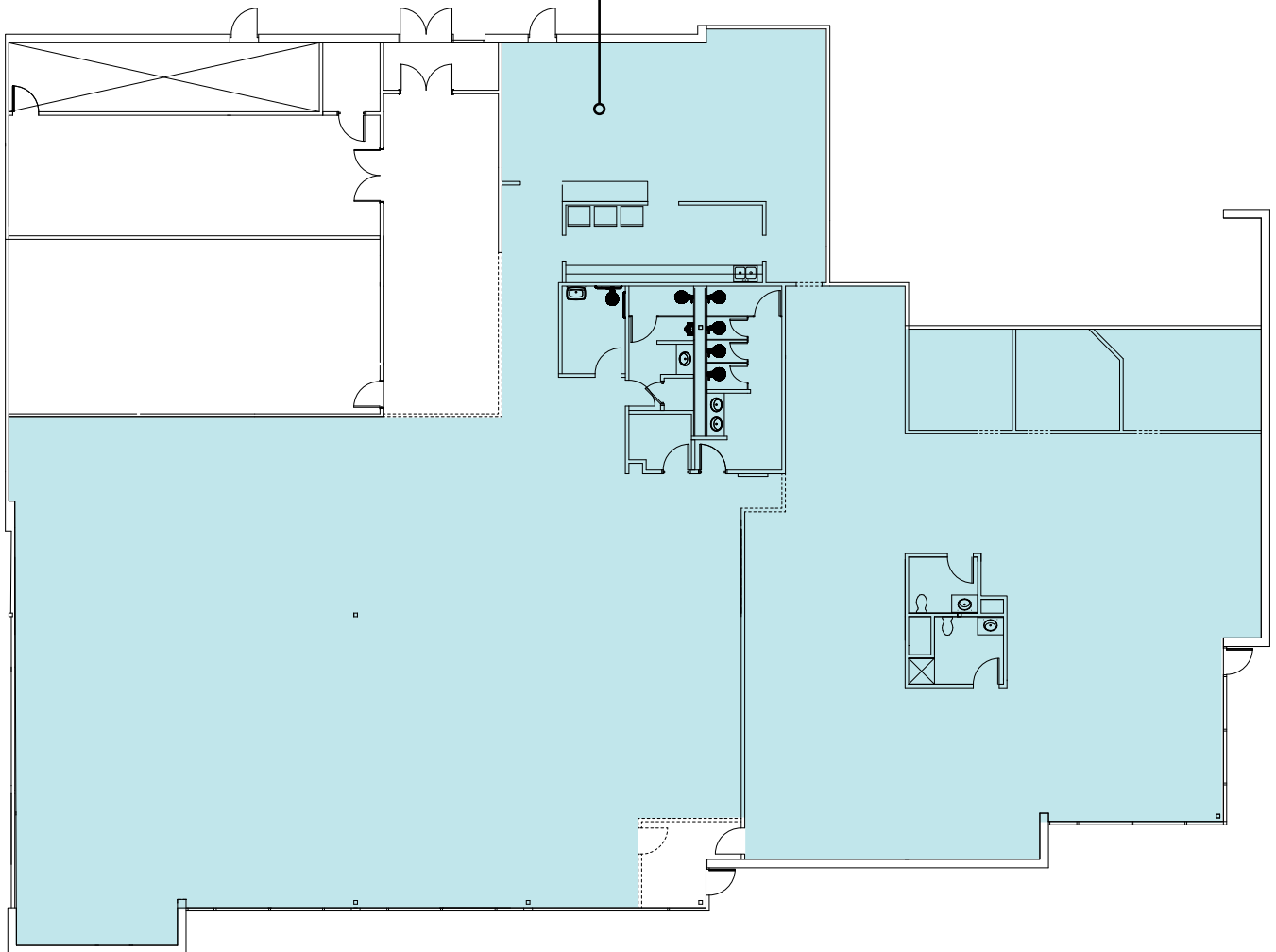
9480 Priority Way W. Drive
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**SINGLE-TENANT
CONCEPTUAL LAYOUT**



