

INTERIOR VIDEO



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF

1,534 - 3,465 SF

LEASE RATE

\$16.00 SF/YR (FULL SERVICE)

PROPERTY HIGHLIGHTS

- Newly-renovated lobby, upgraded common areas & negotiable lease terms
- Exterior signage opportunity facing Keystone Ave. for full-floor user
- Abundant parking with recent lot improvements
- Highly visible Keystone Ave. location, minutes from downtown Indy & desirable Broad Ripple Village

FOR LEASE

WILLOWBROOK

IV

4701 N. Keystone Ave.,
Indianapolis, IN
46205



PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

TOM FERGUSON

O: 317.454.7171 | C: 317.714.7171
tferguson@premiercres.com

Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

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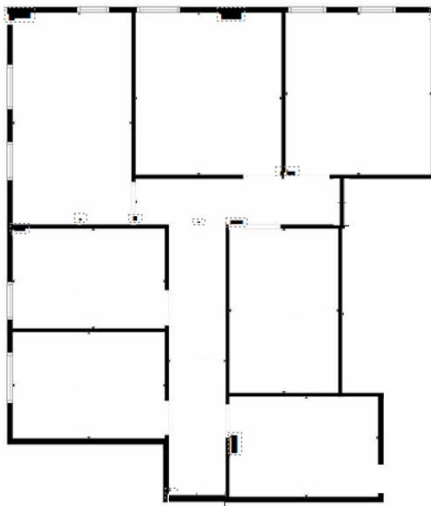
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,534 - 3,465 SF	Lease Rate:	\$16.00 SF/yr

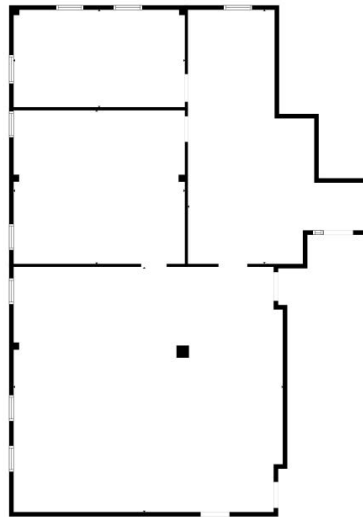
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 270	Available	1,534 SF	Full Service	\$16.00 SF/yr	-
Suite 415	Available	2,357 SF	Full Service	\$16.00 SF/yr	-
Suite 515	Available	3,465 SF	Full Service	\$16.00 SF/yr	-

