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SECOND GENERATION MODERN OFFICE SPACE

17219 FOUNDATION PARKWAY, WESTFIELD, IN 46074-9805

LEASE

OFFICE



LEASE RATE




\$16.00 SF/YR (NNN)

AVAILABLE SF

± 4,721



Located near many major thoroughfares in the center of Westfield, this opportunity to lease recently-vacated second generation modern office space is one that many will want to take advantage of. This offering showcases flexible and easily-accessible space, is well-located near a long list of amenities, is less than ten minutes from any attraction in Westfield or Carmel, and is situated within a multi-tenant building that features on-site management and ownership!

in     #growIndiana

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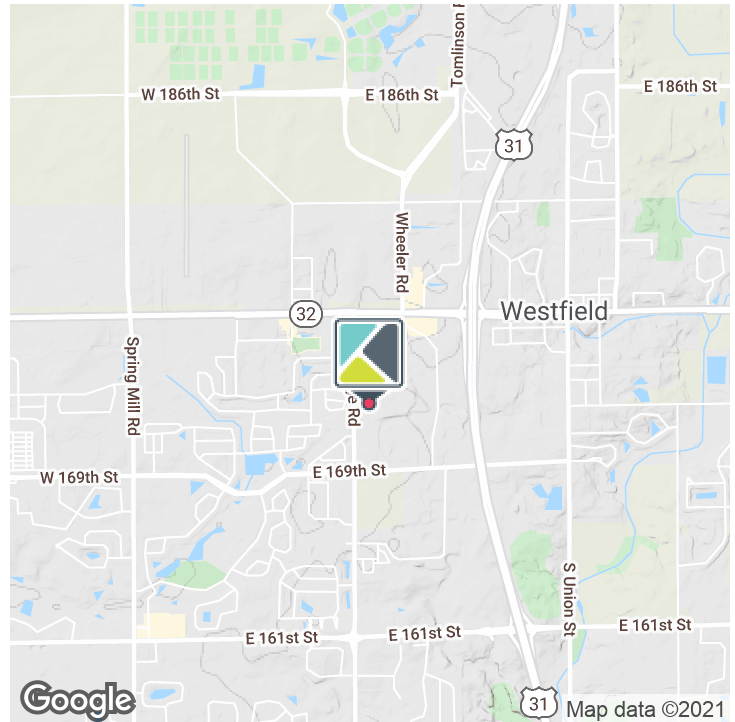
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OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	± 4.445 Acres
Building Size:	± 33,991 SF
Year Built:	2015
Renovated:	2016
Zoning:	PUD
Market:	Indianapolis
Submarket:	Westfield
Traffic Count:	± 4,700

PROPERTY OVERVIEW

Located near many major thoroughfares in the center of Westfield, this opportunity to lease recently-vacated second generation modern office space is one that many will want to take advantage of. This offering showcases flexible and easily-accessible space, is well-located near a long list of amenities, is less than ten minutes from any attraction in Westfield or Carmel, and is situated within a multi-tenant building that features on-site management and ownership!

PROPERTY HIGHLIGHTS

- Flexible Office Space (Wide Open 60' x 60' Office Space, (1) Private Office, (1) Break Room/Lounge, and (1) Storage Room)
- Easy Access to Shared Conference Room, Restrooms, Lobby, and Parking Lot
- Parking Ratio: 1.79/1,000 (Expandable to 3.24/1,000)
- Available Exterior Building Signage
- On-Site Management and Ownership

