

MNM

Market. Negotiate. Maximize.

COMMERCIAL CONNECTIONS

zickler
ASSOCIATES**LEASE RATE**
\$2,835/MO
MODIFIED GROSS

Flexible Executive Office Suite Available

IMMEDIATE AVAILABILITY**1637 W COUNTY LINE RD STE D
GREENWOOD, INDIANA 46142**

Professional Office Space for Lease

Position your business in this well-appointed 2,496 square foot Class B office suite in the desirable Stonegate Office Building on Greenwood's busy County Line Road. Designed for functionality and professionalism, the suite offers a welcoming reception area, six private offices, a spacious open work area, two kitchenettes, two private restrooms, and dedicated storage/workroom space to support a variety of office users.

The flexible floor plan is ideal for medical, legal, financial, insurance, real estate, consulting, or other professional office operations. Exterior signage opportunities provide additional visibility for your business, while the modified gross lease offers straightforward occupancy costs.

Available for occupancy beginning July 2026, this suite combines a highly accessible location with a professional business environment, making it an excellent opportunity for companies seeking quality office space in Greenwood.

Available July 2026.

PROPERTY HIGHLIGHTS



- Reception area
- Six Private Office Suites



- Large Open Work space or Conference Room



- Kitchenette
- Coffee bar



- 2 Private Restrooms



- Tons of Natural Lighting



- Exterior Signage Available



- Available for immediate occupancy w/ 3+ year lease term preferred



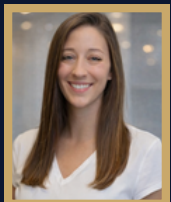
- Modified Gross Lease \$2,835/month



- Building Unlocked 8:00 AM - 5:00 PM for Guests



- Minutes to SR-135 Surrounded by Restaurants & Amenities

**MORGAN MATHAUER
BROKER**

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**RYAN E. ZICKLER**

Co-Founder and Principal/Managing Broker

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SUITE D

1637 W COUNTY LINE ROAD,
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SIZE: 2,496 SF



**BEAUTIFUL SPACE READY
FOR IMMEDIATE OCCUPANCY**



ASKING PRICE:

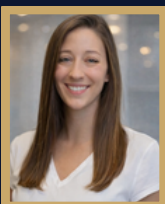
\$ 2,835 / Month

Modified Gross



IDEAL FOR

- ✓ Professional Office
- ✓ Medical / Wellness
- ✓ Creative Studio
- ✓ Boutique Service Use



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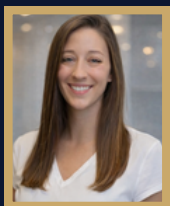
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FLOORPLAN



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