

SIGNATURE BUILDING

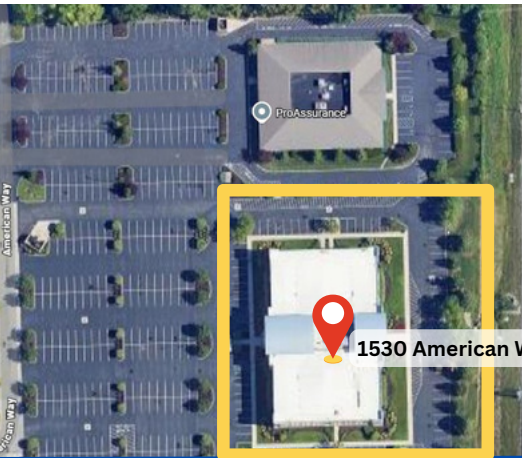
1530 American Way, Greenwood, IN 46143

SUITES 100 & 130 - (2) SPACES AVAILABLE - SUB LEASE

5,765 SF = DIVISIBLE



\$28.50/SQ FT - FULL SERVICE



ABOUT THE PROPERTY

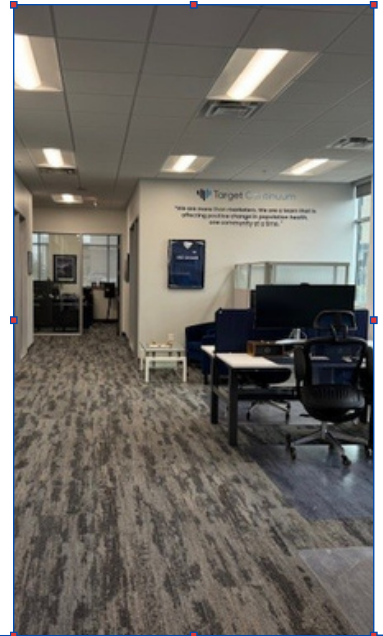
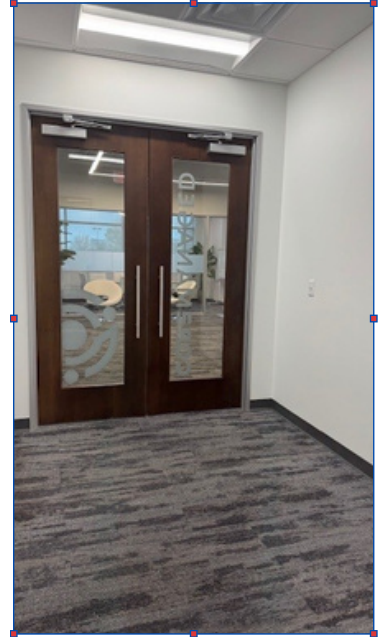
- Sub-Lease or Direct Lease Options Available
- 1,580 SF of Shared Space
- 45,000 SF Office Building
- Easy Access to I-65
- Highly Visible Signage Opportunities on heavily traveled I-65
- 20 Minutes from Downtown Indianapolis

PROPERTY FEATURES

- High Quality Finishes Throughout
- Abundant Parking Features 284 Surface Spaces (6.25/1,000 SF ratio)
- Multiple Dining and Retail Options Nearby
- Multiple Hotels, Banks & Gas Stations Nearby
- Fixtures, Furniture & Equipment Negotiable

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OFFERING SUMMARY:

Description: 7,345 SF Office Space
1,580 Shared Space
5,765 Available

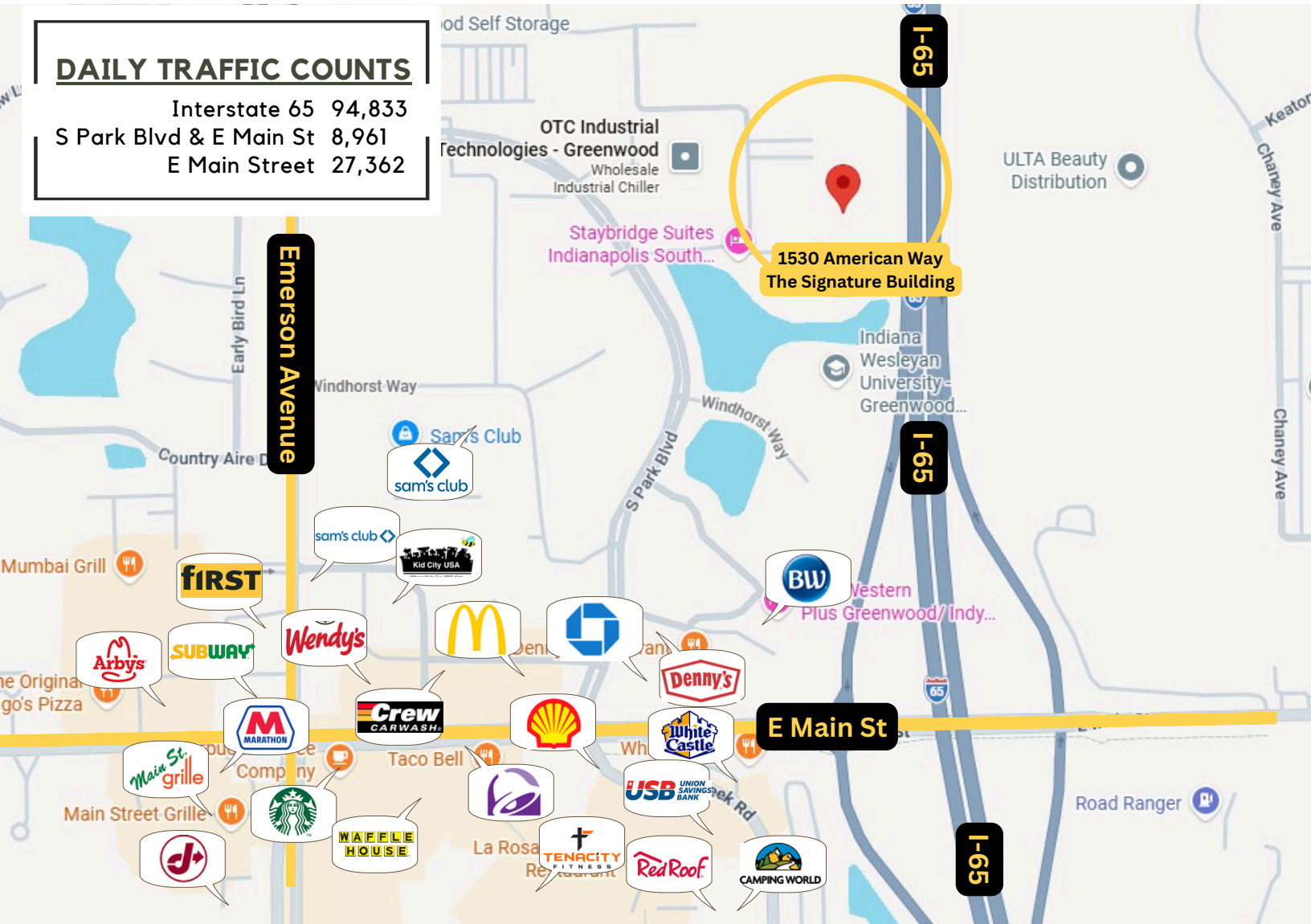
<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
100	Target Continuum	3,774 sq ft
130	Core Managed	1,991 sq ft
Shared Space	Common Area	1,580 sq ft

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DAILY TRAFFIC COUNTS

Interstate 65 94,833
S Park Blvd & E Main St 8,961
E Main Street 27,362



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	5,855	63,498	146,404
HOUSEHOLDS	2,870	25,956	57,307
median HH income	\$65,407	\$77,554	\$82,904
average AGE	39.2	36.8	36.7