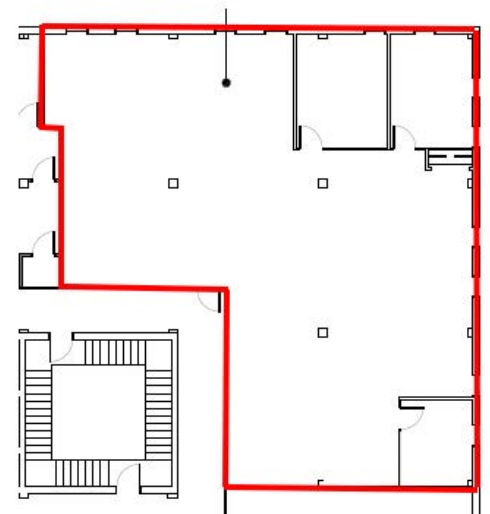
Suite 270



Suite 415



Suite 515



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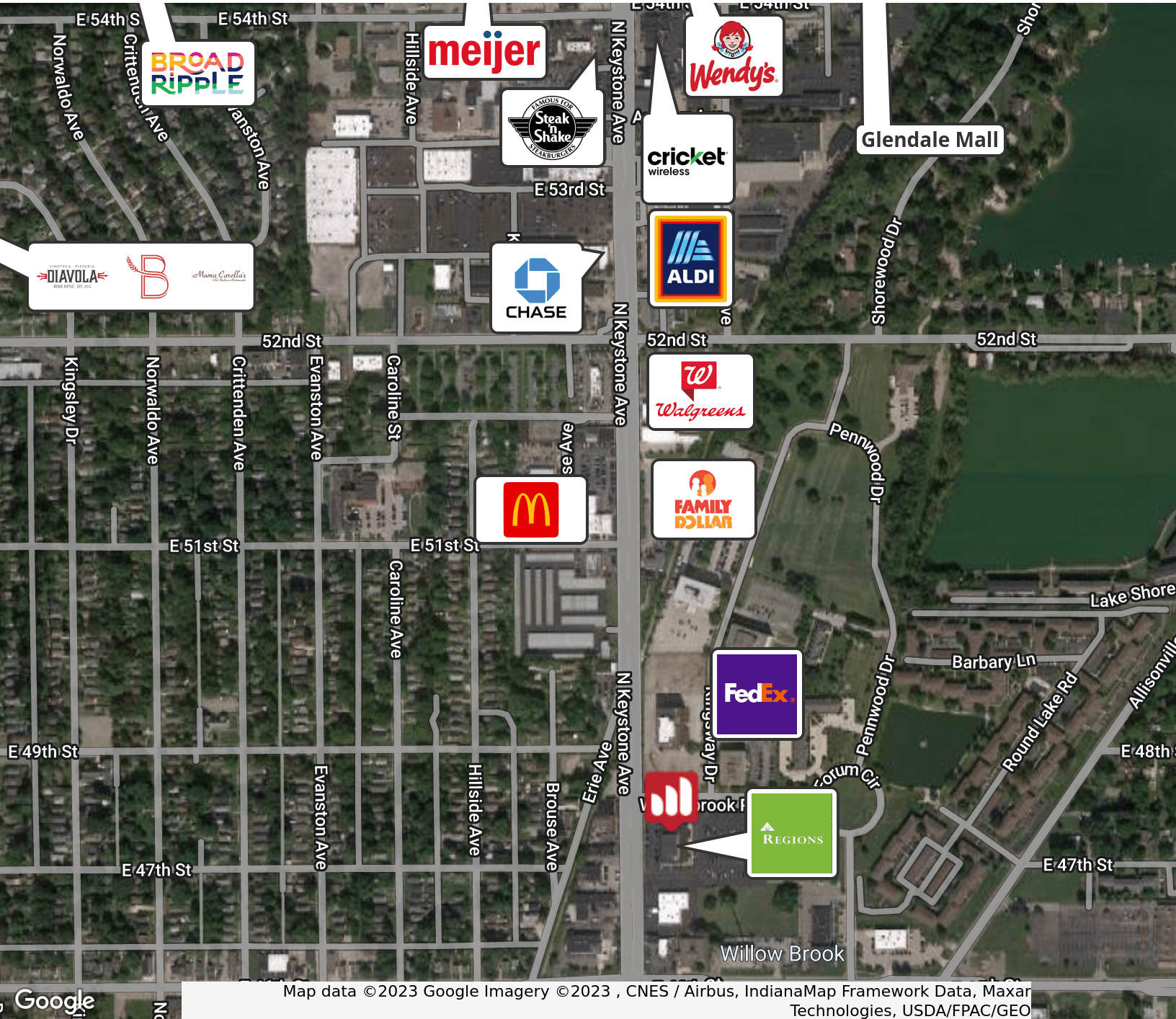
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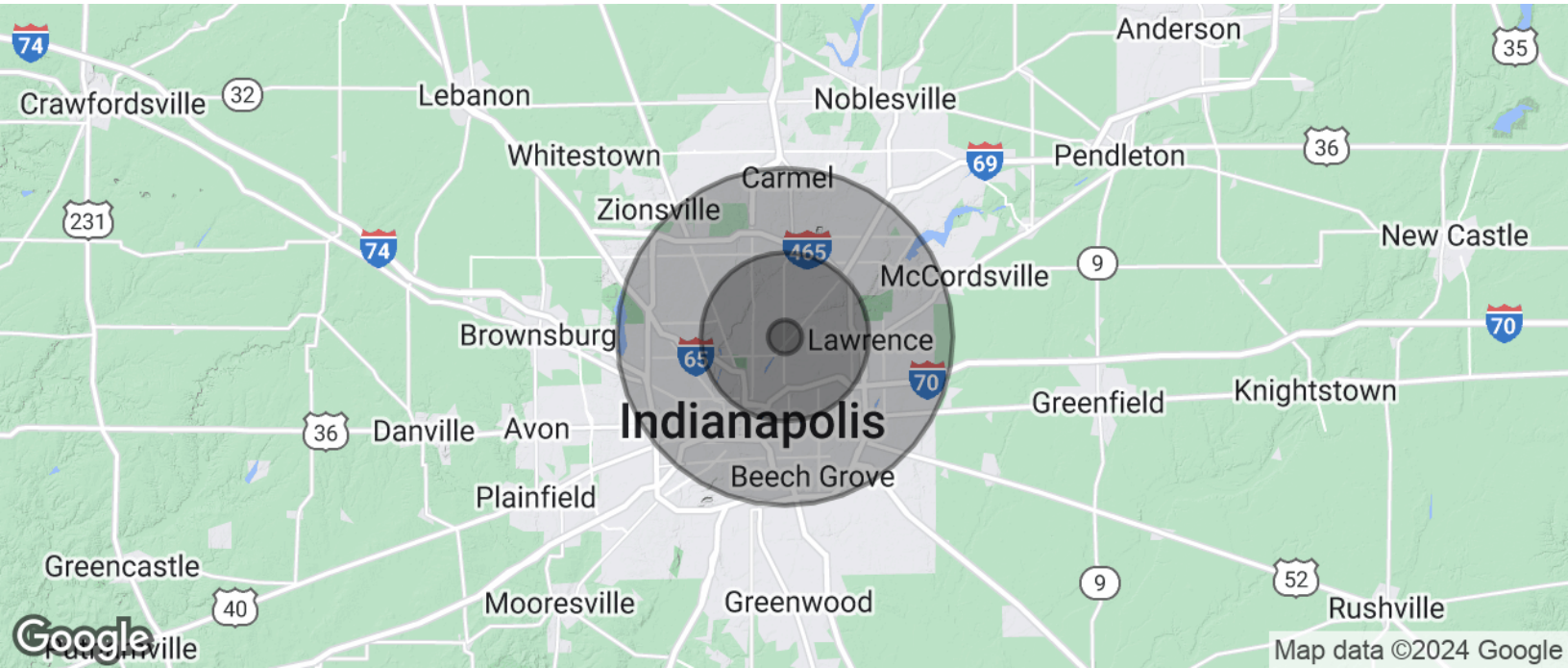
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,282	240,848	822,582
Average Age	35.6	36.2	35.9
Average Age (Male)	35.3	35.0	34.5
Average Age (Female)	34.5	37.7	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,674	119,959	376,693
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$47,375	\$66,273	\$67,330
Average House Value	\$107,284	\$180,253	\$163,635

2020 American Community Survey (ACS)

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