



PROPERTY WEBSITE

WILLOWBROOK IV
VIDEO



AVAILABLE SF

81,275 SF

SALE PRICE

\$6,546,313

PROPERTY HIGHLIGHTS

- 81,275 SF office building for sale
- Renovations made in 2021-2022
- High return on investment, w/ 10% cap rate
- Prime location on N. Keystone Ave.
- High occupancy rate

FOR SALE

WILLOWBROOK IV

4701

N. Keystone Ave.,
Indianapolis, IN
46205



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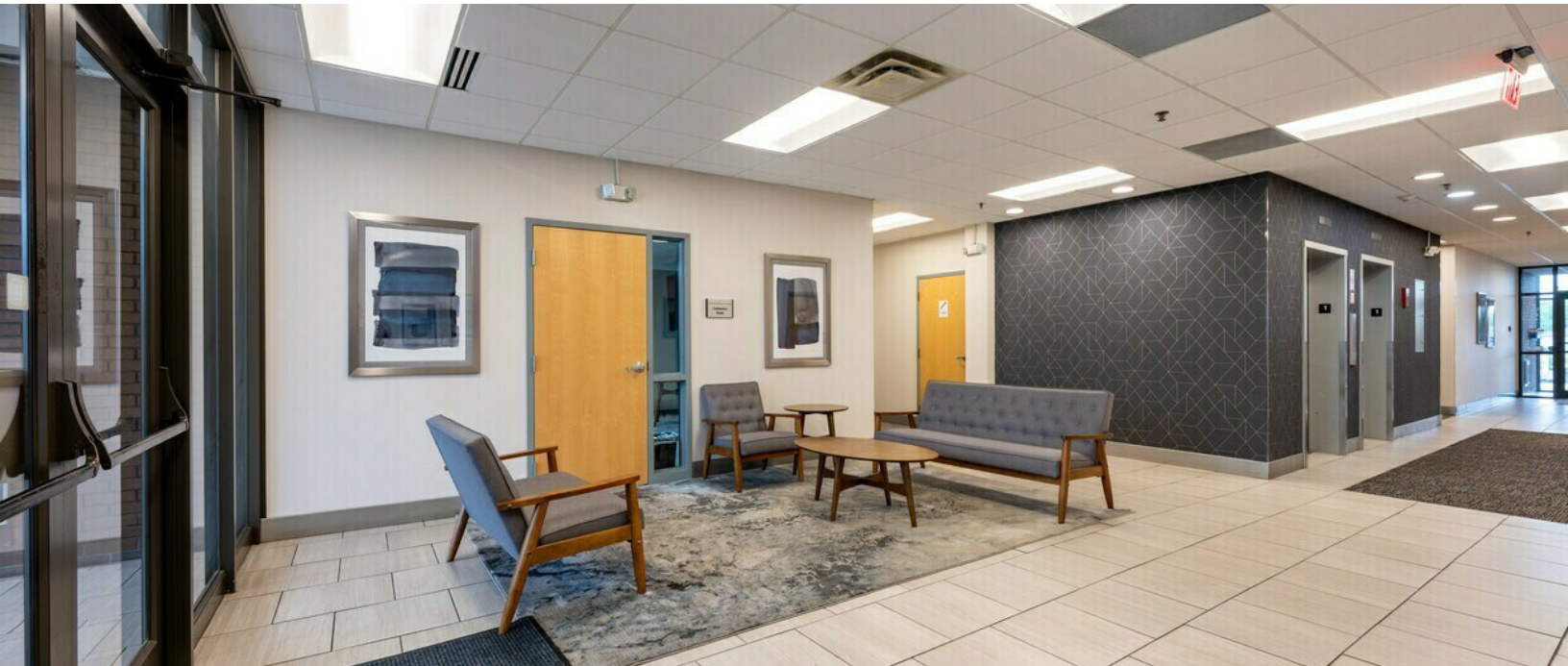
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FOR SALE



OFFERING SUMMARY

Sale Price:	\$6,546,313
Building Size:	81,275 SF
Lot Size:	3.36 Acres
Cap Rate:	10.0%
NOI:	\$605,534
Year Built:	1970
Renovated:	2022
Zoning:	Z001

PROPERTY OVERVIEW

Willowbrook IV is home to a diverse mix of tenants, ranging from local & regional to state & national organizations. Current tenants include Regions Bank, the State of Indiana, Marion County Health & Hospital Department, & the National Youth Advocate Program (NYAP). We are offering a great tenant mix with only one space still available.

