

OFFICE SPACE FOR LEASE



435 EAST MAIN STREET

GREENWOOD, INDIANA 46143

**Rental Rate Starts
at \$14/SF - NNN**

Three Office Suites Available – Secure Yours Today!

Don't miss your chance to establish your business in the historic Polk Place office building, ideally located on Main Street in the heart of Old Town Greenwood. With only three suites remaining, this is a rare opportunity to work in a space that seamlessly blends modern amenities with timeless historic charm.

Conveniently positioned just minutes from I-65, Polk Place offers an easy commute while placing you in the vibrant and walkable downtown district.

For a limited time, take advantage of our introductory rate of just \$14 per square foot—an incredible value for a prestigious address in this highly sought-after location.

Elevate your business in a setting that inspires success. Schedule a tour today and discover the unmatched potential of these exceptional office suites.

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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MORGAN MATHAUER

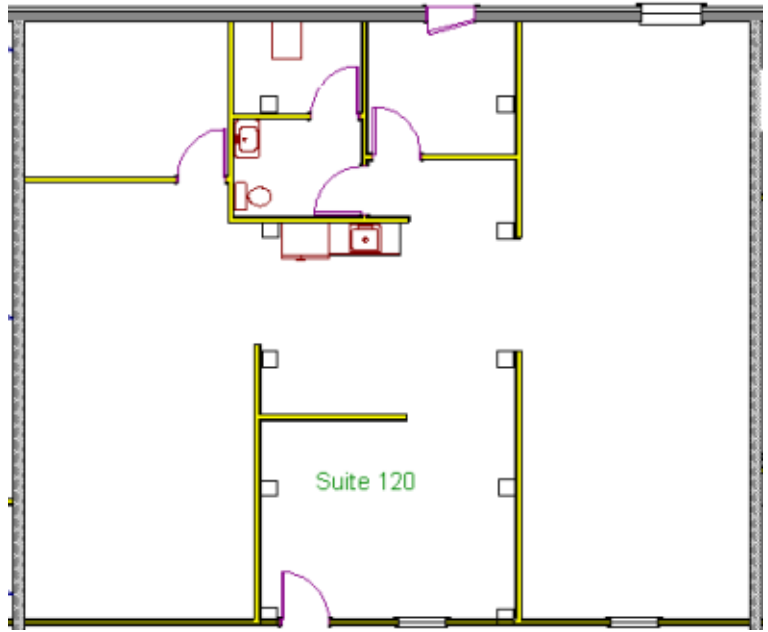
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48 N Emerson Avenue, STE 300,
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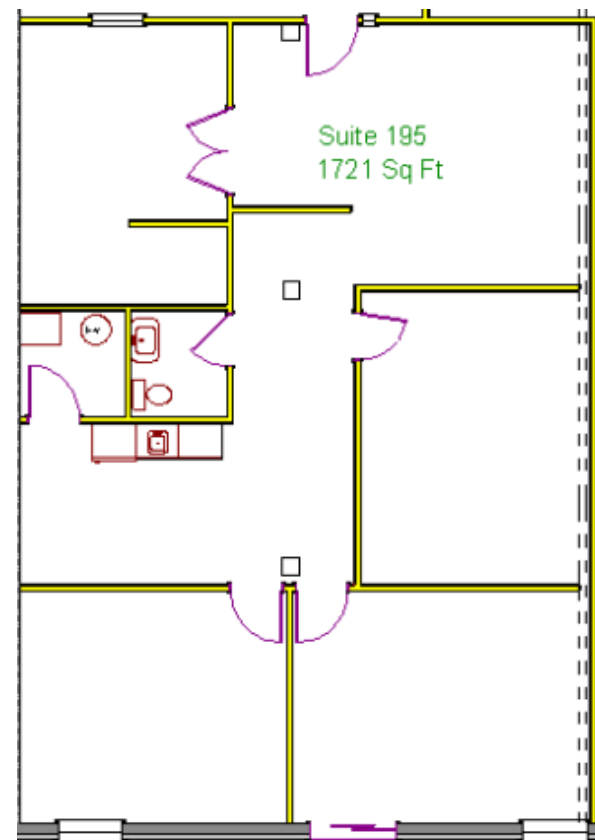
Suite 120

- Size: 2,034 SF
- 5 private offices
- Open area
- Small break room
- 1 private restroom
- Beautiful space ready for occupancy August 1, 2025
- Asking Price: \$14.00/SF (NNN)



Suite 195

- Located on the first floor
- Square Footage: +/- 1,721 SF
- 3 Offices
- Conference room
- Waiting Area
- \$14.00/SF (NNN)



