

Office and Retail Space

12411 N. Pennsylvania Ave. Carmel, IN 46032

For Lease



OFFICE and RETAIL 5,905 sf Office / 1,170 sf Retail

\$29.50/sf full service office / \$30.00 NNN/sf retail

Opportunity Highlights

- 1,170 sf retail space and 5,905 sf office space available.
- Excellent Amenities:** spacious roof deck, floor to ceiling windows, and modern finishes.
- Building signage available.**
- Convenient Access** to US 31, Carmel City Center, and Arts & Design District.

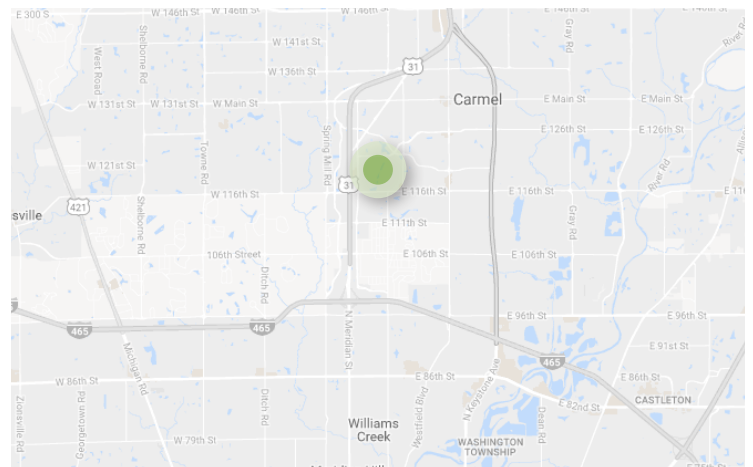
Demographics

	1 mi radius	3 mi radius	5 mi radius
Estimated Population	7,012	61,799	157,722
Historical Annual Growth	6.7%	2.6%	2.9%
Avg HH Income	\$105,000	\$134,479	\$126,952
Daytime Population	28,177	74,896	187,889



Drone Video

Premier office and retail space available at the new Encore Sotheby's flagship building! At the intersection of Old Meridian and Pennsylvania, this contemporary building stands 3 stories with excellent visibility. Building signage available.



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ALO Property Group
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Site Plan & Availabilities

