

OFFICE SPACE FOR LEASE



165 S. Madison Avenue
GREENWOOD, INDIANA 46142

\$1,800 - \$2,400/mo NN

Historic Charm + Prime Location

Don't miss your opportunity to secure a prime office suite in the heart of Greenwood's thriving downtown business district! Located near the highly visible corner of Main Street and Madison Avenue—truly the midpoint of Greenwood—this historic building offers both charm and modern functionality with 4 spacious suites, each approximately 1,500 sf.

2 of the suites are thoughtfully finished with a clean, contemporary design—move-in ready for your business. The remaining 2 suites are in shell condition, providing a blank canvas for a custom buildout to perfectly suit your unique needs.

Surround yourself with vibrant, locally owned establishments such as Revery, Vino Villa, Coffeehouse Five, and many others. With high walkability, excellent visibility, and an unbeatable location, this is a rare opportunity to join a dynamic and growing downtown community that continues to attract professionals, creatives, and entrepreneurs alike.

FOR LEASE:

- **Suite A: 1st floor fully renovated 1,500 square feet: \$2,400/mo plus NN**
- **Suite B: 1st floor ready for build out 1,500 square feet: \$2,000/mo plus NN**
- **Suite C: 2nd floor fully renovated 1,500 square feet: \$2,200/mo plus NN**
- **Suite D: 2nd floor ready for build out 1,500 square feet: \$1,800/mo plus NN**

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.