±9,875 SF



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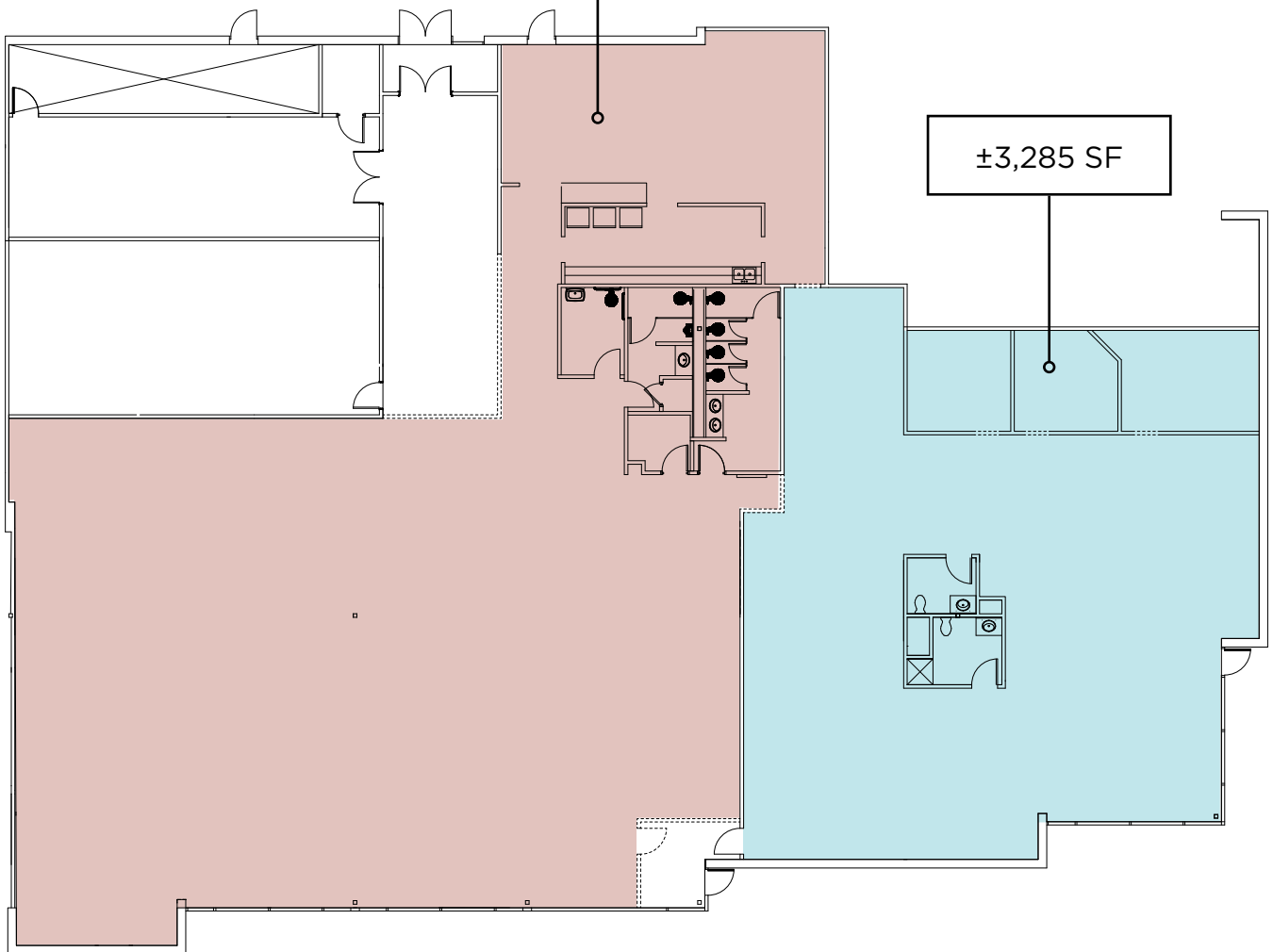
**CUSHMAN &
WAKEFIELD**

**MULTI-TENANT
CONCEPTUAL LAYOUT**



±6,590 SF

±3,285 SF



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PARK HIGHLIGHTS

- *The Anchor:* Full-service amenity facility with fitness center, cafe and conferencing
- *The Harbor:* Lakeside barge available for outdoor events and lounging
- *The Landing:* Outdoor seating and green space with cornhole, bocce ball court, horseshoes and fire pit
- *The Boardwalk:* Walking/jogging trail with outdoor sports court
- Day care center
- Zagster bike-share program
- Ridy scooters



Outdoor Sports Court



Zagster Bike-Share
& Ridy Scooters



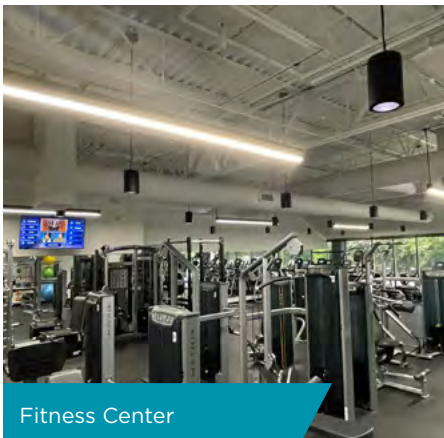
Full-Service
Amenity Facility



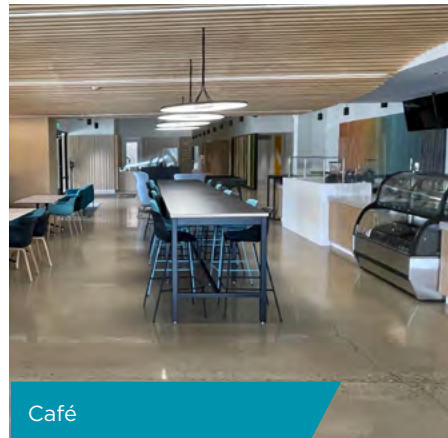
Conference Space



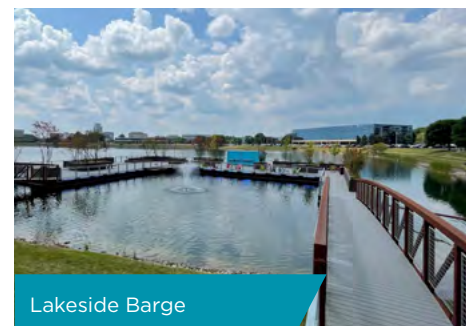
Outdoor Seating with
Green Space



Fitness Center



Café



Lakeside Barge