



## OFFERING SUMMARY

**Lease Rate:** \$14.00 SF/yr (NNN)

**Building Size:** 11,514 SF

**Available SF:** 2,191 SF

**Lot Size:** 61,703 SF

**Year Built:** 1988

**Renovated:** 2019

**Zoning:** Commercial C-3

**Market:** Indianapolis

**Submarket:** Edgewood/South County

## PROPERTY OVERVIEW

Garden office space for lease in a newly renovated building just north of the Greenwood Park Mall along Madison Avenue. New ownership in 2019 has made significant improvements to the property, including a new facade, new landscaping, and a new parking lot.

## PROPERTY HIGHLIGHTS

- 2,191 SF available - Last available Suite!
- White box delivery condition
- Newly renovated building with new facade, new parking lots, new lighting, new landscaping and updated exterior
- Excellent opportunity to have storefront office space on the Southside of Indianapolis
- Located immediately north of the Greenwood Park Mall on Madison Avenue
- Close to all Greenwood and US-31 amenities



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**LEASE INFORMATION**

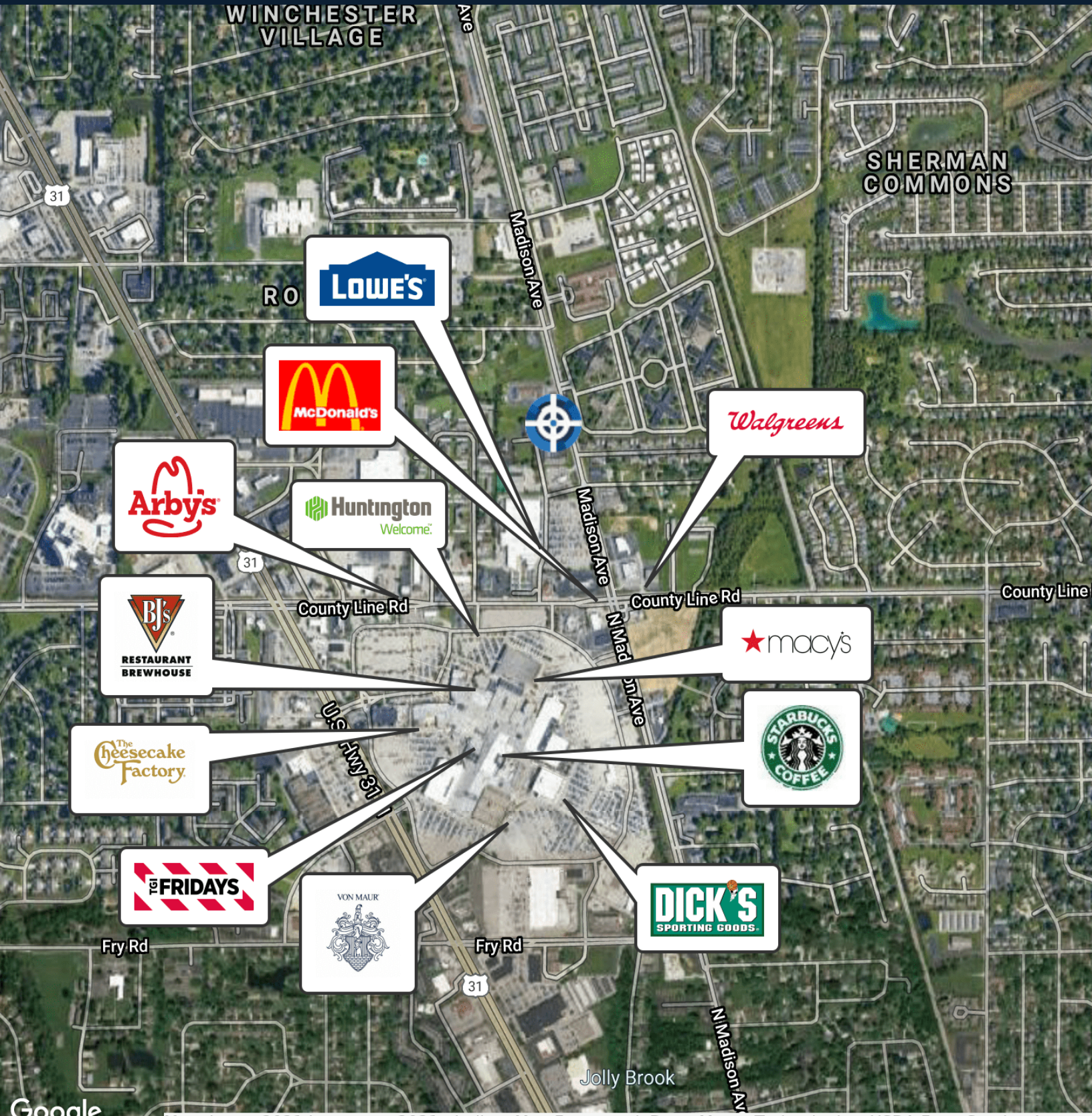
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,191 SF	<b>Lease Rate:</b>	\$14.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2,191 SF	Available	2,191 SF	NNN	\$14.00 SF/yr	End/corner suite with excellent visibility to Madison Avenue. Space will be white boxed for new tenant.







