

OFFICE FOR LEASE



1700 W SMITH VALLEY ROAD
GREENWOOD, IN 46142

Monthly Rent
Starting at \$15/SF

Prime Office Suites Available for Lease in Center Grove Area

Looking for the perfect location to elevate your business? Look no further! Two office suites are now available for lease at 1700 Smith Valley Road, situated at the busy intersection of State Road 135 and Smith Valley Road in the Center Grove business area.

Suite A2 - First Floor Gem: Boasting convenience and accessibility, Suite A2 offers an ideal blend of functionality and style. Featuring three private offices along with a conference room, reception area and a convenient kitchenette, this suite is designed to meet all your professional needs. Enjoy the accessibility of the first floor, ensuring seamless operations and easy client access.

Suite A3 - Lower Level Haven: Nestled on the lower level (no elevator access), Suite A3 offers privacy and tranquility for your business endeavors. With four generously-sized private offices, this suite provides ample space for your team to thrive and collaborate effectively. Experience a serene working environment away from the hustle and bustle, perfect for focused productivity.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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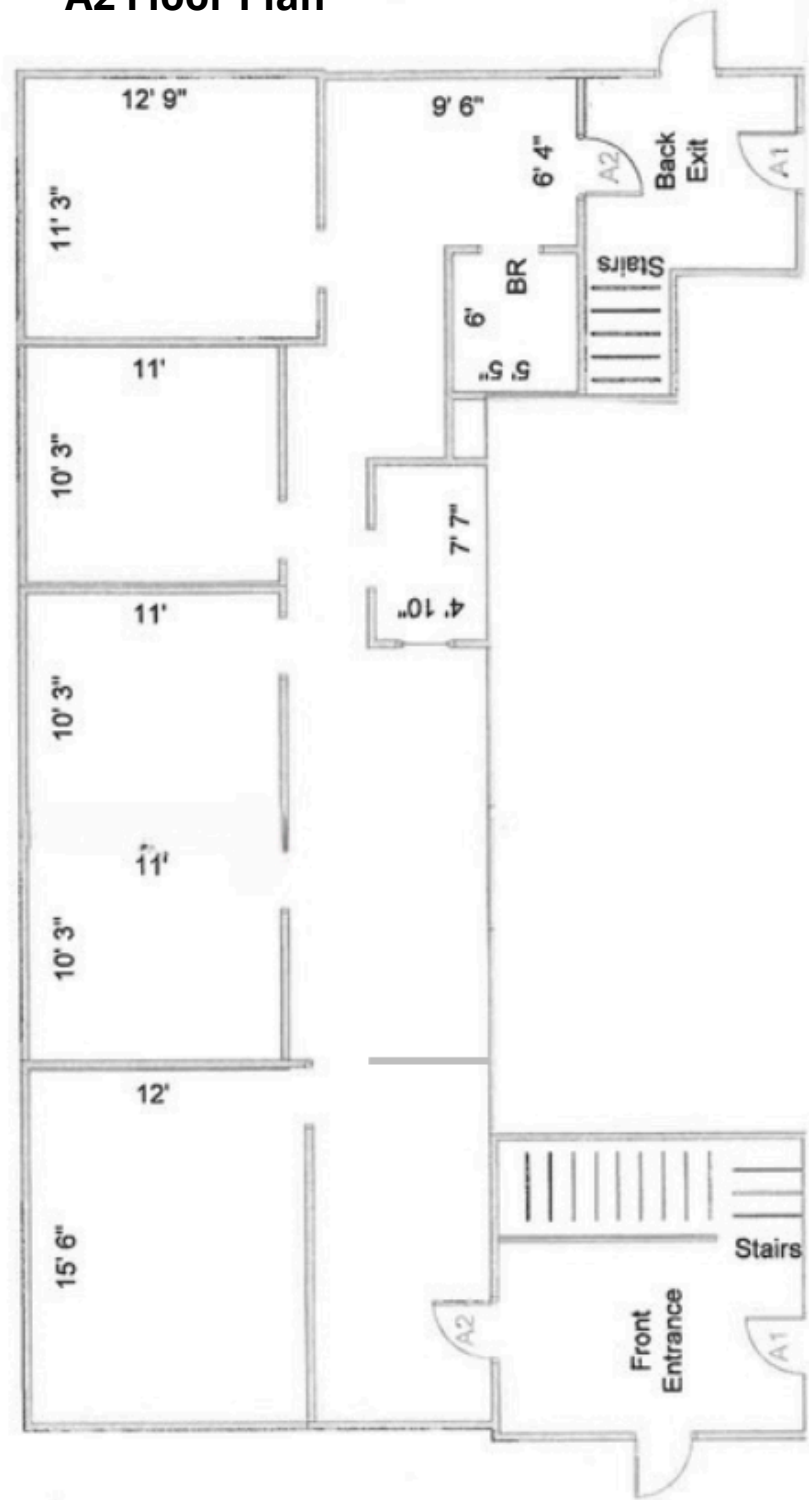


Suite A2

- First Floor
- 1,315 SF
- Lobby
- 3 Private Offices
- Conference Room
- \$15/SF NNN



