

Office For Lease



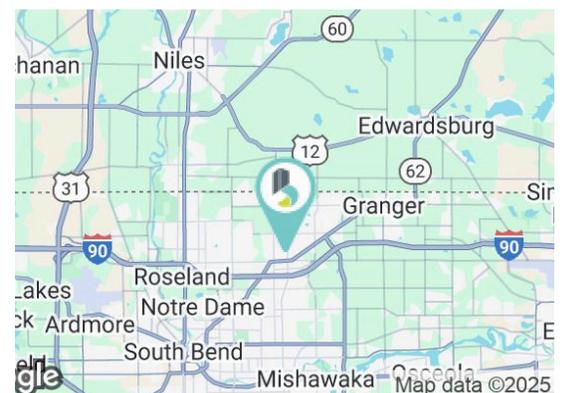
117 Perspective Dr.

Granger, IN 46530

Property Highlights

- Class A professional office space in the Grandview mixed-use development
- Surrounded by 300+ luxury apartment units and the nation's top-performing Bar Louie
- High visibility with building signage available along heavily trafficked Gumwood Road
- Layout includes reception/waiting area, multiple private offices, conference room, and break room
- Located near upscale Granger neighborhoods with strong demographics
- Walkable to numerous restaurants and retail options; more within a short drive
- Ample free on-site parking for tenants and visitors

Lease Rate	\$19.50 (MG)
Leasable	3,879 SF
Traffic Count	ADT 17,693 (Gumwood Rd)



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Additional Photos

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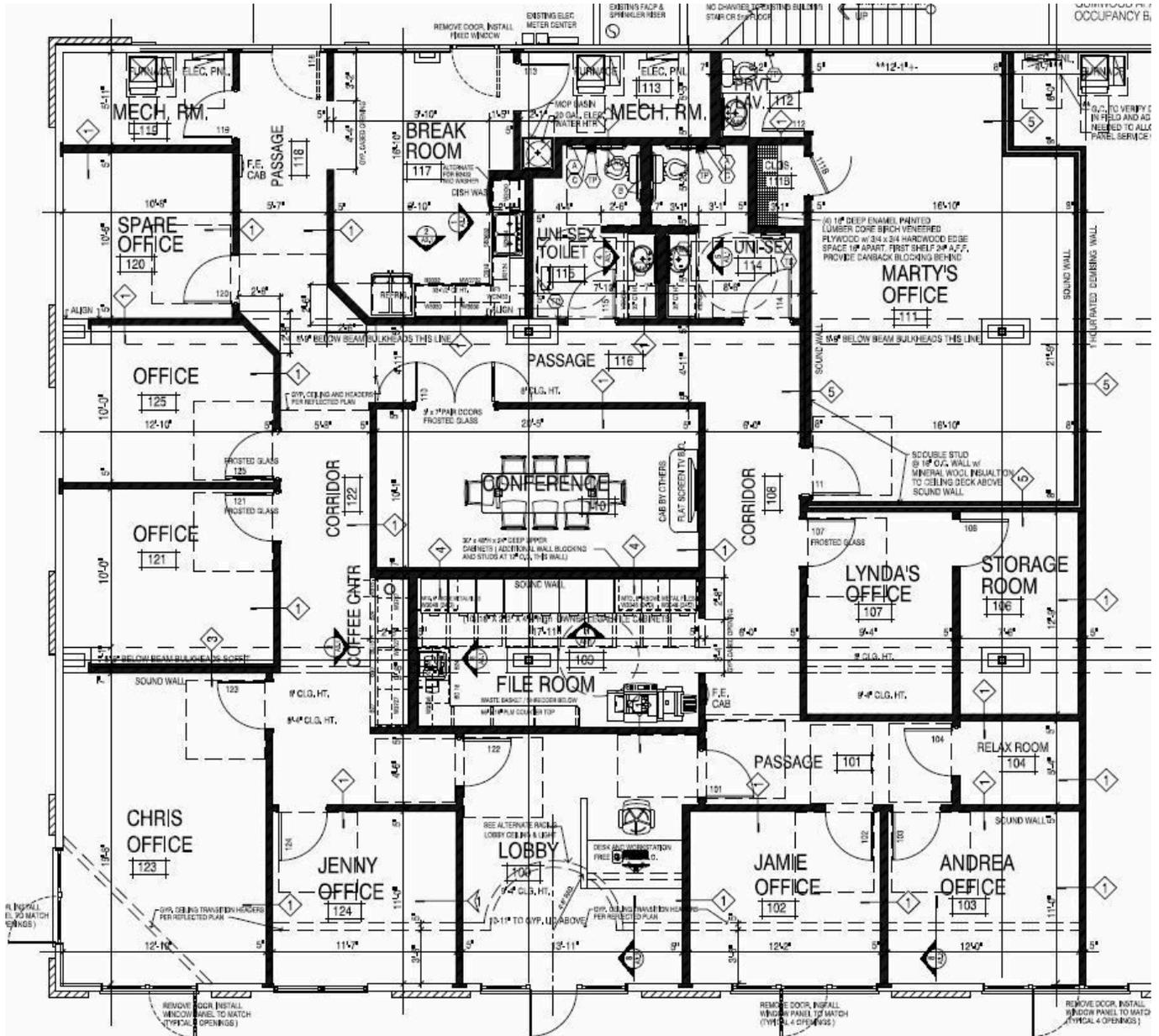
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Floor Plan

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Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Population	2,596	20,031	48,343
Total Population	5,966	47,380	121,999
Average HH Income	\$120,097	\$123,884	\$99,923