

# WILLOWBROOK II

4755 Kingsway Dr., Indianapolis, IN 46205

FOR LEASE



## PROPERTY HIGHLIGHTS

- Property provides excellent value, easy access, & outstanding visibility on one of the main thoroughfares through the city
- New building façade & common areas -- fresh, new finishes
- Full floor available, as well as spec suite
- New carpet, paint & cove base throughout
- Building signage available w/ ample parking
- Fortitude Fitness located in building & offering discount to tenants

## OFFERING SUMMARY

Lease Rate:	\$13.00 - 15.50 SF/yr (Full Service)
Available SF:	600 - 6,583 SF
Building Class:	B
Building Size:	73,000 SF

**MATT FERGUSON**

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## PROPERTY DESCRIPTION

Great value along N. Keystone Ave. FULL FLOOR AVAILABLE! Fresh, new finishes. An affordable workspace for small business owners & professionals. 80% of the building is occupied. Large conference rooms also available.



## LOCATION DESCRIPTION

Off of North Keystone Avenue - Easy Access! Between Downtown Indianapolis & popular Broad Ripple Village; just minutes to each. Surrounded by several amenities. Keystone Ave. is one of the main thoroughfares through the city.

## EXTERIOR DESCRIPTION

Masonry slab to height is 9 Ft.



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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
LL	Available	600 - 6,000 SF	Full Service	\$13.00 SF/yr
Suite 301	Available	4,151 SF	Full Service	\$15.50 SF/yr
Suite 401	Available	6,583 SF	Full Service	\$15.50 SF/yr
Suite 430	Available	2,171 SF	Full Service	\$15.50 SF/yr

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