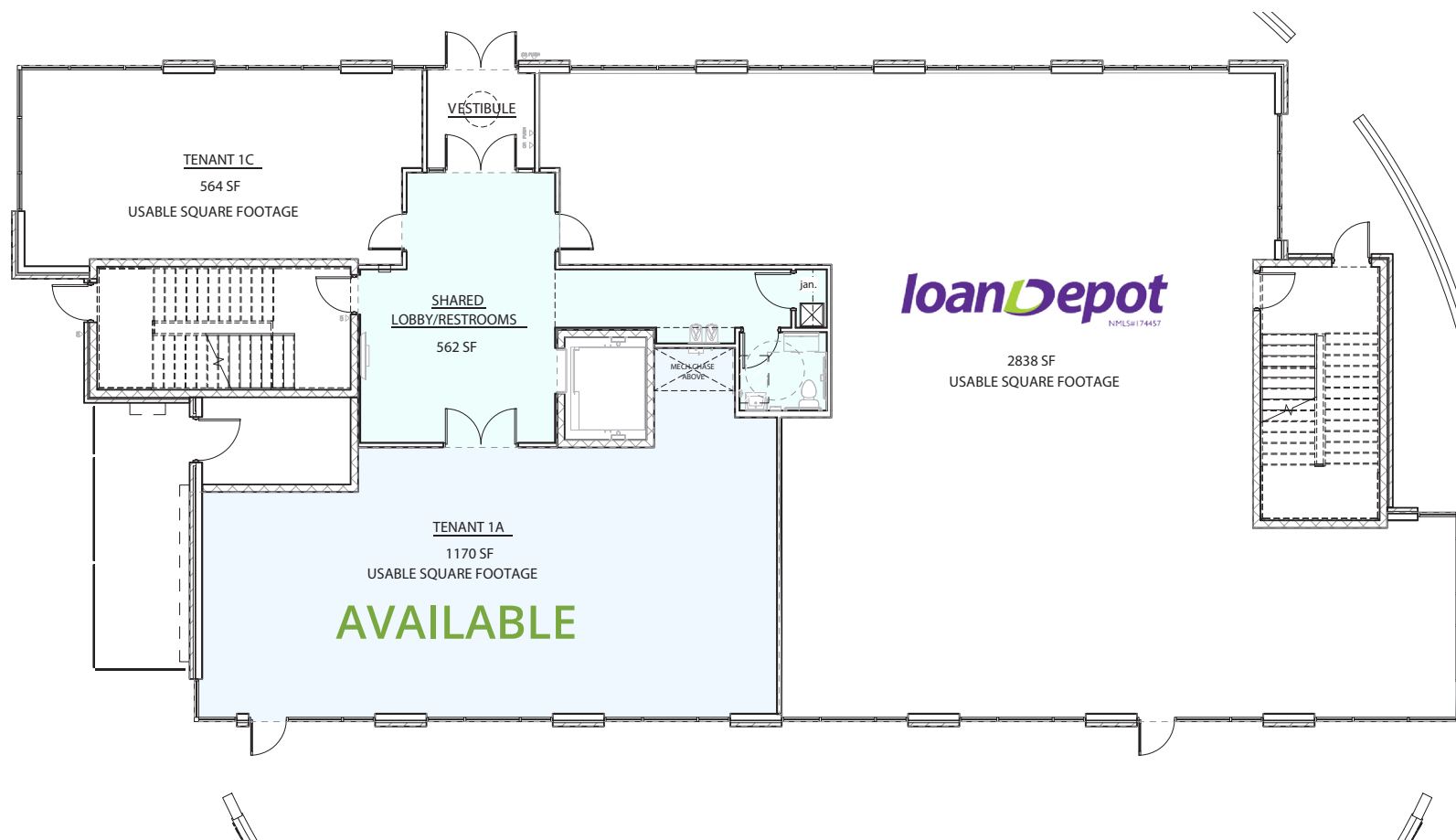


STREET LEVEL
RETAIL

TENANT 1A - AVAILABLE
1,170 sf

LOAN DEPOT
2,838 sf

TENANT 1C
564 sf



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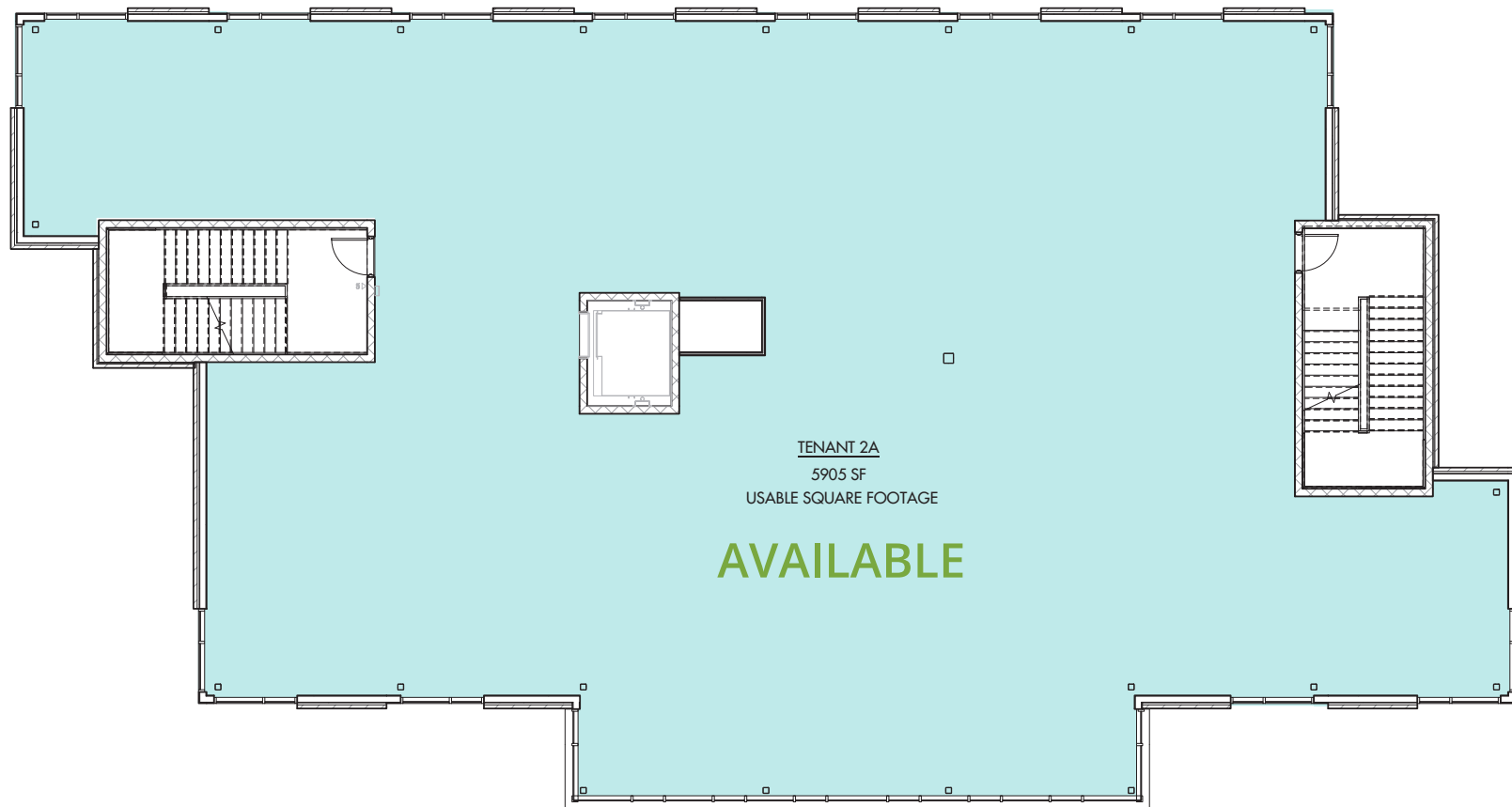
Site Plan & Availabilities



