

WILLOWBROOK IV

4701 N. Keystone Ave., Indianapolis, IN 46205

FOR LEASE



PROPERTY HIGHLIGHTS

- 80,465 SF Class B office building
- Asking rate \$16.50 PSF/FS
- Newly renovated
- Multiple suites available
- Flexible office layouts
- Conference room and training room available at no cost to tenants



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PROPERTY DESCRIPTION

Willowbrook IV is a Class B, multi-tenant office building strategically located along the highly visible North Keystone Avenue corridor in Indianapolis. The property offers convenient access to Downtown Indianapolis, Broad Ripple Village, Midtown Indianapolis, and major transportation routes. Originally constructed in 1970, the building has undergone significant capital improvements, including renovations completed in 2021-2022, creating a modernized and professional office environment for tenants. The asset features strong occupancy, flexible floor plans, abundant parking, upgraded building systems, and excellent signage opportunities, making it attractive for both investors and office users.

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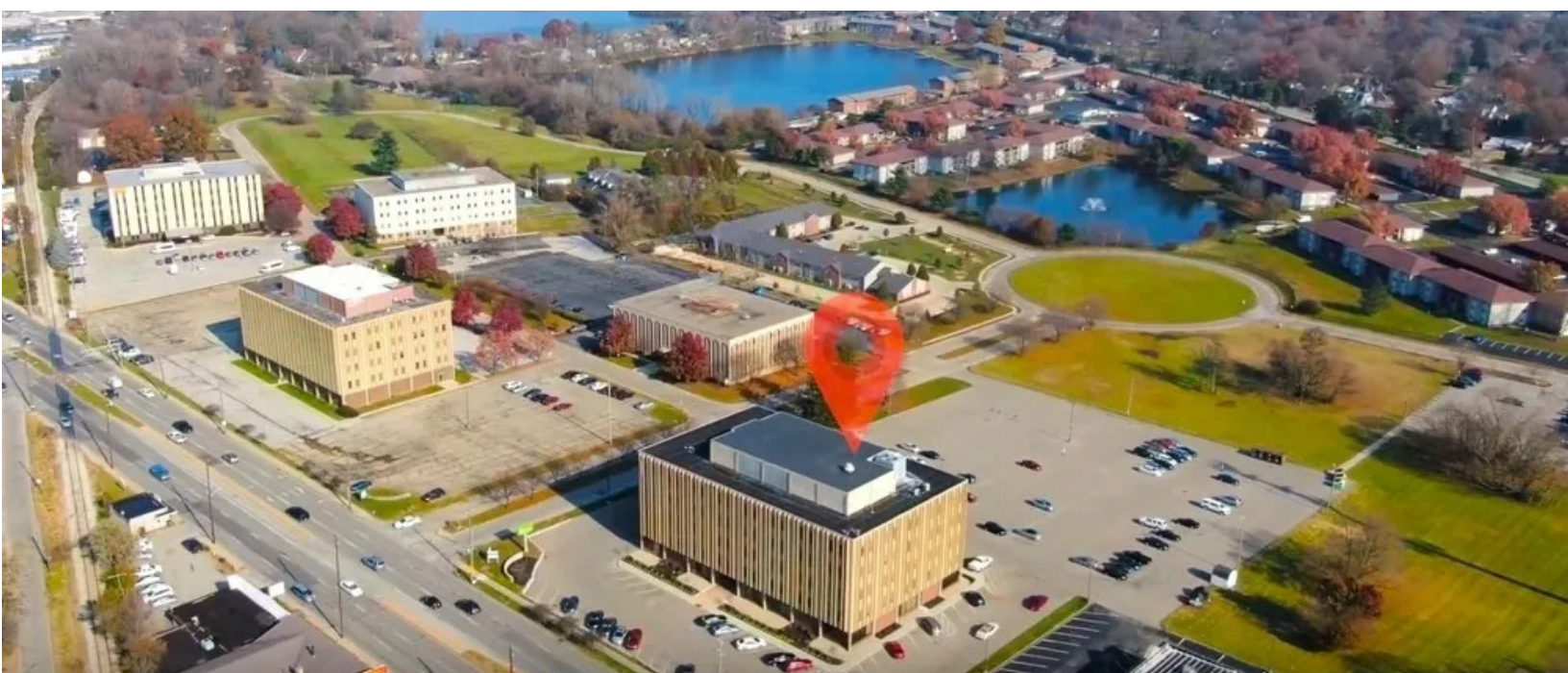
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 222-250	Available	1,308 - 3,731 SF	Full Service	\$16.50 SF/yr	Min Divisible 1,308 SF
Suite 402	Available	2,229 SF	Full Service	\$16.50 SF/yr	-
Suite 420	Available	1,008 SF	Full Service	\$16.50 SF/yr	-
Suite 475	Available	7,956 SF	Full Service	\$16.50 SF/yr	Coming Soon

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LOCATION DESCRIPTION

Minutes from Broad Ripple Village, one of Indianapolis' premier dining, entertainment, and retail destinations.

- Easy connectivity to Downtown Indianapolis and surrounding employment centers.
- Highly visible frontage along a major commuter corridor with strong daily traffic counts.
- Accessible to public transportation and nearby neighborhood amenities.

Ideal for: Professional services firms, nonprofits, healthcare administration, government agencies, legal offices, corporate headquarters, and general office users seeking a central Indianapolis location.

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