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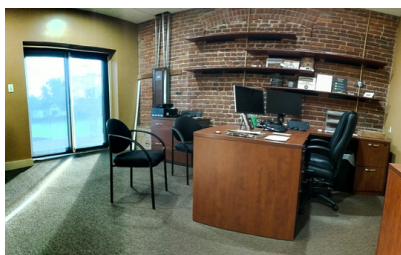
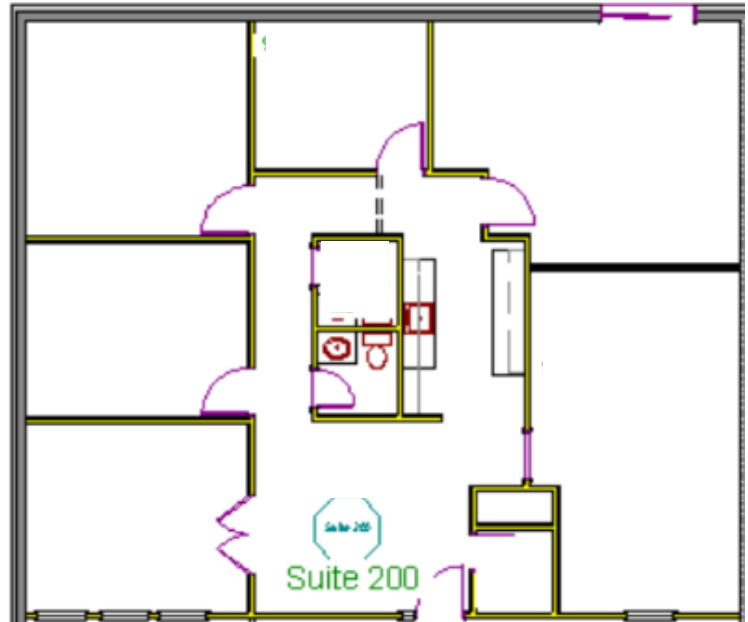
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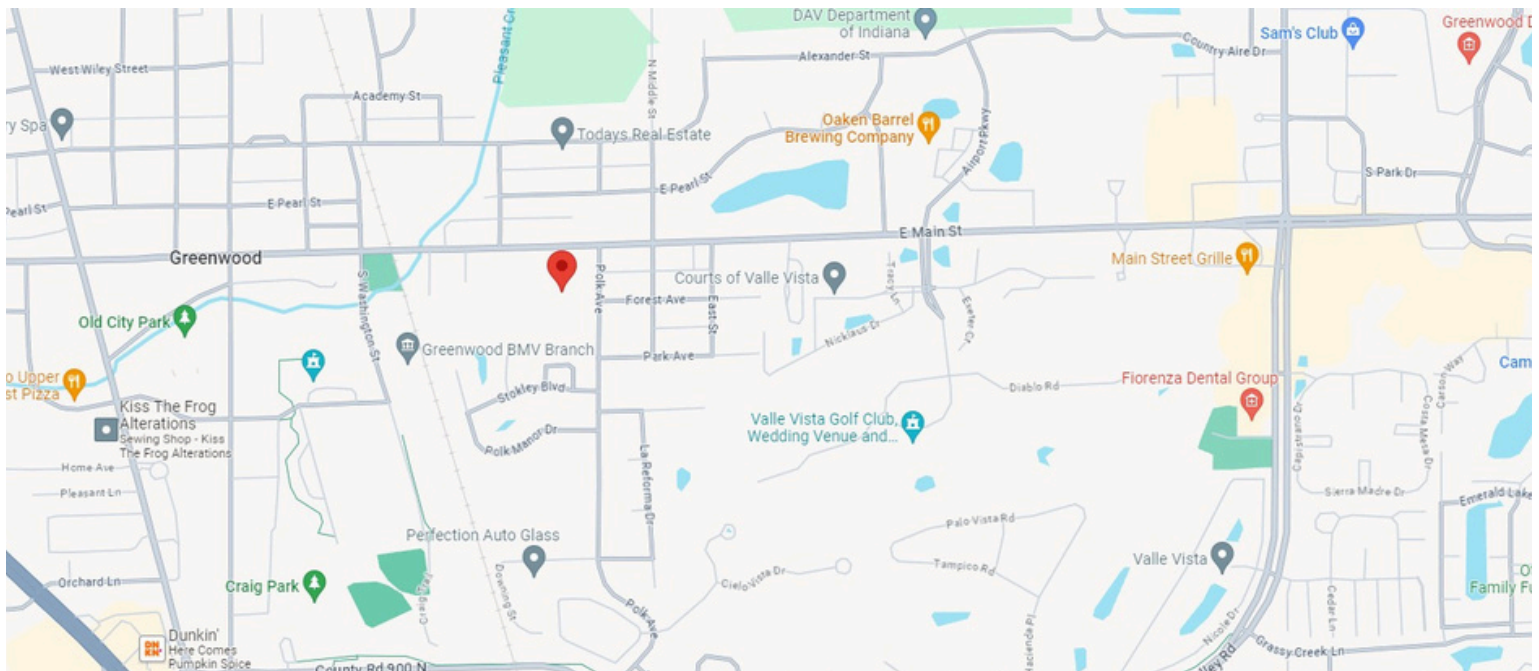
Suite 200

- Size: 2,034 SF
- Welcoming reception area
- 6 private offices
- Open area
- Walk through kitchenette
- 2 private restroom
- Beautiful space ready for occupancy August 1, 2025
- Asking Price: \$14.00/SF (NNN)



LOCATION OVERVIEW

Located just off East Main Street connecting Greenwood and I-65.



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