



PROPERTY WEBSITE

VIDEO

PREMIER
COMMERCIAL
REAL ESTATE SERVICES



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF

2,131 - 16,375 SF

LEASE RATE

\$17.50 SF/YR (FULL SERVICE)

PROPERTY HIGHLIGHTS

- NOW UNDER NEW OWNERSHIP & MANAGEMENT
- Visibility from I-465
- Recent Building Updates - refurbished lobby, entry & new parking lot - 4.18/ 1,000 SF Parking Ratio
- Substantial TI allowances
- Abundance of area amenities in College Park area
- Full floor availability, w/ storage space on-site

FOR LEASE

WOODVIEW TRACE

3600 Woodview
Trace
Indianapolis, IN
46268



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WOODVIEW TRACE

3600 Woodview Trace, Indianapolis, IN 46268

FOR LEASE



PROPERTY DESCRIPTION

Full-Service Lease Availability in a very desirable location on the Northwest side of Indianapolis. Close to everything. An array of amenities within the building & in surrounding areas. New Ownership & Property Management. A substantial Tenant Improvement Allowance is available, offering flexibility to fit your specific space needs.

LOCATION DESCRIPTION

Just east of Michigan Rd., with I-465 Frontage, in the heart of College Park. Located on the northwest side of the thriving city of Indianapolis, the area surrounding the property at Woodview Trace offers a dynamic mix of commercial & leisure attractions. The area also boasts convenient access to upscale dining options, shopping centers, & vibrant cultural experiences. With its strategic location, the property offers tenants the opportunity to immerse themselves in the vibrant landscape of Indianapolis while enjoying the conveniences of a prime business district.

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WOODVIEW TRACE

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FOR LEASE



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 130	Available	6,068 SF	Full Service	\$17.50 SF/yr
Suite 180	Available	2,131 SF	Full Service	\$17.50 SF/yr
Suite 200	Available	16,375 SF	Full Service	\$17.50 SF/yr

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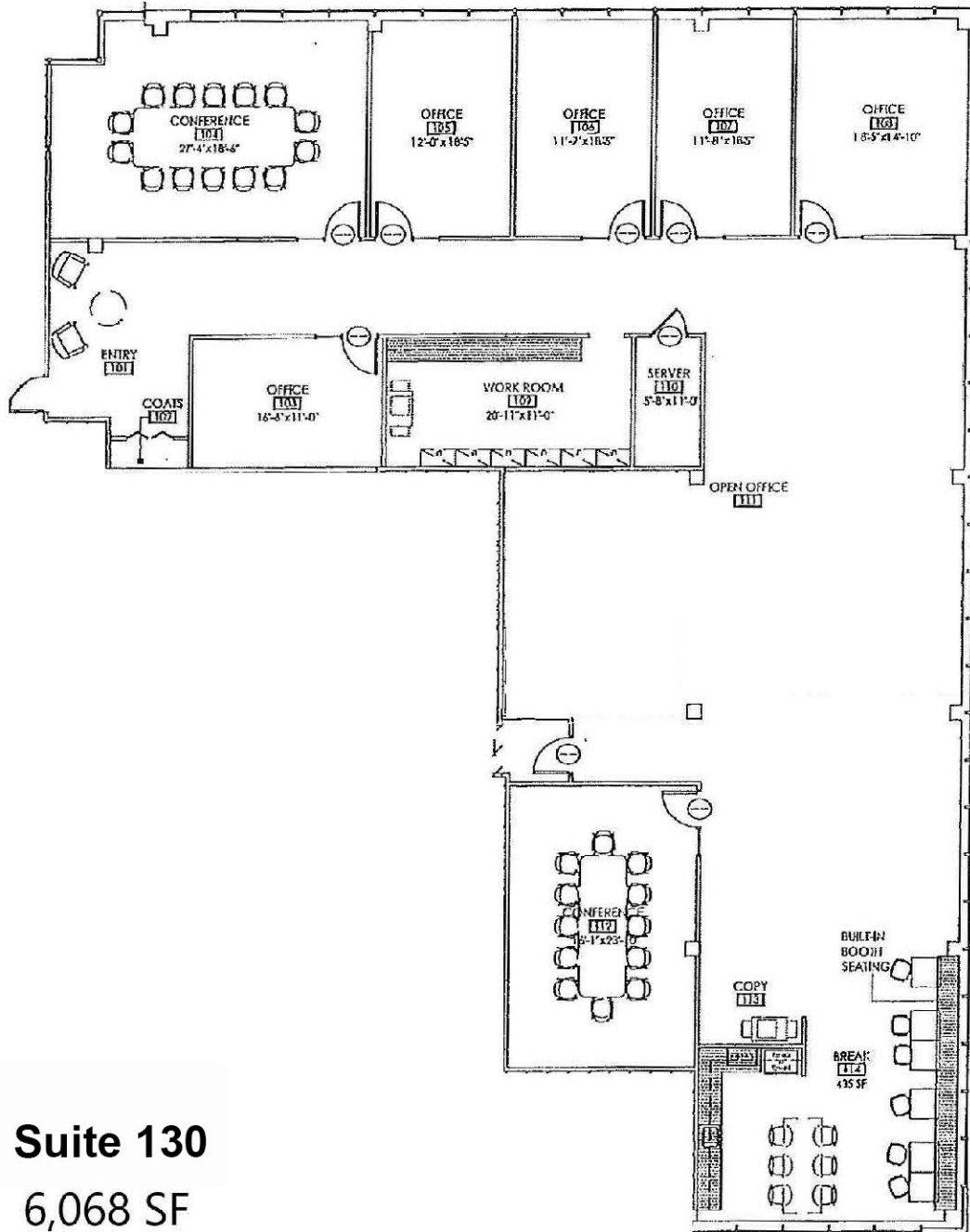
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WOODVIEW TRACE