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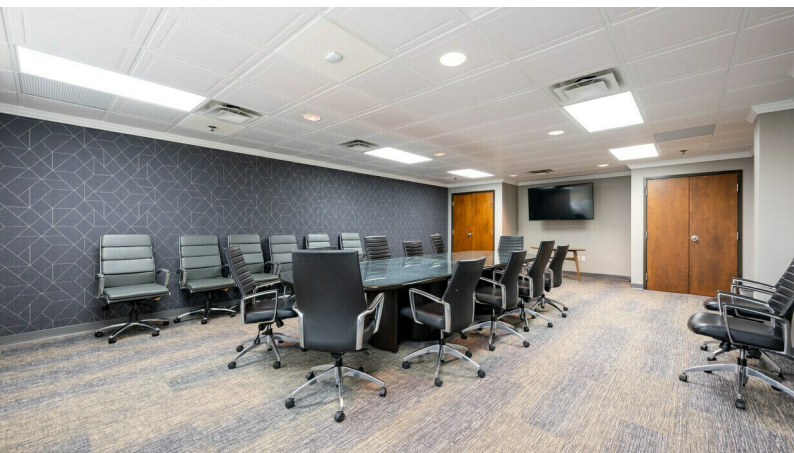
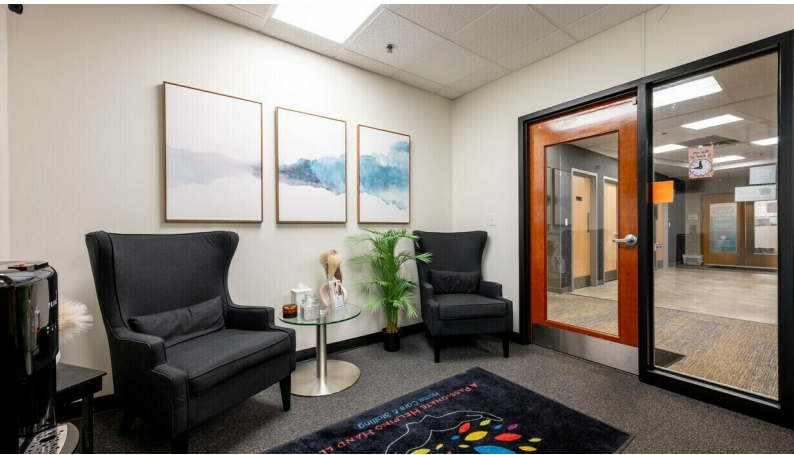
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FOR SALE



PROPERTY DESCRIPTION

Introducing a prime opportunity for office building investors in the heart of Indianapolis, IN. This building boasts a professionally updated look, glass-enhanced entry doors, updated LED lights throughout, updated multi-use large conference room on the 1st floor, & very well maintained. All restrooms & hallways have been updated, there are diverse floorplans, & it's mechanically sound. With a solid occupancy rate of 92%, this property presents a compelling investment prospect in a thriving commercial market with a desirable Z001 zoning designation. Its strategic location offers excellent accessibility & exposure, ensuring a prominent position for tenants. Embrace the potential of this well-maintained, high-performing asset, perfectly positioned to deliver strong returns in the dynamic Indianapolis area.

LOCATION DESCRIPTION

Discover the thriving business environment surrounding Willowbrook IV in Indianapolis, IN. Located on the bustling N. Keystone Ave., the area provides convenient access to a variety of amenities & attractions. Just moments away, the renowned Broad Ripple Village offers an array of dining, retail, & entertainment options, while the attractive amenities of the Midtown area are within easy reach. With its close proximity to downtown Indianapolis & major transportation routes, the location presents an ideal opportunity for office-building investors seeking a dynamic & well-connected business locale.

