



AVAILABLE SF
12,205 SF

LEASE RATE
\$17.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- 12,205 SF available in a prime location on Indy's northwest side
- Visible from I-465
- Perfect for a Regional HQ
- Multiple conference rooms, private offices, & large, open workspaces
- Surrounded by amenities
- Ample parking

FOR LEASE

**3707 WOODVIEW
TRACE**
Indianapolis, IN
46268



PETE ALVEAL

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

TOM FERGUSON

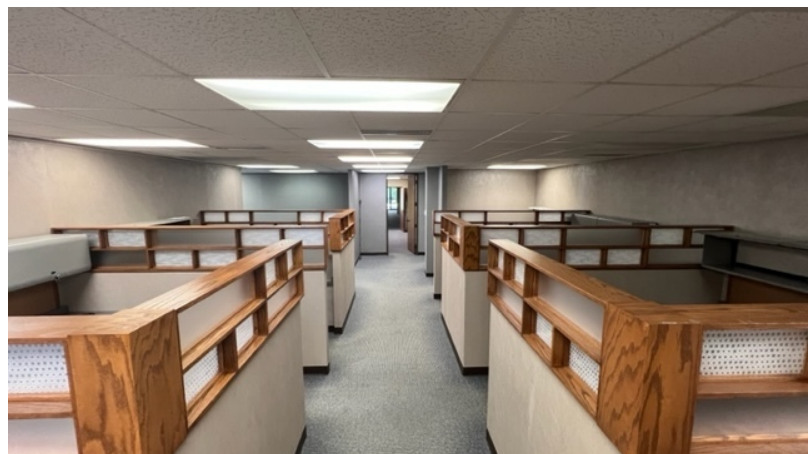
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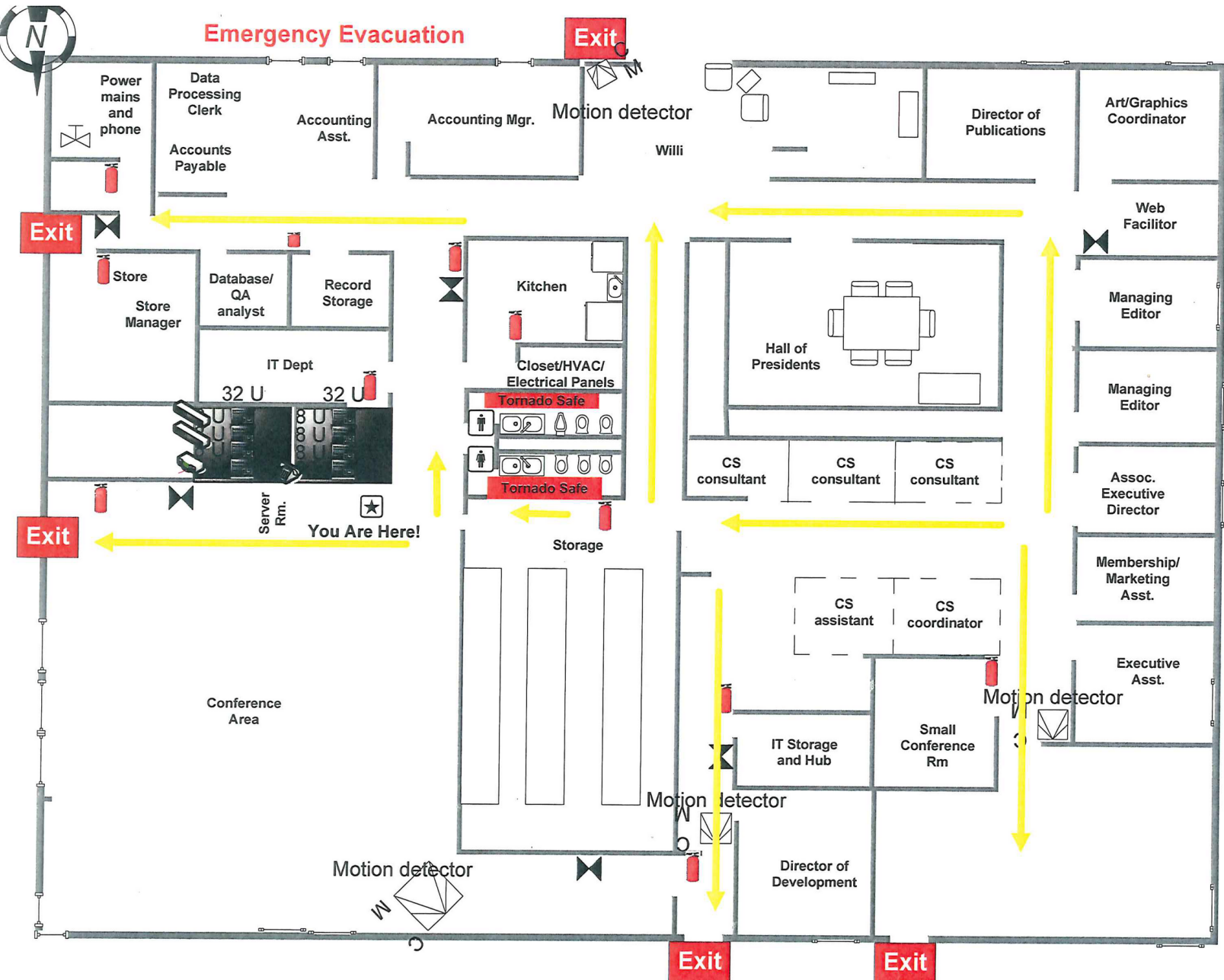