3600 Woodview Trace, Indianapolis, IN 46268

FOR LEASE

(Not to Scale)



Suite 130

6,068 SF

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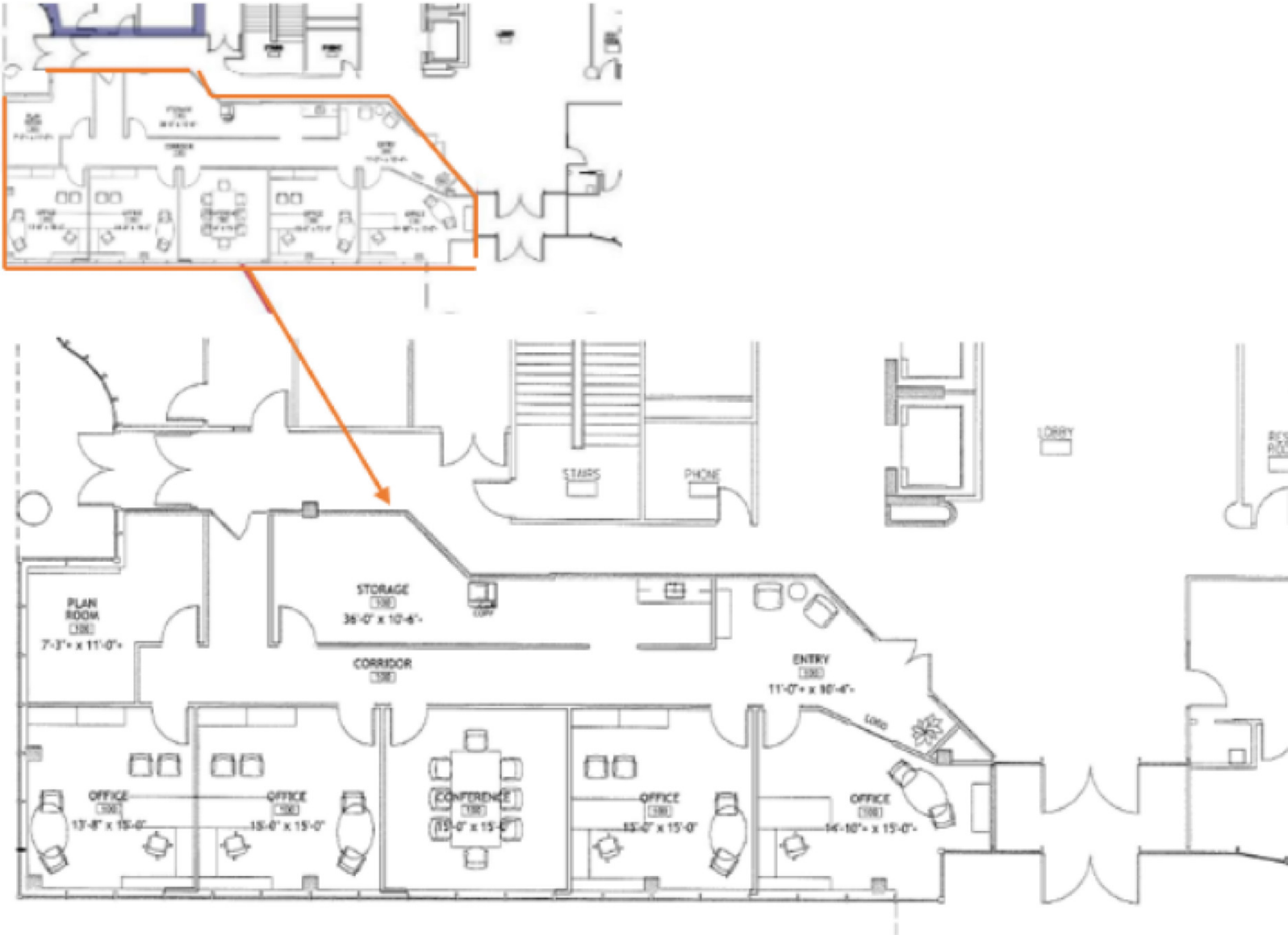
WOODVIEW TRACE

