

PRICE REDUCED

SALE OR LEASE

OFFICE



### FORMER COMMUNITY COLLEGE BUILDING



#### SALE PRICE

~~\$2,550,000~~  
**\$2,350,000**

#### LEASE RATE

\$16.00/SF NNN

#### AVAILABLE SF

18,784 SF

Beautiful building with high visibility from Interstate 465. Many area amenities at Trader's Point, West Carmel, and Zionsville, IN.

- + 18,784 SF building on 2.4 acres
- + Modern construction (Built in 2005)
- + High ceilings with open floor plan
- + Great highway visibility
- + 166 parking spaces

# FLOOR PLAN



