

OFFICE FOR LEASE



1700 W SMITH VALLEY ROAD
GREENWOOD, IN 46142

Monthly Rent \$650/SF

Prime Office Suites Available for Lease in Center Grove Area

Looking for the ideal space to grow your business? Suite A3 at 1700 West Smith Valley Road offers a private, flexible office environment in the heart of Center Grove, just off the busy intersection of State Road 135 and Smith Valley Road.

Suite A3 - Lower Level Haven

Located on the lower level (no elevator access), the newly configured 420 SF - Suite A3 provides a quiet and productive setting. Featuring a spacious open office/waiting area and one private office. This layout is perfect for small professional users seeking a quiet, affordable workspace with a clean, efficient floor plan.



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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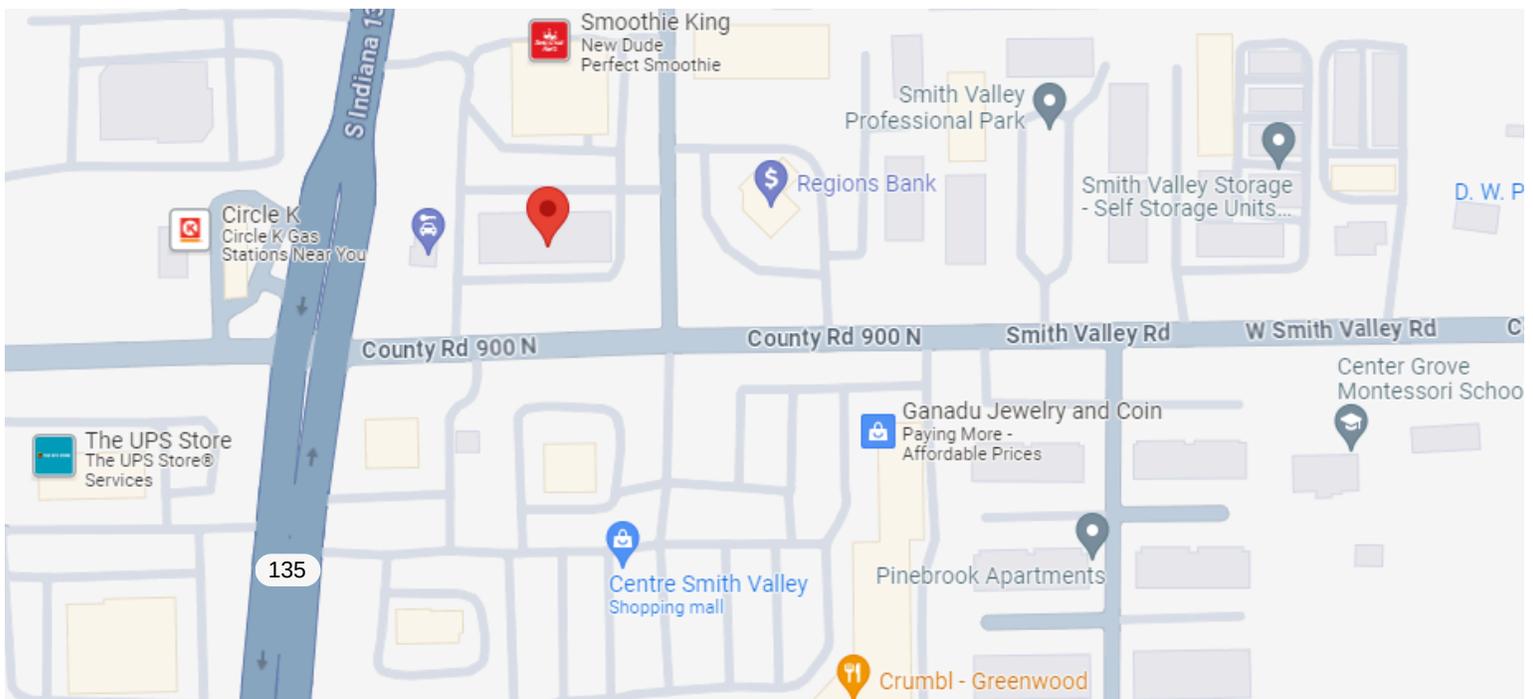
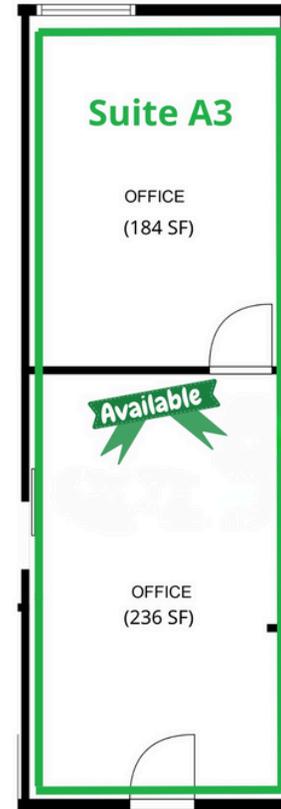


Suite A3 – Lower Level

- Size: 420 SF
- Offices: 1-2 private offices
- Rate: \$650/month
- Lease Type: Gross
 - Tenant is responsible for Internet and phone services.

Location Overview

Suite A3 is located at the intersection of Smith Valley Road and State Road 135, in the heart of Greenwood’s premier retail and professional corridor. The property offers high visibility with over 34,600 vehicles passing daily and abundant surface parking. Tenants benefit from nearby restaurants, banking, and services, as well as a professional, well-maintained multi-tenant office environment. Quiet lower-level offices and flexible layouts make this suite ideal for solo professionals, small businesses, and growing teams.



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