TERESA HARWOOD, CCIM

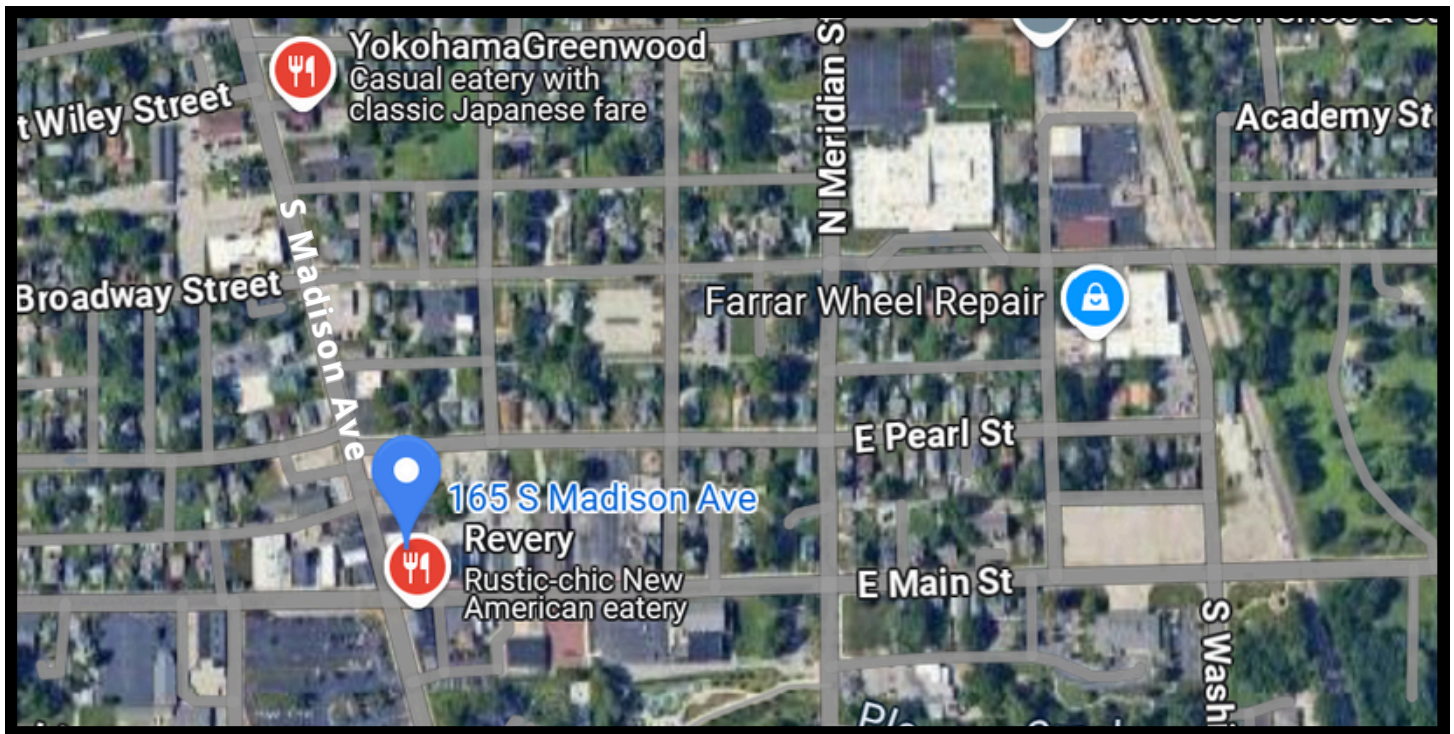
Cell: 317.354.5236
tharwood@kw.com

MORGAN MATHAUER

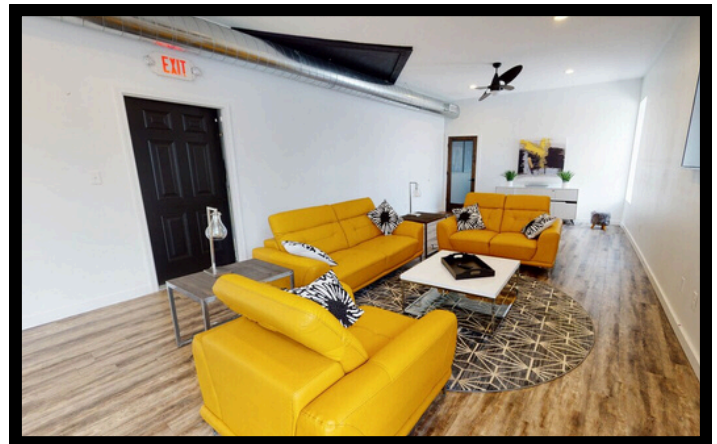
Office: 317.455.8111
Cell: 765.318.8053
mmathauer@kw.com

48 N Emerson Avenue, STE 300,
Greenwood, IN 46143 - United States
www.harwoodcommercialgroup.com

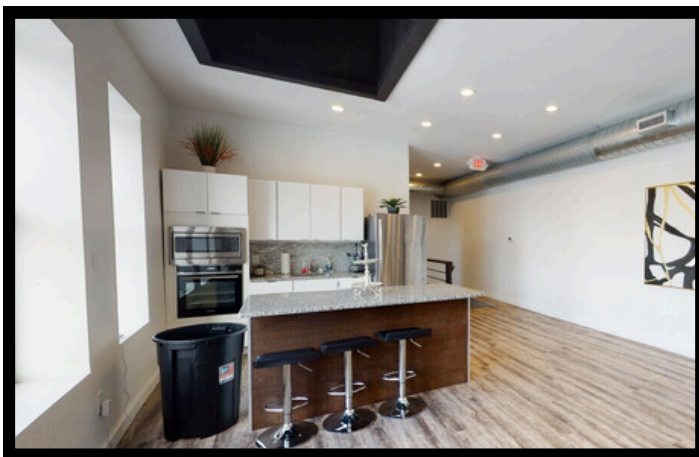




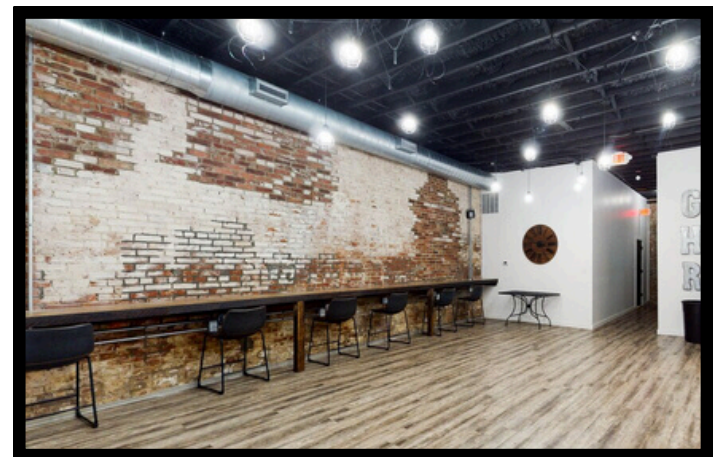
Suite A Lobby



Suite C Open area



Suite C Kitchen



Suite A Open area



TERESA HARWOOD, CCIM

Cell: 317.354.5236
tharwood@kw.com

MORGAN MATHAUER

Office: 317.455.8111
Cell: 765.318.8053
mmathauer@kw.com

48 N Emerson Avenue, STE 300,
Greenwood, IN 46143 - United States
www.harwoodcommercialgroup.com