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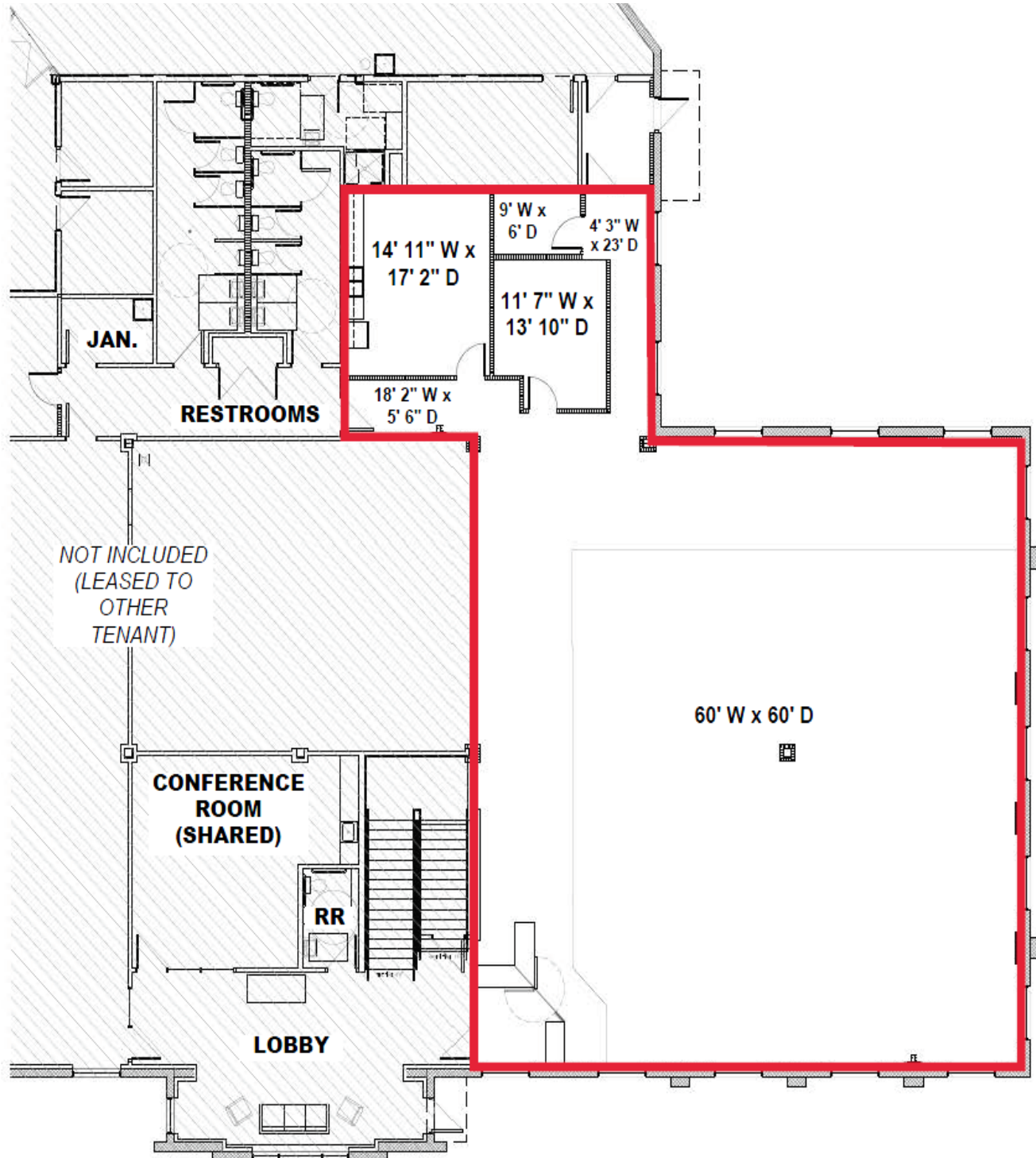
SECOND GENERATION MODERN OFFICE SPACE

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± 4,721 SF OF SECOND GENERATION MODERN OFFICE SPACE	
Address	17219 Foundation Parkway, Westfield, IN 46074-9805
Zoning	PUD (Planned Unit Development District)
Tax Parcel Number(s)	29-09-01-002-001.000-015 (09-09-01-00-02-001.000)
Building Size(s)	± 33,991 SF GBA (± 33,072 SF RBA) (Generally 154' Wide x 140' Deep)
Lot Size(s)	± 4.445 Acres (± 193,624.20 SF)
Building Style(s)	(1) Two-Story Multi-Tenant Office/Industrial (Flex) Building
Construction Type(s) (1st Floor Tenant Space Only)	Exterior Walls - Tilt-Up Concrete Walls; Interior Walls - Stick-Built with Drywall (Painted); Framing - Structured Steel; Flooring - Mix of Vinyl Tile and Unfinished Concrete Slab; Insulation - Fiberglass (Bagged); Ceilings - Acoustical Drop Ceiling Grid Tile
Foundation	Concrete Slab-on-Grade
Site Characteristics	Primarily Rectangular in Shape, Generally Level
Frontage	226.97 Feet on Oak Ridge Road and 525.34 Feet on Foundation Parkway
Roof Type(s)	Flat 45mm TPO Membrane with 1.5" Roof Deck and R-20 PIR Foam Insulation Boards (Roof Slope: 0.25"/12")
HVAC Type(s)	Electric-Forced Heat and Central Air Conditioning
Ceiling Height(s) (1st Floor Tenant Space Only)	Clear Heights - 10' 3" and 10' 4"; Peak Heights (to Deck) - 14' 9"
Utilities	All Public Utilities
Year(s) Built	2015
Township	Washington
Assessed Value	\$3,554,900.00 (2020)
Annual Taxes	\$13,294.26 (2019 Payable 2020)

