

OFFICE SPACE FOR LEASE



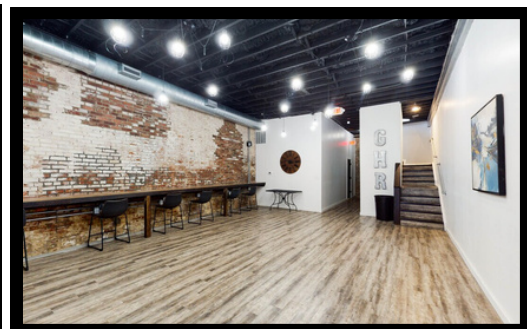
165 S. Madison Avenue
GREENWOOD, INDIANA 46142

\$2,500/mo + \$250 OpEx.

Historic Charm + Prime Downtown Office Space

Don't miss this opportunity to secure a 1,500 SF office suite in the heart of Greenwood's vibrant downtown! Located near the highly visible corner of Main Street and Madison Avenue, this second-floor suite (no elevator) is ready for tenant-selected buildout, offering a blank canvas to create your ideal office.

Surrounded by popular local establishments like Revery, Vino Villa, Coffeehouse Five, and more, the space combines excellent visibility, high walkability, and a dynamic downtown environment attracting professionals and entrepreneurs alike.



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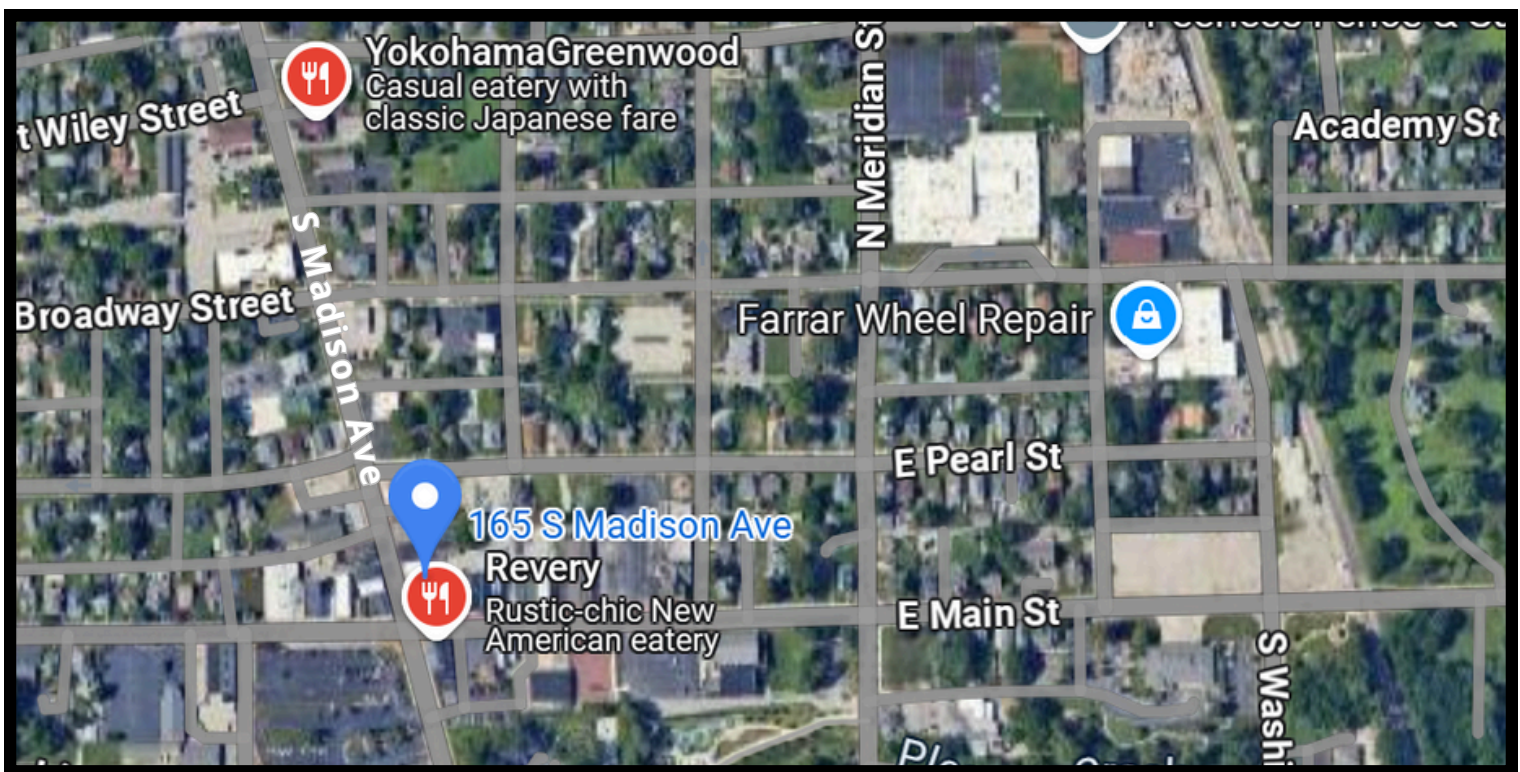


Property Highlights

- 1,500 SF second-floor office suite (no elevator)
- Tenant-selected buildout and finishes
- High visibility at Main Street & Madison Avenue
- Flexible layout for office or professional use
- Surrounded by popular local businesses and restaurants
- Vibrant, walkable downtown environment
- Lease: \$2,500/month + \$250 OpEx

Location Overview

Located in the heart of Greenwood's thriving downtown, this office suite is steps away from restaurants, coffee shops, and locally owned boutiques, providing a dynamic environment for professionals and entrepreneurs. With easy access to Interstates 65 and 465, this location offers convenient connectivity to the greater Indianapolis area while maintaining the charm and energy of downtown Greenwood.



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