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Suite 180
2,131 SF



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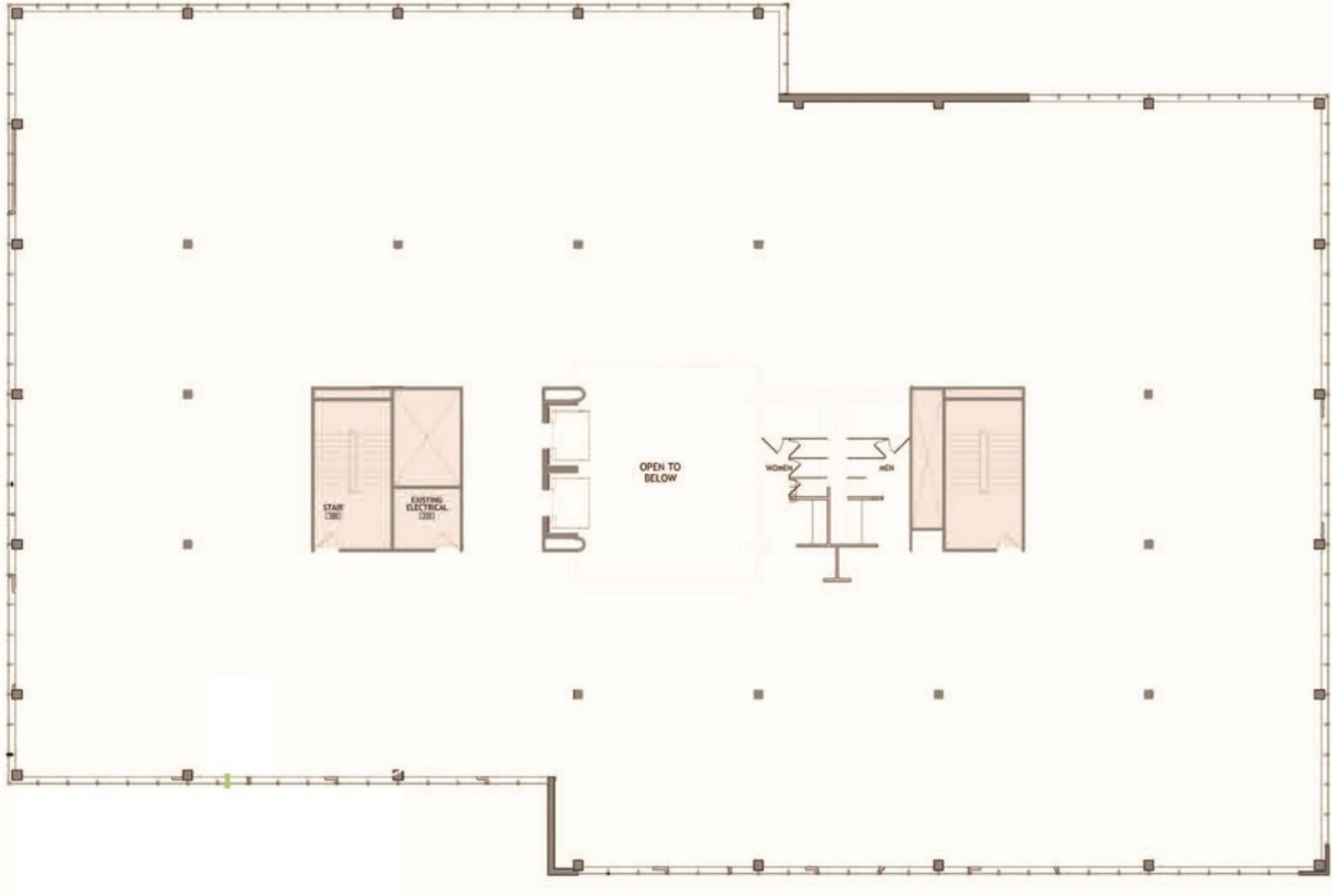
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Suite 200 - Full Floor - 16,375 SF Available