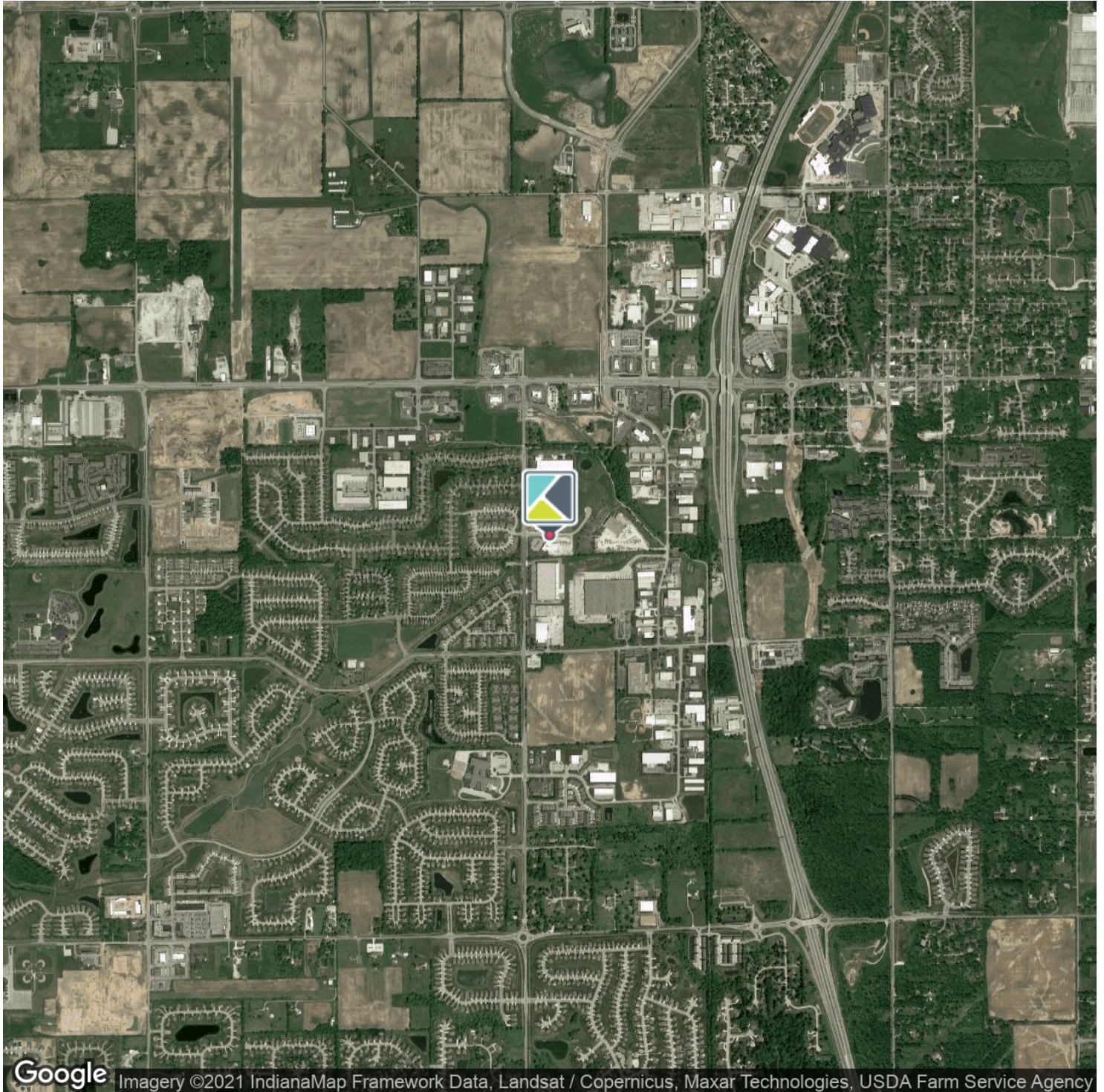
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RESOURCE has become part of **BRADLEY**,
Indiana's largest locally-owned and independent CRE firm.

