# 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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COLLIERS INTERNATIONAL 241 N Pennsylvania St, Suite 300 Indianapolis, IN 46204 colliers.com

## Floor Plan & Photos (Building)



### 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

	1 Mile	3 Miles	5 Miles
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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 City Center



Carmel Arts & Design District



Carmel Arts & Design District



Carmel - Main Street



Carmel Monon Center



Carmel Palladium



#### ADDITIONAL AREA AMENITIES

Another Broken Egg Café	Meijer
Blaze Pizza	Mimi Blue Meatballs
Carmel Arts & Design District	Moe's Southwest Grill
Carmel City Center	Monon Center
Chase Bank	Orange Leaf Frozen Yogurt
Classic Cleaners	Paradise Bakery & Café
Double Tree Suites by Hilton	Renaissance Indianapolis Hotel North
Granite City Food & Brewery	Residence Inn
Le Peep	Ritz Charles
Mark Pi's China Gate & Sushi Bar	SpringHill Suites
Max & Erma's	Stacked Pickle
McAlister Deli	Target

#### Contact Us

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