

# OFFICE SPACE FOR LEASE



**165 S. Madison Avenue**  
GREENWOOD, INDIANA 46142

**Starting at \$1,990/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 downtown Greenwood. Two suites are available: Suite B on the first floor and Suite D on the second floor (no elevator). Both suites offer tenant-selected buildout, providing flexibility to design your ideal office space.

Located near the highly visible corner of Main Street and Madison Avenue and surrounded by popular local destinations including Revery, Vino Villa, and Coffeehouse Five, this property offers strong visibility, excellent walkability, and a vibrant downtown setting.

## Property Highlights

- Two 1,500 SF office suites available
  - Suite B (First Floor): \$3,250/month + \$250 OpEx
  - Suite D (Second Floor – no elevator): \$1,990/month + \$250 OpEx
- 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



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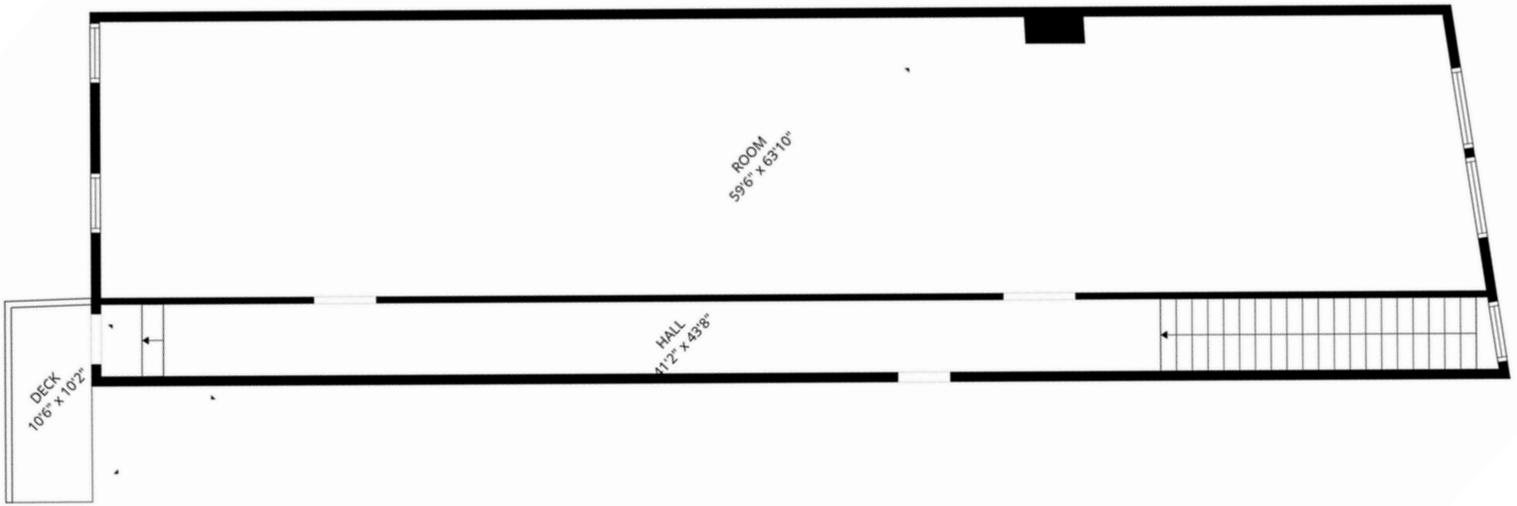
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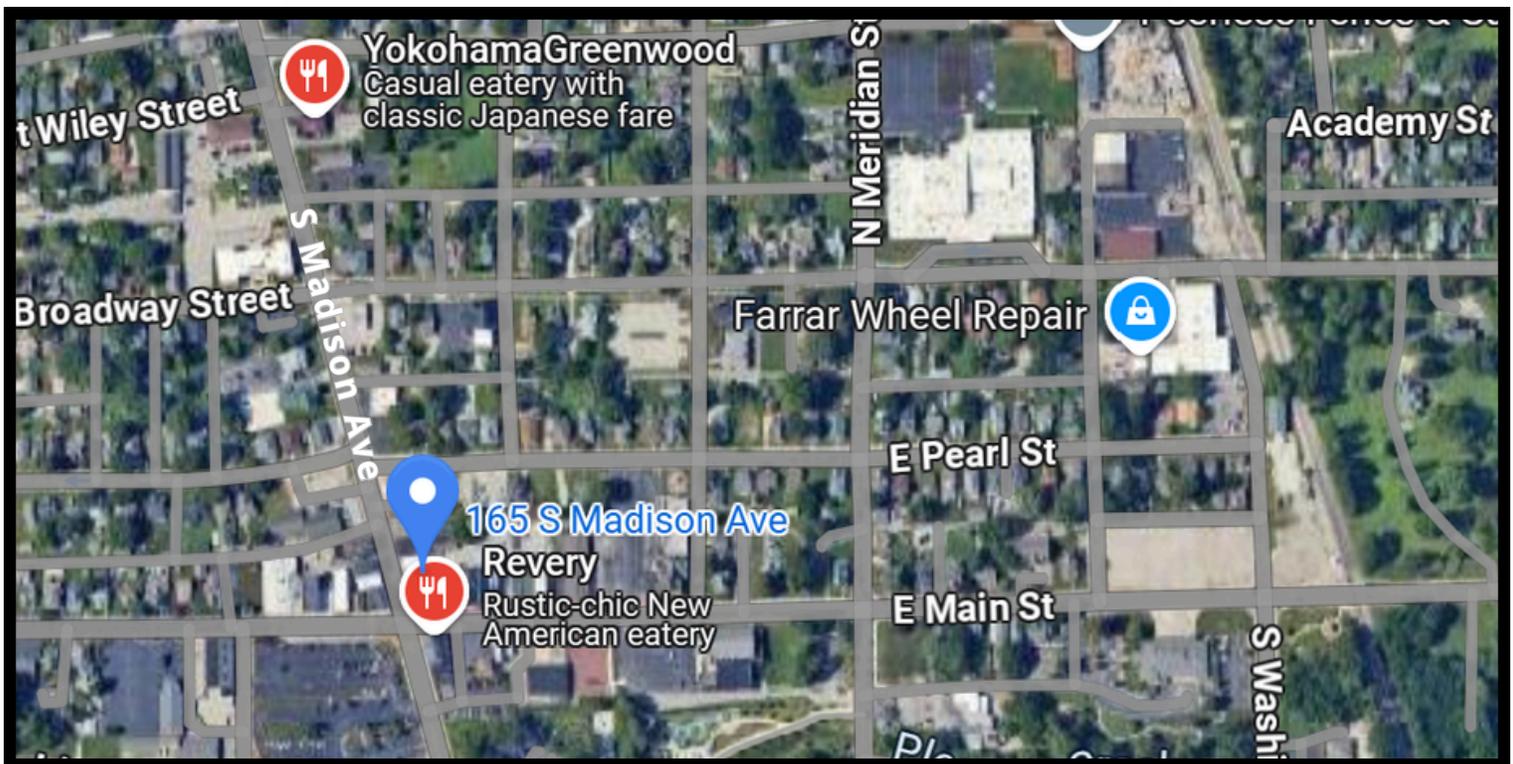


## Suite D Floor Plan



## 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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