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WE HAVE MOVED

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[PHOTOGRAPHS - INTERIOR](#)

[PHOTOGRAPHS - EXTERIOR](#)

[PROPERTY DETAIL SUMMARY](#)

[PROPERTY CARDS & REPORTS](#)

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[ZONING INFORMATION & MAPS](#)

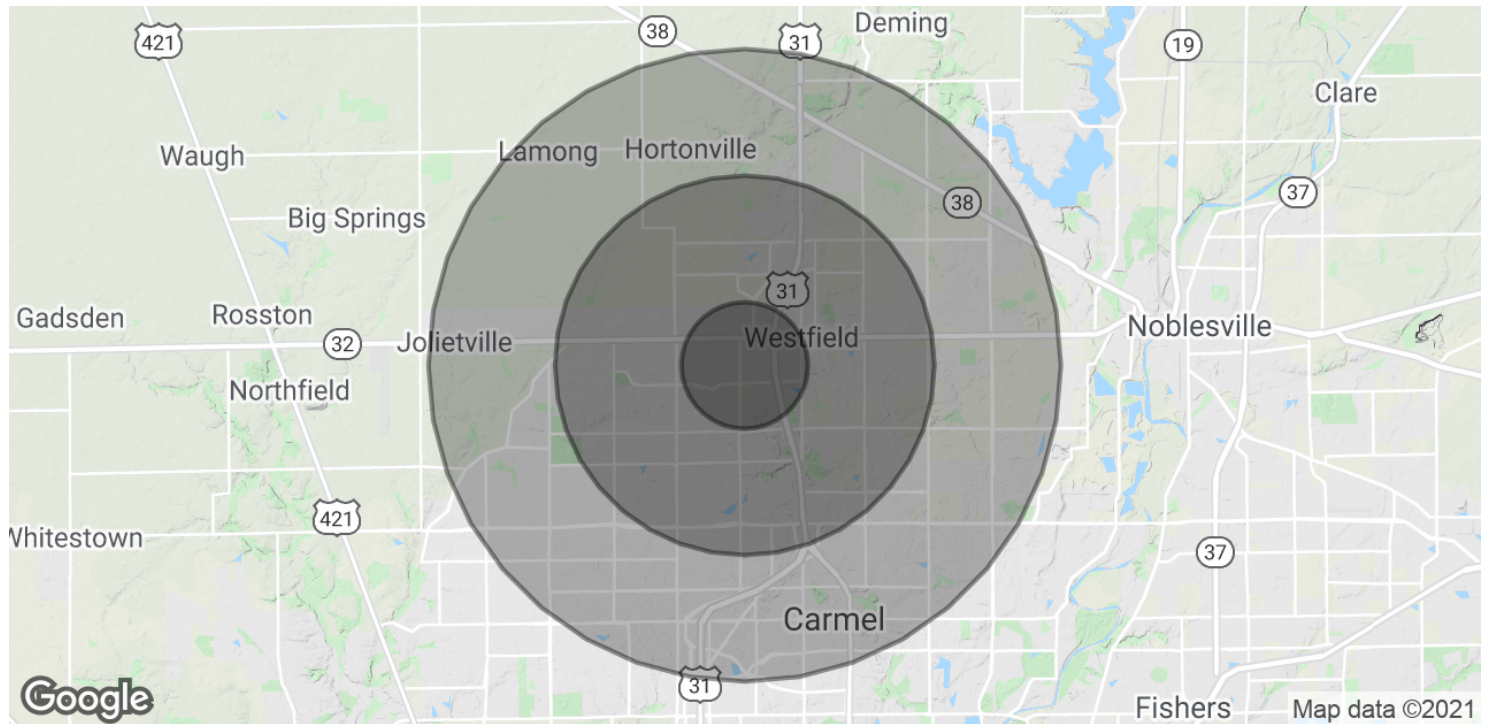
[ADDITIONAL MAPS](#)

[DEMOGRAPHICS & MARKET INFORMATION](#)

[DRAWINGS](#)

SECOND GENERATION MODERN OFFICE SPACE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,098	26,596	71,139
Average age	32.7	34.1	35.7
Average age (Male)	31.0	33.2	34.2
Average age (Female)	33.8	34.8	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,513	9,737	26,013
# of persons per HH	2.7	2.7	2.7
Average HH income	\$74,603	\$93,545	\$103,229
Average house value		\$280,930	\$296,561

* Demographic data derived from 2010 US Census

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