

FOR LEASE

NEW OFFICE DEVELOPMENT - CLAY TERRACE

Carmel, IN 46032



PROPERTY HIGHLIGHTS

149,232 square feet; 6-story building

Contemporary design

Attached garage parking with 4:1,000 parking ratio

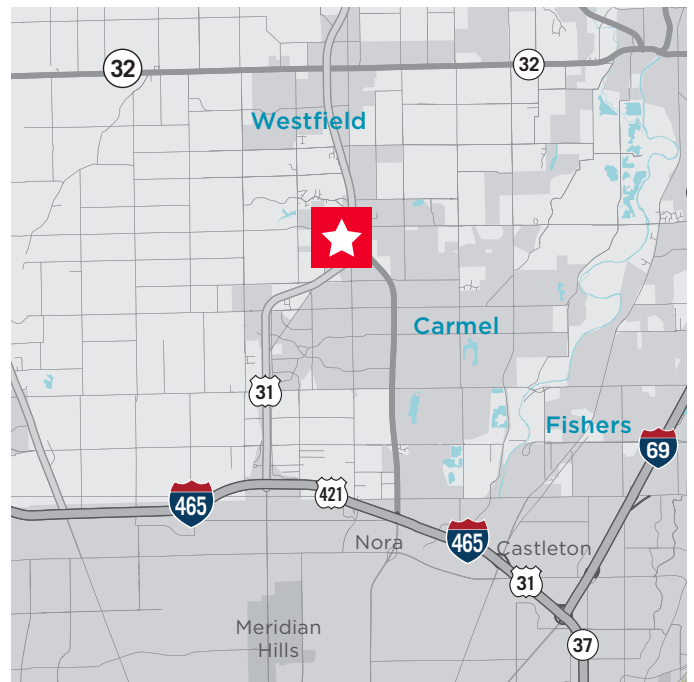
Secured and reserved executive parking

Unmatched amenity base with abundant retail (restaurants, retail, services, fitness, grocery and entertainment)

Prominent building signage on U.S. 31 (53,748 cars per day)

Private and common outdoor balconies

Owned by Washington Prime Group (NYSE: WPG)



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**CUSHMAN &
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cushmanwakefield.com

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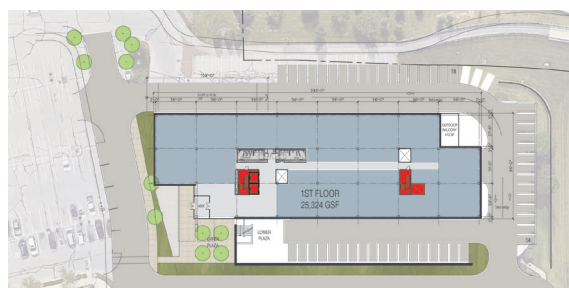
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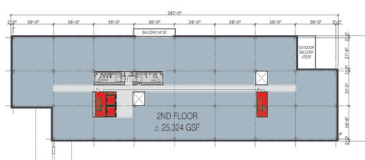
MIXED-USE REDEVELOPMENT



