

FOR LEASE

# CLAY TERRACE OFFICE SPACE

14300 & 14390 Clay Terrace Boulevard  
Carmel, IN 46032



## PROPERTY HIGHLIGHTS

943 to 3,079 SF Class A office space available

Unbeatable and walkable amenities (restaurant, retail, services, fitness, grocery)

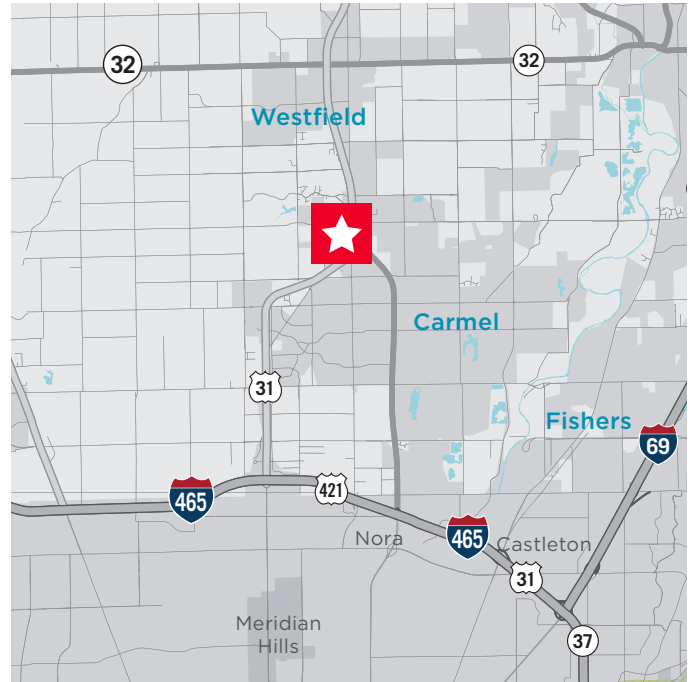
On-site management, maintenance & security personnel

Prestigious Carmel location

Immediate access to U.S. 31/Meridian Street

Owned by Washington Prime Group (NYSE: WPG)

One stoplight between you and Indianapolis International Airport



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**CUSHMAN &  
WAKEFIELD**

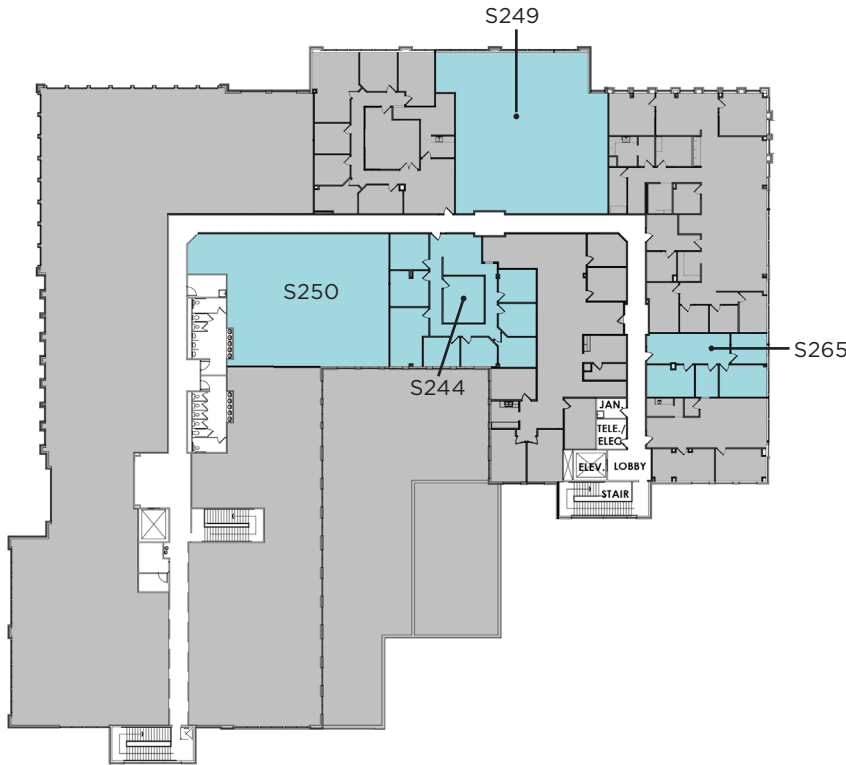
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## FLOOR PLAN



### AVAILABLE SPACES:

Suite	SF	\$/SF
S244	2,380	\$24.50/sf, Full Service
S249	3,079	\$24.50/sf, Full Service
S250	1,880	\$24.50/sf, Full Service
S265	943	\$24.50/sf, Full Service

