

# 45,000 Sq. Ft. Office / Flex Space



## Location

Name: Guide Headquarters  
Street: 600 Corporation Dr.  
City/Town: Pendleton  
County: Madison  
Visibility: Interstate visibility

## Description

Total Building SF: 120000  
**Available Square Feet: 45000**  
Lab Space SF: 33300  
Executive Offices: 11  
Executive Conf. Rms: 2  
Standard Conf. Rms: 11  
Cafeteria, Lobby, Reception,  
& general Clerical areas  
Expandable: Yes  
Site Acreage: 20 acres  
# of Floors: 2  
Bldg. Dimensions: 100' x 800'  
Multi-Tenant: Yes  
Former Use: Corp. HQ

## Construction

Yr. Const. - Newest: 2000  
Yr. Const. - Oldest: 2000  
Roof Type: insulated steel  
Exterior Finish: prefinished metal with  
1" glazing  
Sprinklers: 100% wet sprinkled  
Ceiling height: 9'- office  
10'8" - lab  
Truck Docks: 2 with levelers  
5 grade level  
Parking: 395 paved, marked,  
lighted spaces

## Price

Sale Price: Inquire  
Lease Rate: \$14.00/ sf. gross

## Utilities

Electric Provider: Pendleton City  
12,470 V, primary distr. line  
Gas Provider: Vectren  
3" supply @ 2psi

## Broker

Company: Mathewson Willey  
Realty Advisors  
Name: Thomas Willey  
Office: 317-542-3166  
Cell: 317-513-7790  
Email: [tom@mathewsonwilley.com](mailto:tom@mathewsonwilley.com)

## Contact

Company: Corporation for  
Economic Development  
Name: Rob Sparks  
Executive Director  
Address: 2701 Enterprise Dr.  
Suite 100  
Anderson, IN 46013  
765.642.1860  
765.642.0266  
[robspark@cedanderson.com](mailto:robspark@cedanderson.com)

**Notes: Based on term and requirements they are currently offering up to 6 months free rent.**



FOR LEASE

600 Corporation Drive  
**MADISON TRACE BUSINESS CENTER**

Pendleton, Indiana



For More  
Information Contact:

Thomas Willey  
317.513.7790  
[tom@mathewsonwilley.com](mailto:tom@mathewsonwilley.com)

Kurt Mathewson  
317.645.3980  
[kurt@mathewsonwilley.com](mailto:kurt@mathewsonwilley.com)

- ◆ 120,000 SF Class A Office Building - 45,000 SF Available
- ◆ Partially Furnished and Built in 2000
- ◆ 4 Conference Rooms Available, 4,356 SF Dining/Lobby/Reception Area
- ◆ Along I-69, Exit 19, 15 Minutes from Indy
- ◆ 1 Truck Dock with Leveler and 4 Grade Level Doors



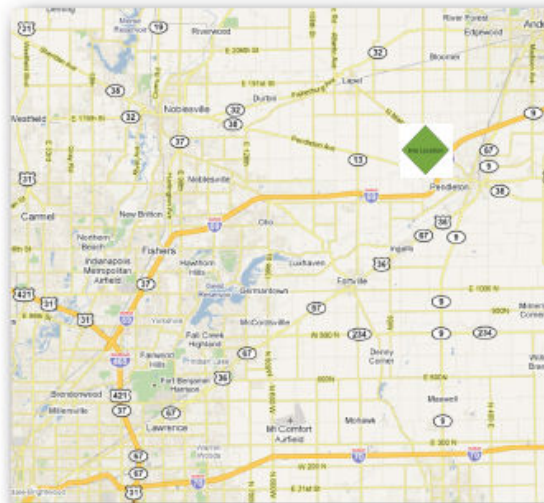
**MATHEWSON  
WILLEY**  
REALTY ADVISORS



For More  
Information Contact:

Thomas Willey  
317.513.7790  
[tom@mathewsonwilley.com](mailto:tom@mathewsonwilley.com)

Kurt Mathewson  
317.645.3980  
[kurt@mathewsonwilley.com](mailto:kurt@mathewsonwilley.com)



9855 Crosspoint Blvd | Suite 148 | Indianapolis, IN | 46256 | 317.542.3166 TEL | 317.542.3174 FAX

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no reservations as to the environmental condition of the property and recommended the lessee's/purchaser's independent investigation.