

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 to Three office suites are now available for lease at 1700 West Smith Valley Road, situated at the busy intersection of State Road 135 and Smith Valley Road in the Center Grove business area.

Suite A3 – Lower Level Haven

Nestled on the lower level (no elevator access), Suite A3 offers privacy and tranquility for your business endeavors. With three to four generously sized private offices and a large storage closet, this 918 SF 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.

Suite A – Compact Comfort

Ideal for solo professionals or small operations, Suite A is a 238 SF lower-level suite that delivers efficient use of space in a peaceful setting (no elevator access). This suite can be created by demising Suite A3, offering flexibility for tenants seeking a smaller footprint. Whether used as one spacious office or divided into two private work areas, it also includes access to a large shared storage area—making it a smart and adaptable option in a prime location.

Suite A9 – Open & Adaptable

Located on the lower level (no elevator access), Suite A9 offers 418 SF of flexible, open office space—ideal for a collaborative team environment, creative workspace, or customizable layout. With its spacious design and quiet setting, this suite provides the freedom to tailor your work area to suit your business needs.



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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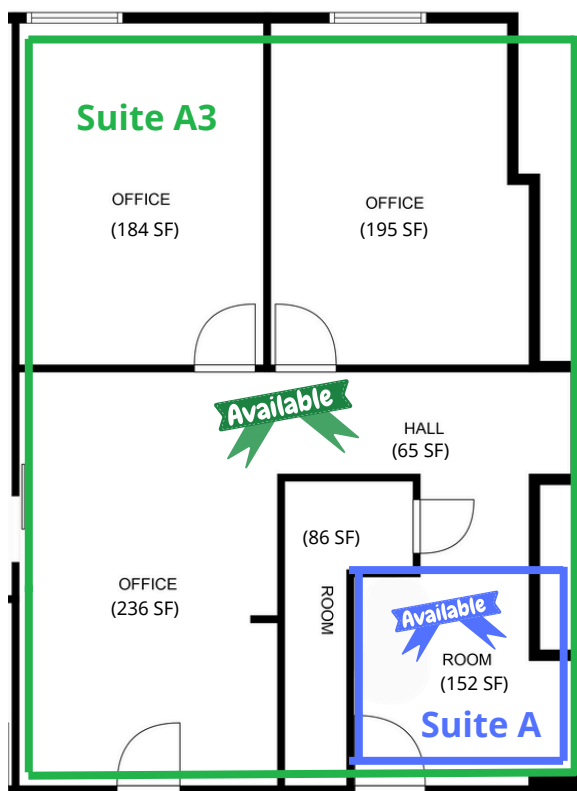


Suite A3

- Lower Level
- 918 SF
- 3-4 Private Offices
- Large Storage Closet
- \$15/SF Gross

Suite A

- Lower Level
- 152 SF
- Private Offices
- Large Storage Closet



Suite A9

- Lower Level
- 418 SF
- Large open office space
- \$15/SF Gross



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LOCATION & PROPERTY OVERVIEW

Prime Center Grove Location

Situated at the intersection of Smith Valley Road and State Road 135, this high-visibility property sits in the heart of Greenwood's premier retail and professional corridor.

High Traffic & Signage Exposure

Benefit from over 34,600 vehicles passing daily—offering exceptional signage opportunities and brand visibility.

Professional Business Environment

Join a well-maintained, multi-tenant office building surrounded by an established mix of medical, financial, retail, and service-based businesses.

Walkable Amenities

Tenants enjoy nearby access to restaurants, banking, and personal services—perfect for both employees and clients.

Convenient Access & Parking

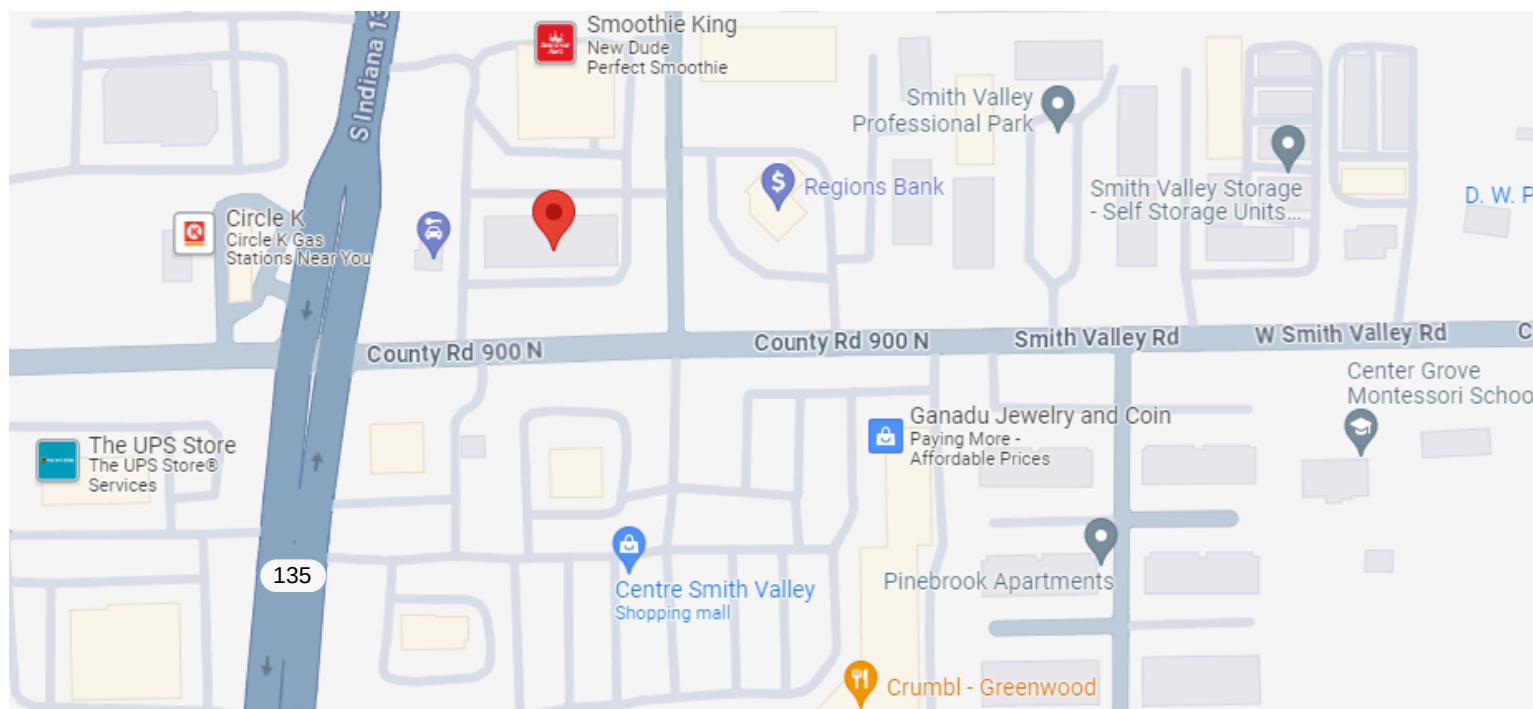
Easy ingress/egress from both major roads, plus abundant surface parking for tenants and visitors.

Flexible Suite Options

Offering a variety of suite sizes and layouts—including quiet lower-level offices—ideal for solo professionals, small businesses, and growing teams.

Prestigious Presence

An excellent opportunity to position your business in one of Greenwood's most desirable commercial areas.



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