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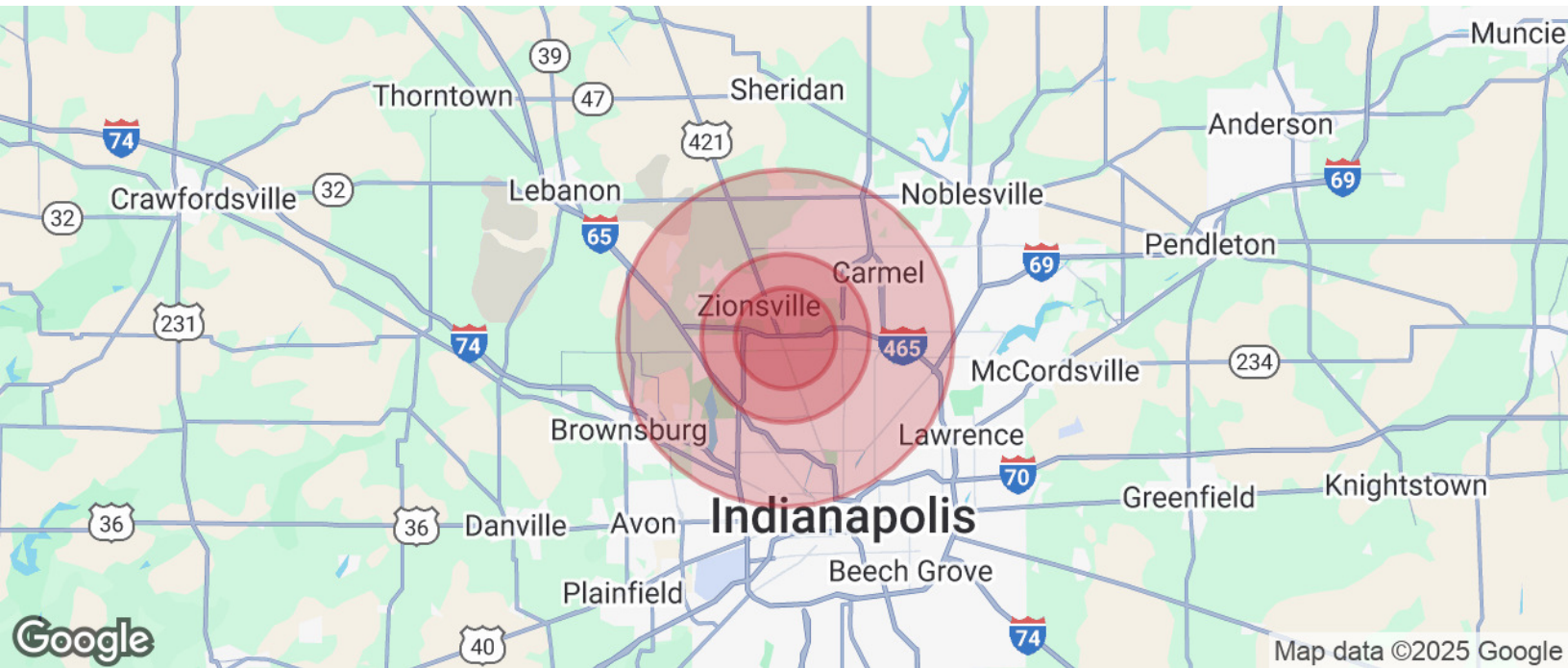
An aerial satellite view of the College Park area in Indianapolis, Indiana. The map shows major roads like I-465 running horizontally across the top and Michigan Rd running vertically through the center. Numerous commercial buildings and parking lots are visible. Overlaid on the map are white callout boxes containing logos for various businesses. These include Dunkin' Donuts, Lake City Bank, HomeWood Suites by Hilton, Drury Hotels, Days Inn, Costco Wholesale, Blaze Pizza, McAlister's Deli, Pannera Bread, Texas Roadhouse, Five Guys, Einstein Bros Bagels, Chicken Salad Chick, Chase, Office Depot, Lowe's, Ross Dress for Less, Regions Bank, McDonald's, FirstWatch, Huntington Bank, and Walmart. Street names such as W 96th St, W 86th St, Vincennes Cir, and Colby Blvd are also labeled. A small red icon resembling a stylized 'M' or a building is located near the intersection of Michigan Rd and I-465. The bottom left corner features the Google logo, and the bottom right corner contains copyright information for Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies.

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FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	52,278	137,110	593,455
Average Age	41	40	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,958	56,180	242,102
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$127,704	\$144,958	\$128,086
Average House Value	\$405,531	\$445,558	\$387,931

* Demographic data derived from 2020 ACS - US Census

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