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LAKEFRONT AT KEYSTONE ANNOUNCES TWO NEW RESTAURANT LEASES

Prodigy Burger Bar and Big Bear Biscuits to open in former 96th Street Scotty’s Brewhouse

September 15, 2021 (Indianapolis) - [Rubenstein Partners, L.P.](#) (including its affiliates, “Rubenstein”), a vertically integrated real estate investment adviser focused on value-added office property equity and debt opportunities, and Indianapolis-based [Strategic Capital Partners, LLC](#) (“SCP”), a commercial real estate development firm, are pleased to announce two new restaurant leases in [Lakefront at Keystone](#), a northside Indianapolis Class A office park with more than one million square feet.

Prodigy Burger Bar and Big Bear Biscuits secured long-term leases to share 10,000 square feet in the former Scotty’s Brewhouse at 3905 E. 96th Street, just east of Keystone Parkway. Both restaurants project an early 2022 opening.

[Prodigy Burger Bar](#) (PBB), owned by O’Reilly’s Holdings, LLC, opened its first location at Clay Terrace in 2017 and now numbers six eateries in Carmel, Geist, Greenwood, Indianapolis, Kokomo and West Carmel. The new 96th Street venue in Lakefront will be its seventh and largest store. PBB made its mark creating award-winning craft burgers with chef-created combinations including Wagyu beef. The menu features build-your-own burgers, small plate appetizers, sandwiches, seafood and seasonal salads, as well as non-alcoholic and adult milkshakes. PBB stores also provide big screen sports and a family-friendly games area.

Big Bear Biscuits (BBB), a partnership between Indianapolis restaurateur Keith Reilly and Indianapolis chef Dean Sample, is a new, one-of-a-kind venture offering breakfast and lunch options featuring biscuits and an extensive local coffee program complete with specialty brews and an outside walk-up window. Sample is BBB’s creator and managing partner. His restaurant experience includes more than seven years as Executive Chef at the Northside Social and the Meridian Restaurant. Sample is also serving as Prodigy’s Culinary Director and is responsible for their recent menu refresh.

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Both restaurants will offer inside and outside dining, catering and delivery as well as carryout service so patrons can enjoy their meals at one of Lakefront's new amenity areas.

Reilly is already working on community involvement ideas to give back as PBB does in its other locations. "We're very excited to be part of the 96th Street revitalization and eager to serve the Lakefront at Keystone tenants, local businesses, shoppers and area residents," he said.

Lakefront at Keystone ownership is eager to add restaurants that complement the Park's new amenities. "We are very pleased to work with renowned hospitality professional Keith Reilly in opening his seventh Prodigy Burger Bar and the first-of-its-kind Big Bear Biscuits. These dynamic restaurants will enhance existing 96th Street offerings and provide another great amenity for our Lakefront office tenants and the surrounding business community," said Brian Simel, Rubenstein Partners.

Richard Horn, SCP's CEO added, "Lakefront at Keystone is a well-located office park with unrivaled amenities. We are committed to delivering the best tenant experience possible and opening these two restaurant concepts in one Lakefront location will give our tenants all-day dining options."

CBRE's [Scott Wise](#) and [Steve Delaney](#) handled the lease transaction for the landlord and ALO Property Group's [Gary Perel](#) represented the tenant.

About Rubenstein Partners

Rubenstein Partners, L.P. founded in September 2005, is a private real estate investment advisory firm with operations throughout the United States. The firm is led by its founder, David Rubenstein, and a group of senior real estate executives, and is focused on directing and managing office real estate investments in the U.S. Rubenstein Partners' predecessor company, The Rubenstein Company, LP and affiliates, founded in 1969, was one of the largest private owner operators of Class A office real estate in the Mid-Atlantic, owning and operating a portfolio of assets valued at approximately \$1.2 billion at the time of its disposition in 2004. Since 2005, Rubenstein Partners has, on behalf of its investors and clients, invested in more than 22.5 million square feet of office real estate assets throughout the United States. For more information, visit www.rubensteinpartners.com.

About Strategic Capital Partners, LLC

Strategic Capital Partners, LLC (SCP), headquartered in Indianapolis, Indiana, is a commercial real estate developer who invests in, develops, owns and operates properties in top tier submarkets in Charlotte, Cincinnati, Indianapolis, Nashville, Northern Virginia and Raleigh/Durham. SCP is the general partner in more than \$1.5 billion of office, industrial, multi-family and student housing properties which total more than 11 million square feet. The SCP team includes real estate professionals with many years of industry experience in private equity, development, acquisitions, banking, property management and brokerage. For more information, please visit www.strategiccappartners.com.