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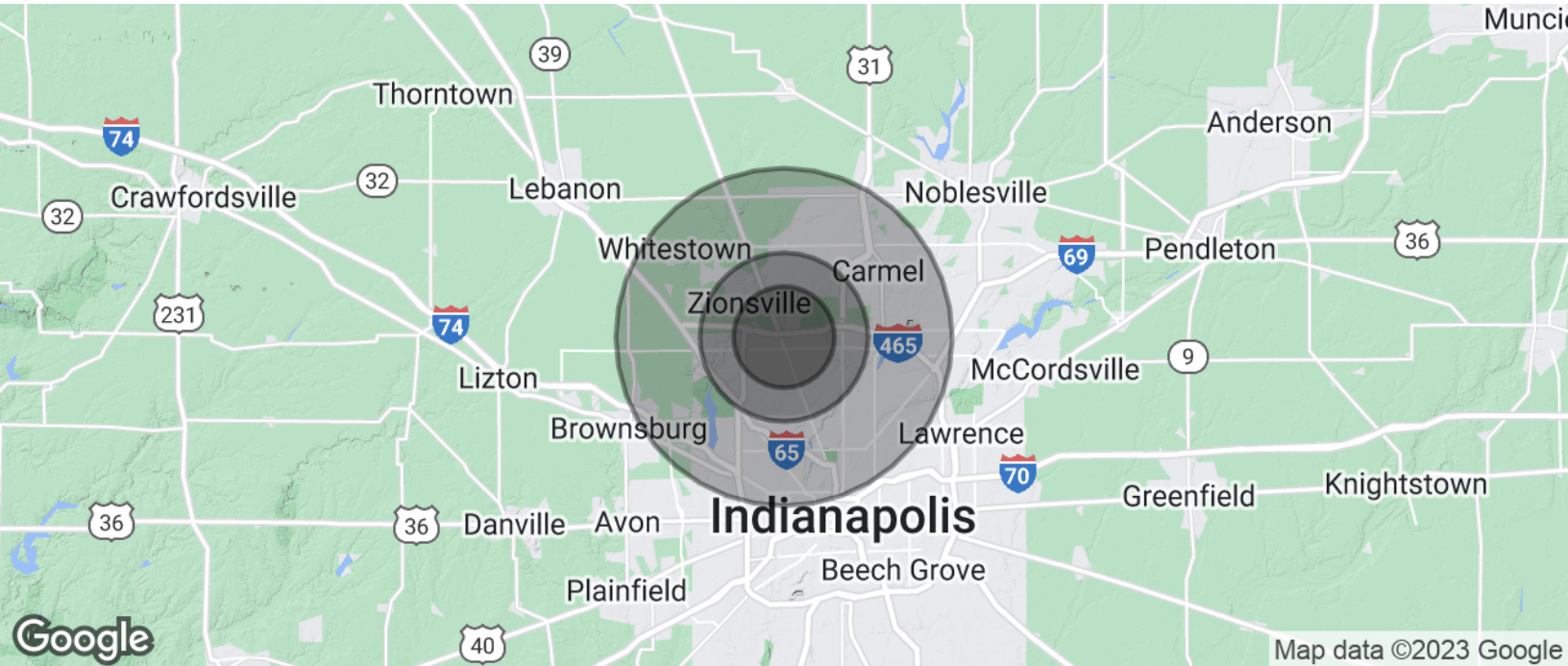
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	48,252	140,803	554,565
Average Age	38.1	38.5	36.9
Average Age (Male)	35.5	36.6	35.6
Average Age (Female)	39.3	39.6	37.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,400	59,975	242,518
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$90,895	\$108,914	\$90,892
Average House Value	\$214,345	\$255,613	\$218,932

* Demographic data derived from 2020 ACS - US Census

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