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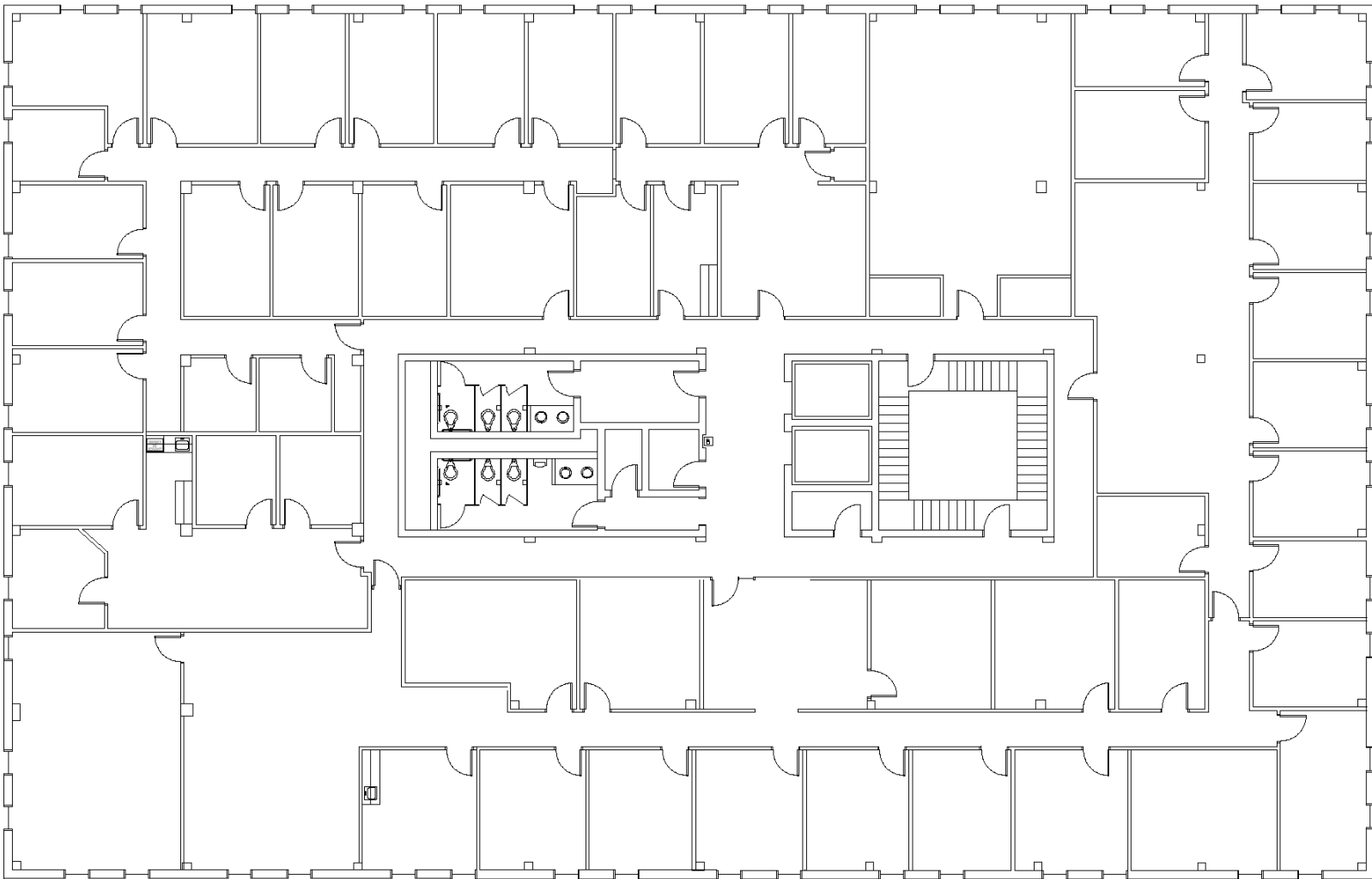
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FOR SALE



2ND FLOOR

4701 N. KEYSTONE AVE. INDIANAPOLIS, INDIANA 46205



SCALE: NOT TO SCALE
DATE: 03.15.18

sign
n.com

19
H

Sample Floor Plate

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