

FOR LEASE OFFICE BUILDING

1987 TROY ROAD | WASHINGTON, IN 47501



LISTING DETAILS

AVAILABLE SF: 7,490 SF
SALE PRICE/SF: \$14.00 / SF MG

- 7,500 SF of Class “A” Office Space Available
- 20 Individual Offices and Large Open Space for Cubes or Collaboration
- Tall Ceilings, Crown Molding, Attention to Detail Throughout
- Excellent Visibility and Accessibility on US 50/150 at Troy Road
- Shared Reception Area with Building Owner/2nd Floor Occupant
- All Masonry Exterior Provides First Class Visuals that are Carried Out Throughout the Interior

TRAFFIC COUNTS

US 50: 7,816 VPD
State Road 57: 8,072 VPD



2021 DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
EST. POPULATION	740	15,217	17,779
AVG. HH INCOME	\$68,641	\$60,822	\$62,460
DAYTIME POP.	750	10,748	12,011

FOR MORE INFORMATION Bob Lindgren | D 317.218.1032 | rlindgren@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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