FOR LEASE

1499 Windhorst Way, Greenwood, IN 46143

OFFICE SPACE FOR LEASE

JOSIE LAVEY
Senior Broker – Merrill Property Group
P: 270-804-2473
josie@merrillpropertygroup.com



OFFERING SUMMARY

LIST PRICE:	$22.00/SF Full Service
BUILT/RENOVATED:	1991 / 2019
ZONING:	IC
BUILDING SIZE:	36,302 SF
AVAILABLE:	1,965 SF
USES:	Professional Office

PROPERTY OVERVIEW

Located within South Park Business Center in Greenwood, 1499 Windhorst Way is a two-story, multi-tenant office building offering excellent visibility from I-65 and South Park Drive. The property features an updated exterior façade, renovated common areas, modernized restrooms, spacious lobby, and refreshed landscaping. With convenient interstate access and a professional office environment, the building is well-suited for a variety of office users.

PROPERTY HIGHLIGHTS

- Excellent visibility from I-65 and South Park Drive
- Convenient access to I-65 and surrounding Greenwood amenities
- Renovated common areas, including lobby, hallways, and restrooms
- Updated exterior façade, landscaping, and walkways
- Two-story, multi-tenant office building
- Flexible office layouts to accommodate various business needs
- Ample surface parking
- Water bottle filling stations in common areas

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.

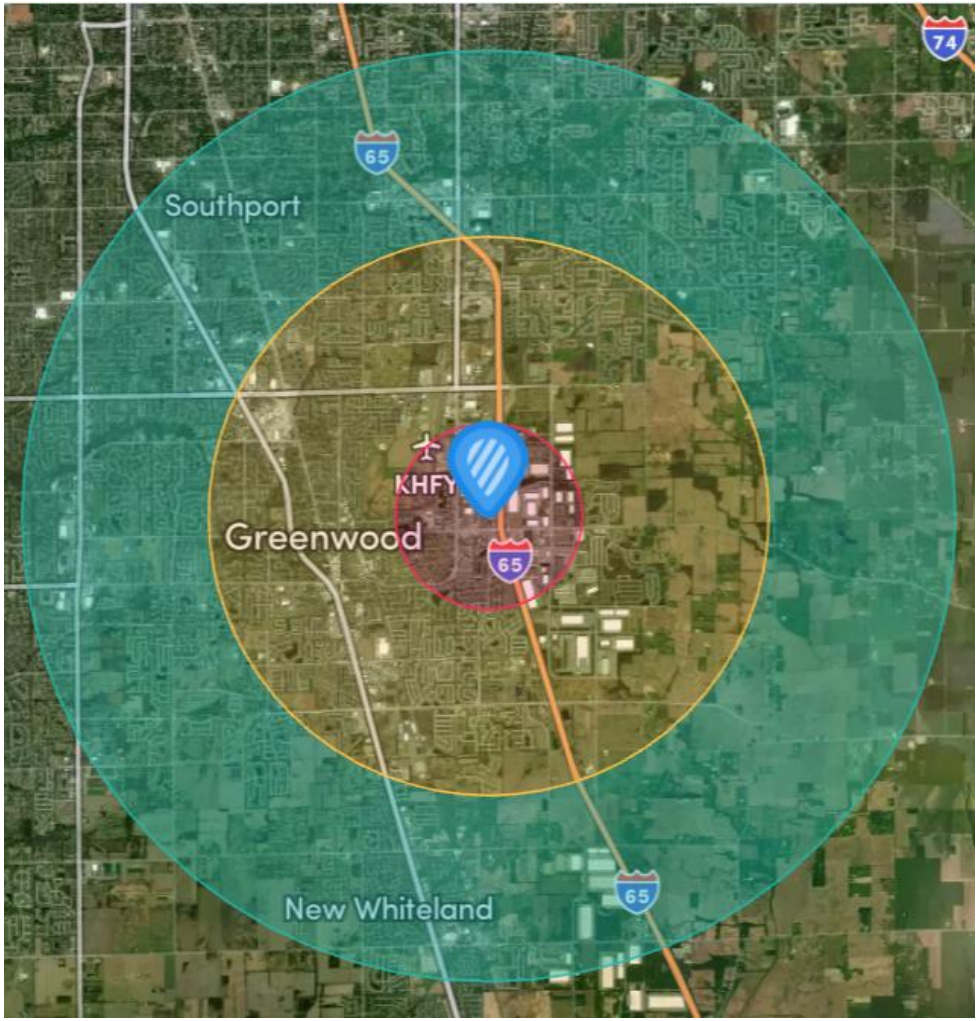
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,522	30,784	75,187
Female	2,632	33,348	79,686
Total Population	5,154	64,132	154,873

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	819	12,822	31,262
Ages 15-24	604	8,023	20,103
Ages 25-54	2,221	25,883	61,292
Ages 55-64	605	6,752	16,952
Ages 65+	906	10,651	25,265

Income	1 Mile	3 Miles	5 Miles
Median	$78,200	$78,500	$83,500
< $15,000	186	1,430	3,011
$15,000-$24,999	169	1,491	3,007
$25,000-$34,999	159	1,954	4,021
$35,000-$49,999	199	2,880	6,475
$50,000-$74,999	490	5,058	11,682
$75,000-$99,999	380	4,296	9,870
$100,000-	548	4,844	11,406
$150,000-	222	1,933	4,948
> $200,000	101	1,583	5,051

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,618	26,900	62,476
Occupied	2,455	25,470	59,470
Owner Occupied	1,020	14,518	38,388
Renter Occupied	1,435	10,952	21,082
Vacant	163	1,429	3,007

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