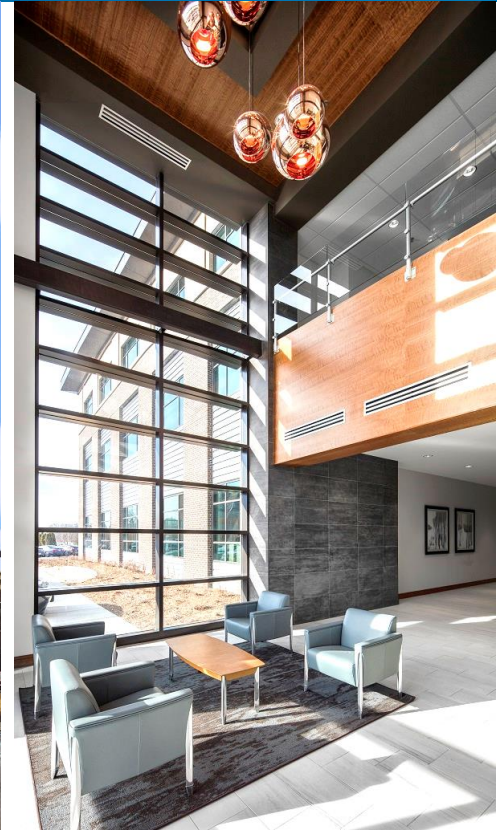


FOR LEASE > OFFICE SPACE



11939 N Meridian St

CARMEL, IN



Property Highlights

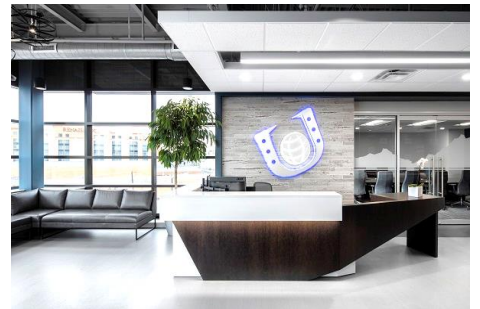
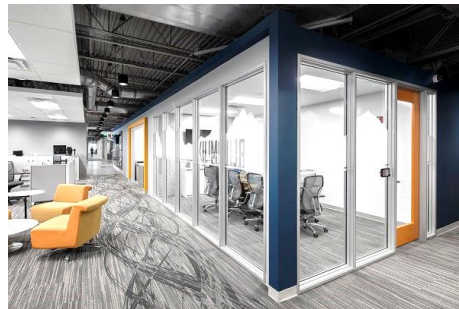
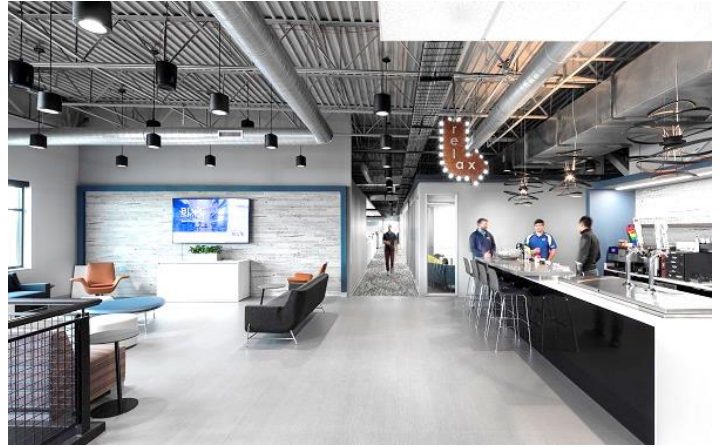
- > Newly developed \pm 60,000 SF building
- > \pm 16,000 SF ready to lease
- > Rare Carmel opportunity
- > Excellent exterior building signage on US 31 available
- > Located in the prestigious Meridian submarket (Meridian address)
- > Excellent access to US 31 and I-465
- > Large efficient floor plates
- > Class A finishes
- > Unique design / Great scale
- > Significant number of business amenities in the immediate area
- > Unbeatable natural light via expansive window line
- > Convenient and abundant parking
- > Wi-Fi

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Existing Tenant Finishes



Site Plan



Information & Photos

ADDITIONAL PROPERTY INFORMATION

| | |
|------------------------------------|--|
| TOTAL BUILDING AREA | ± 60,000 SF |
| TYPICAL FLOOR SIZE | ± 17,000 SF |
| SITE SIZE | ± 3.3 Acres |
| PARKING | ± 187 Spaces |
| # OF FLOORS | 3 Floors |
| TYPE OF CONSTRUCTION (PROPOSED) | Brick façade, concrete/steel columns & beams. Concrete floors over steel joints |
| ZONING | B6 |
| ELEVATOR | One Passenger |
| SIGNAGE | Available along Meridian St & Pennsylvania St |
| OTHER | Water Feature, conference privileges at Renaissance Indianapolis North Hotel |

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------------|-----------|-----------|
| Population | 4,822 | 58,138 | 153,498 |
| Total 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



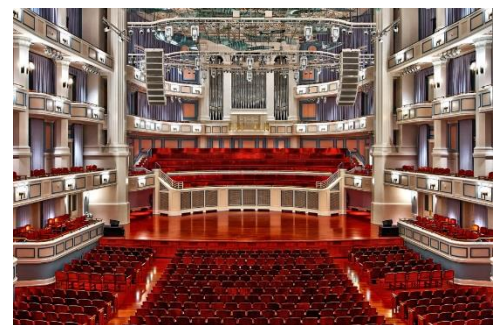
Carmel Arts & Design District



Carmel – Main Street



Carmel Monon Center



Carmel Palladium



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