A2 Floor Plan



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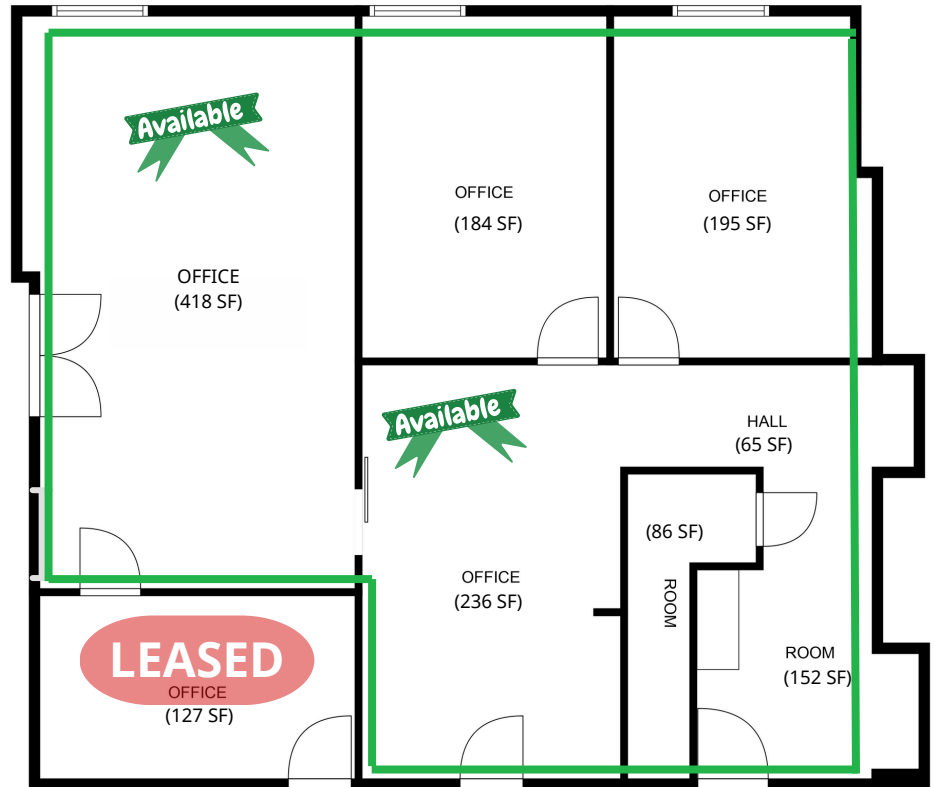
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Suite A3/7

- Lower Level
- 1,336 SF
- 5 Private Offices
- Large Storage Closet
- \$15/SF Gross

Traffic Count

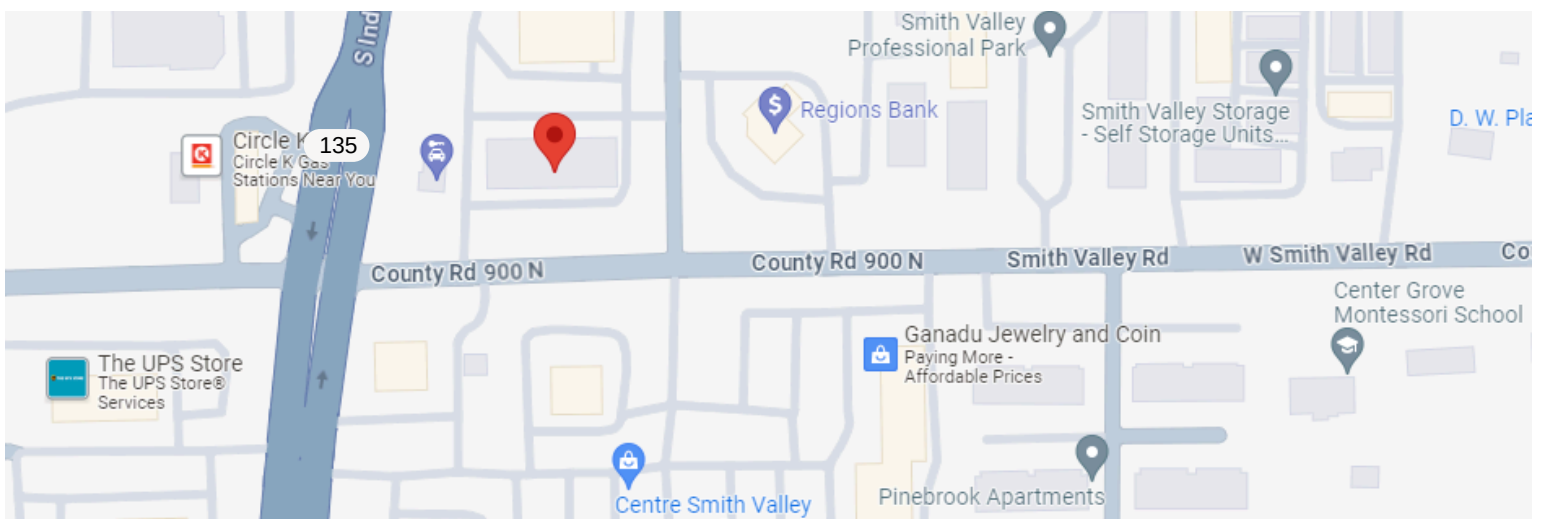
- West Smith Valley Road and State Road 135: 34,616 vehicles daily



LOCATION OVERVIEW

Enviably Location: Our building is strategically located amidst the vibrant retail, dining, and professional offices of the Center Grove area. Benefit from high visibility and foot traffic, ensuring maximum exposure for your business. Join a thriving community of businesses and position yourself for success in this prestigious locale.

Don't miss this unparalleled opportunity to secure your spot in one of Center Grove's most coveted locations! Contact us today to schedule a viewing and take the first step towards elevating your business to new heights.



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