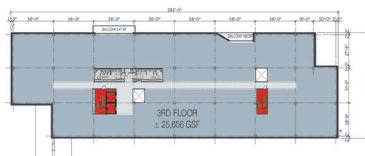
BASE FLOOR PLAN



1ST FLOOR PLAN | 25,324 SF



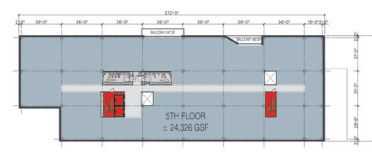
2ND FLOOR PLAN | 25,324 SF



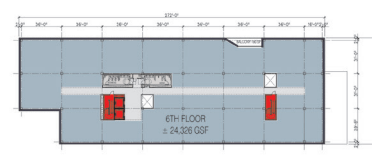
3RD FLOOR PLAN | 25,606 SF



4TH FLOOR PLAN | 24,326 SF



5TH FLOOR PLAN | 24,326 SF



6TH FLOOR PLAN | 24,326 SF

TOTAL AREA | 149,232 SF

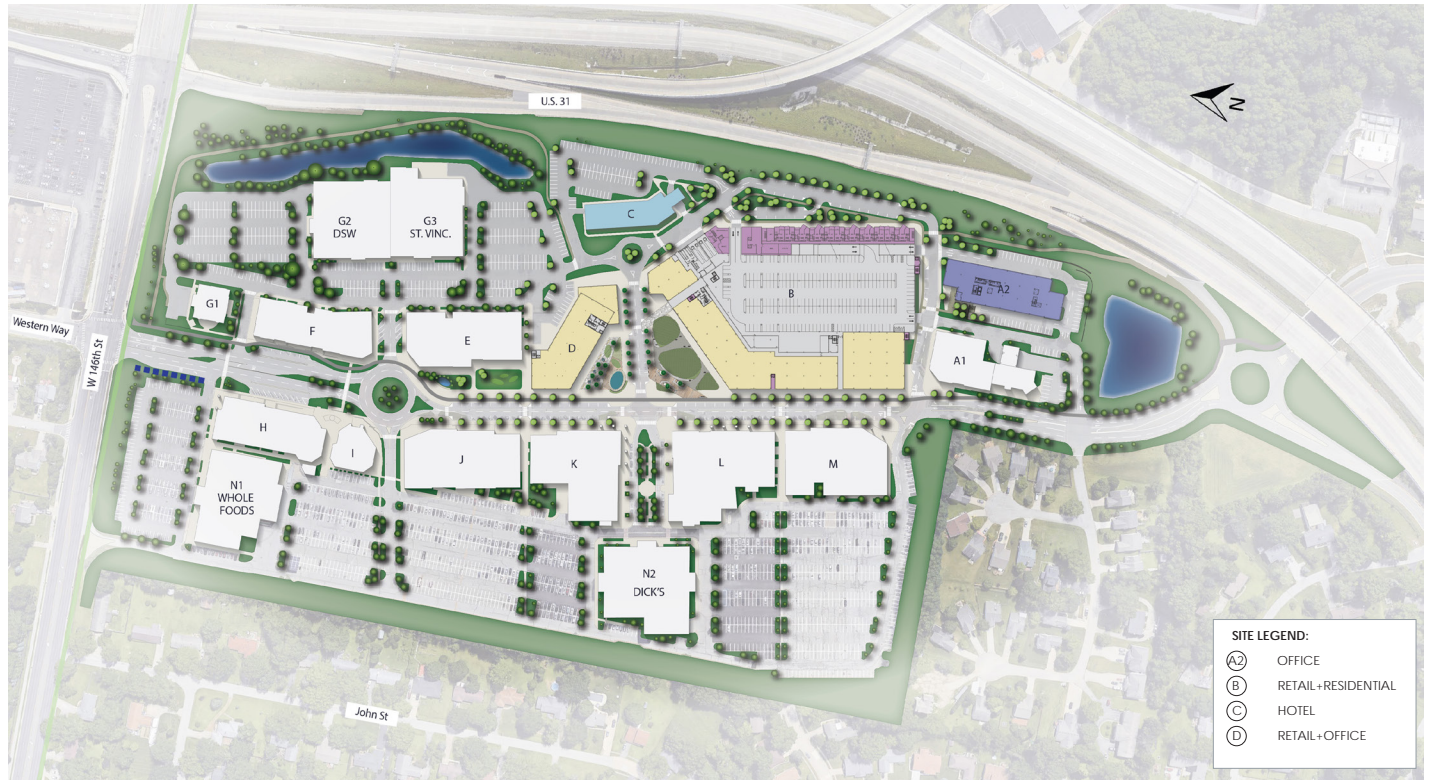
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CLAY TERRACE | PROPOSED SITE PLAN

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WASHINGTON PRIME GROUP



HOBBS + BLACK ARCHITECTS
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CLAY TERRACE CARMEL, IN 2019-11-20

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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ON-SITE AMENITIES



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