

June 26, 2019

## Equus Sells Keystone at the Crossing in Indianapolis, Indiana



Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading private equity fund managers, announced today the sale of Keystone at the Crossing – **Live, Work, Shop, Stay, Play**, a premier 1,054,866 square-foot, six-building Class A office campus situated on 27 acres in Indianapolis, Indiana. The campus, originally acquired in 2005 on behalf of BPG Investment Partnership VII and VII A, L.P., a fully discretionary fund managed by Equus, was sold to a joint venture between a fund managed by DRA Advisors, LLC and M&J Wilkow Properties, LLC and was 83 percent occupied at the time of sale.

Kenneth Glomb and Stephen J. Livaditis of Eastdil Secured represented both the seller and buyer in the transaction.

Keystone at the Crossing, the most coveted asset in one of Indianapolis’ premier submarkets, is Indianapolis’ only true suburban live/work/play environment, offering tenants a

vibrant mixed-use business park in a suburban atmosphere with all of features of a major downtown location. Developed between 1975 and 1988, the campus underwent over \$20 million in capital improvements, maintaining its Class A stature and competitive edge. In addition to lobby, lounge, and amenity upgrades that immediately appeal to employees, substantial capital was invested in restrooms, corridors, elevator modernizations, new roofs and other system upgrades. The campus amenities exclusively for tenant use include outdoor tenant lounge areas with various games such as bocce ball, a food truck court with outdoor seating, flexible conference facilities (10-45 person), a 4,000 square-foot fitness center with showers/locker rooms, 5 indoor tenant lounges with large screen TVs, featuring activities such as foosball, video gaming, ping pong and an on-site café with outdoor seating. The park also offers a market parking ratio of approximately 4 per 1,000 square feet, featuring two

structured garages and surface lots adjacent to each building.

In the heart of the office campus is the Class A+ shopping center known as The Fashion Mall at Keystone, A Simon Mall, which is an epicenter to affluent shoppers from Indianapolis and beyond who enjoy the continuous infrastructure of new development in retail, residential, hospitality, dining and entertainment options which are all conveniently accessible to its tenants. Keystone at the Crossing offers unparalleled access to and visibility from I-465 which circles downtown Indianapolis and provides direct access to the Indianapolis International Airport.

“Keystone at the Crossing’s surrounding mixed-use options continue to increase property appeal among tenants and drive impressive leasing activity and rent growth. The synergy created by these area amenities and impressive transportation access has given Keystone at the Crossing a tremendous momentum that continues to build on itself,” commented Christopher Locatell, Senior Vice President and Director of Dispositions for Equus, who, along with Mark Ledger, Senior Managing Director, Brant Glomb, Vice President and Asset Manager, Kelly Gibbel, Vice President of Asset Management and Adam Seyfarth, Associate in Equus’ Chicago office, oversaw the transaction for the firm.

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### **About Equus Capital Partners, Ltd.**

Equus Capital Partners is one of the nation’s leading private equity real estate fund managers. Equus’ diversified portfolio consists of office, multi-family, industrial, and retail properties located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Chicago, Los Angeles, Washington D.C., Atlanta, and Raleigh-Durham. For additional information, please visit the company’s website at [www.equuspartners.com](http://www.equuspartners.com).

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