

FOR LEASE > OFFICE SPACE



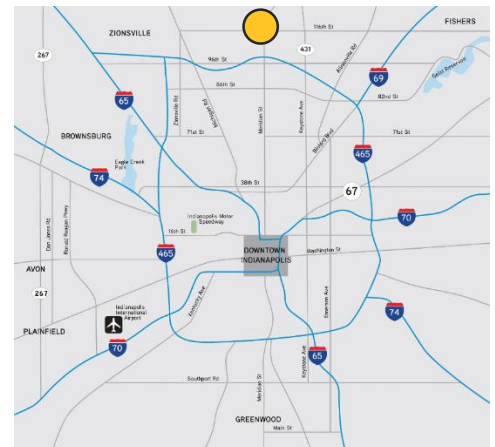
Fidelity Plaza Tower II

11350 N MERIDIAN ST, CARMEL, IN



Property Highlights

- > Excellent north & south bound visibility from Meridian Street
- > Exterior signage available on Meridian Street
- > Walking distance to new development, The Bridges
- > Close proximity to numerous amenities including, retail, restaurants, banking, medical and hotels
- > On-site canteen, offering quick snacks and beverages, located on the 1st floor
- > Interior common area renovations recently completed
- > Extensive window lines around the perimeter of each floor
- > Less than 5 minutes from I-465



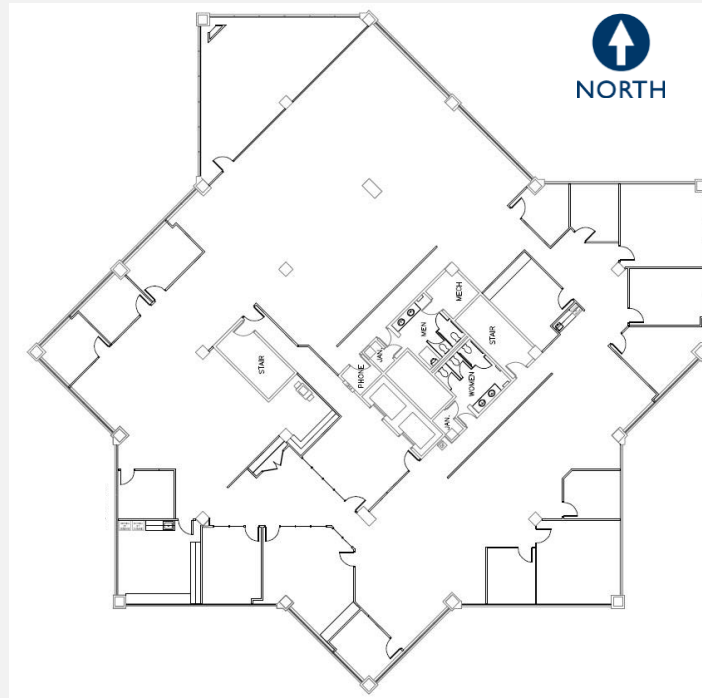
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Floor Plan & Photos (Building)

6th Floor | $\pm 12,631$ SF



Information & Photos (Carmel)

PROPERTY INFORMATION

BUILDING TYPE	Office
TOTAL BUILDING AREA	72,000 SF
NUMBER OF FLOORS	6
TYPICAL FLOOR PLATE	12,361 SF
PARKING	Abundant surface parking conveniently located at both building entrances
HVAC	Provided via roof top units
LEASE RATE	\$17.00 psf Full Service

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,822	58,138	153,498
Households	2,570	22,887	60,715
Average Household Size	1.84	2.51	2.51
Median Age	39.0	39.7	38.6
Average Household Income	\$101,087	\$128,561	\$121,742
Annual Average Daily Traffic:			
N Meridian St	41,852 vehicles		
N Pennsylvania Street	17,250 vehicles		

CITY OF CARMEL AWARDS & RECOGNITIONS

- > 2017 – Best Small City in the U.S. to Raise A Family – SmartAsset
- > 2017 – Best Cities For Families – Carmel voted #4 best in the nation by Apartment List
- > 2017 – Best Place to Live in America – NICHE
- > 2017 - #6 Best Place to Raise a Family in America – NICHE
- > 2017 – Best Town to Raise A Family in Indiana – NICHE
- > 2016 – Bicentennial Green Legacy Community – Sustainable Indiana 2016/IN Bicentennial Commission
- > 2016 – Best Small Cities For Families in America – NerdWallet
- > 2016 – Carmel named #1 Safest City to Raise A Child – SafeWise
- > 2016 – Carmel becomes an “Indiana Bird Town”



Carmel Arts & Design District



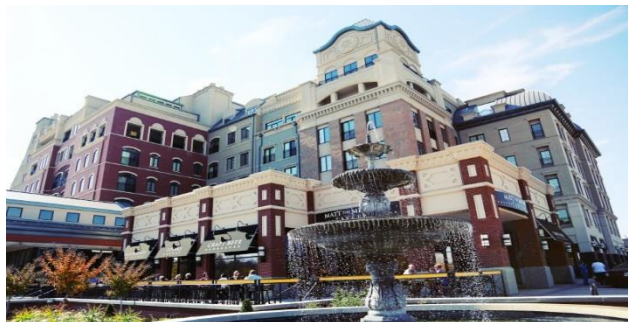
Carmel Arts & Design District



Carmel – Main Street



Carmel Monon Center



Carmel Center



Carmel Palladium