Google

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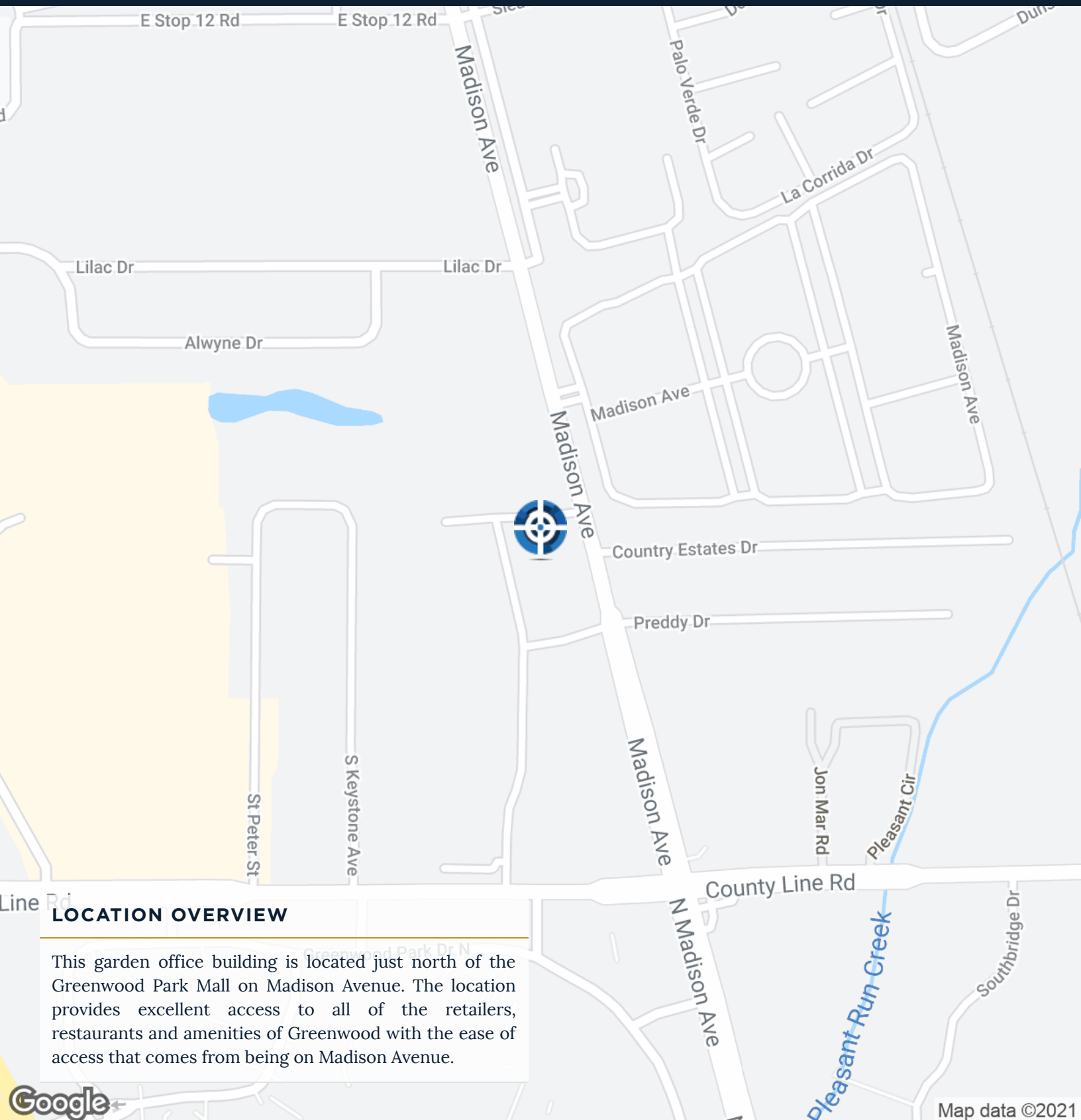


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**LOCATION OVERVIEW**

This garden office building is located just north of the Greenwood Park Mall on Madison Avenue. The location provides excellent access to all of the retailers, restaurants and amenities of Greenwood with the ease of access that comes from being on Madison Avenue.

Map data ©2021



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