## ON-SITE AMENITIES



CUSHMAN & WAKEFIELD

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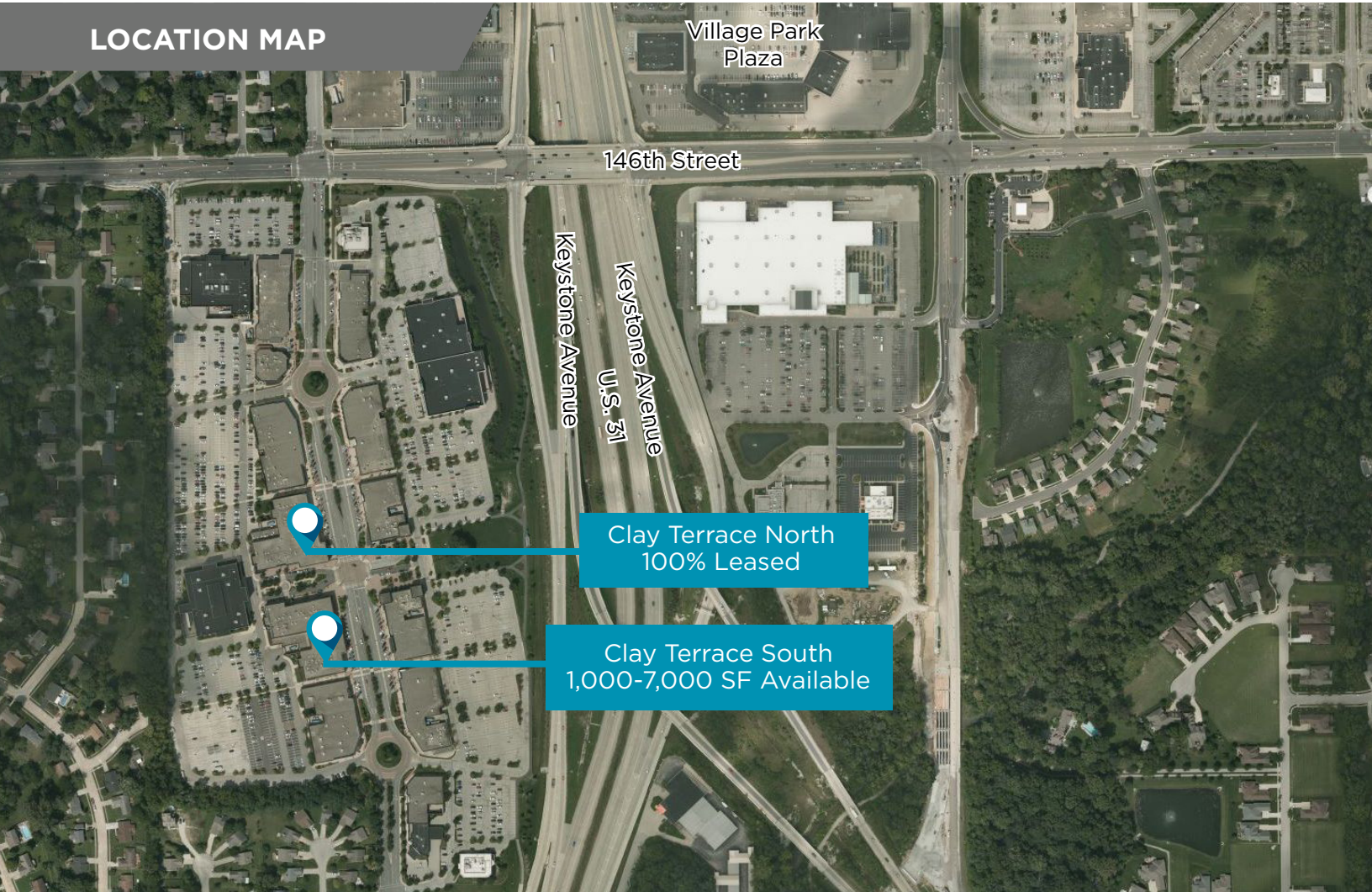


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## LOCATION MAP



## Demographics

	1 Mile	3 Mile	5 Mile
Population	6,188	58,415	130,921
AVG. HH Income	\$100,882	\$93,713	\$98,737
Daytime Population	5,720	48,975	77,222

## Traffic Counts

Clay Terrace Blvd. @ 146th Street	7,812 ADT
Meridian Street @ Keystone:	53,748 ADT



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## PROPERTY PHOTOS



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