SECOND FLOOR OFFICE

TENANT 2A - AVAILABLE
5,905 sf

Access to roof deck amenity
space.



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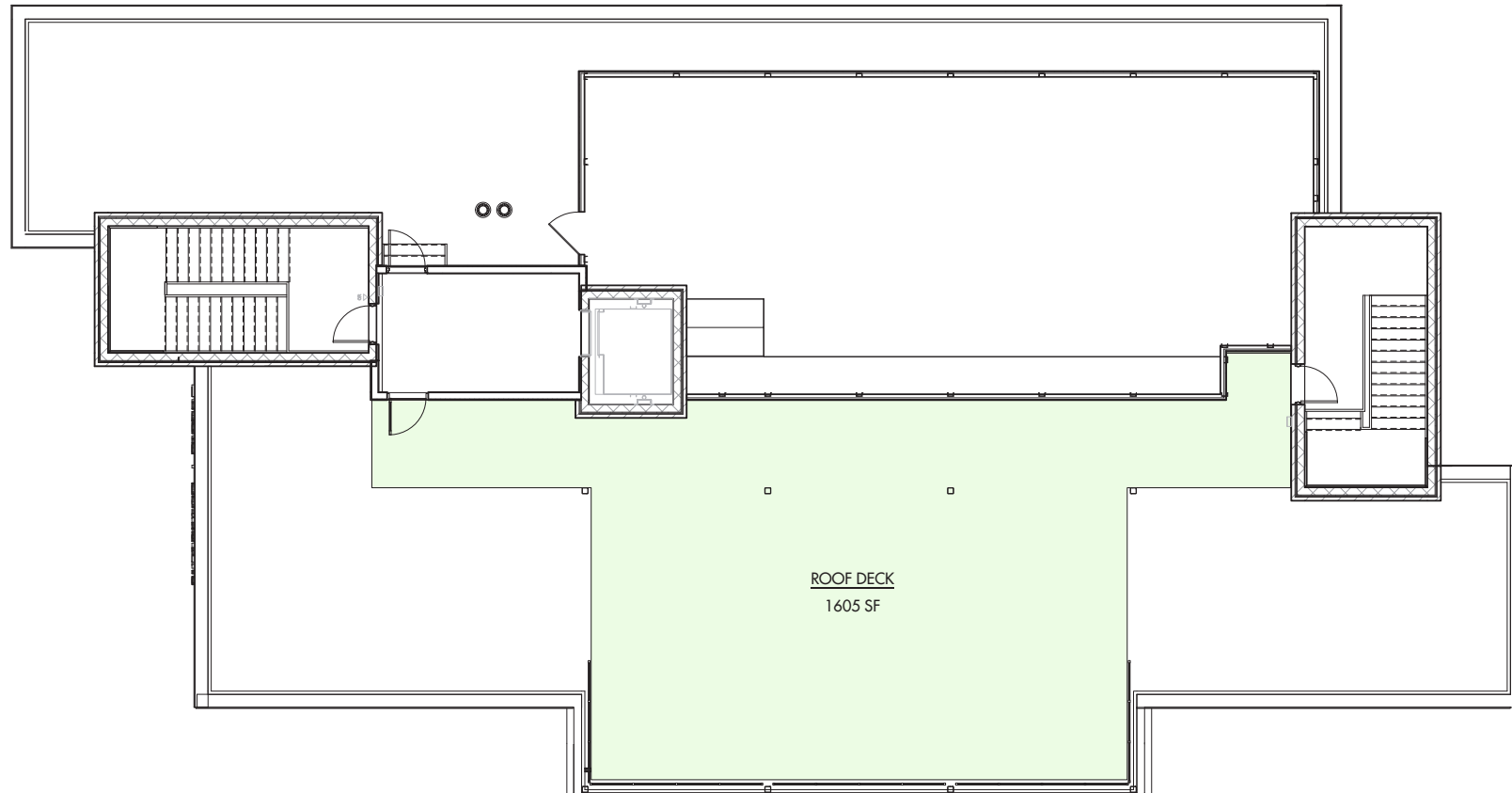
Roof Deck



ROOF DECK
1,650 sf

Available to tenants
and their guests.

Possible use for events.



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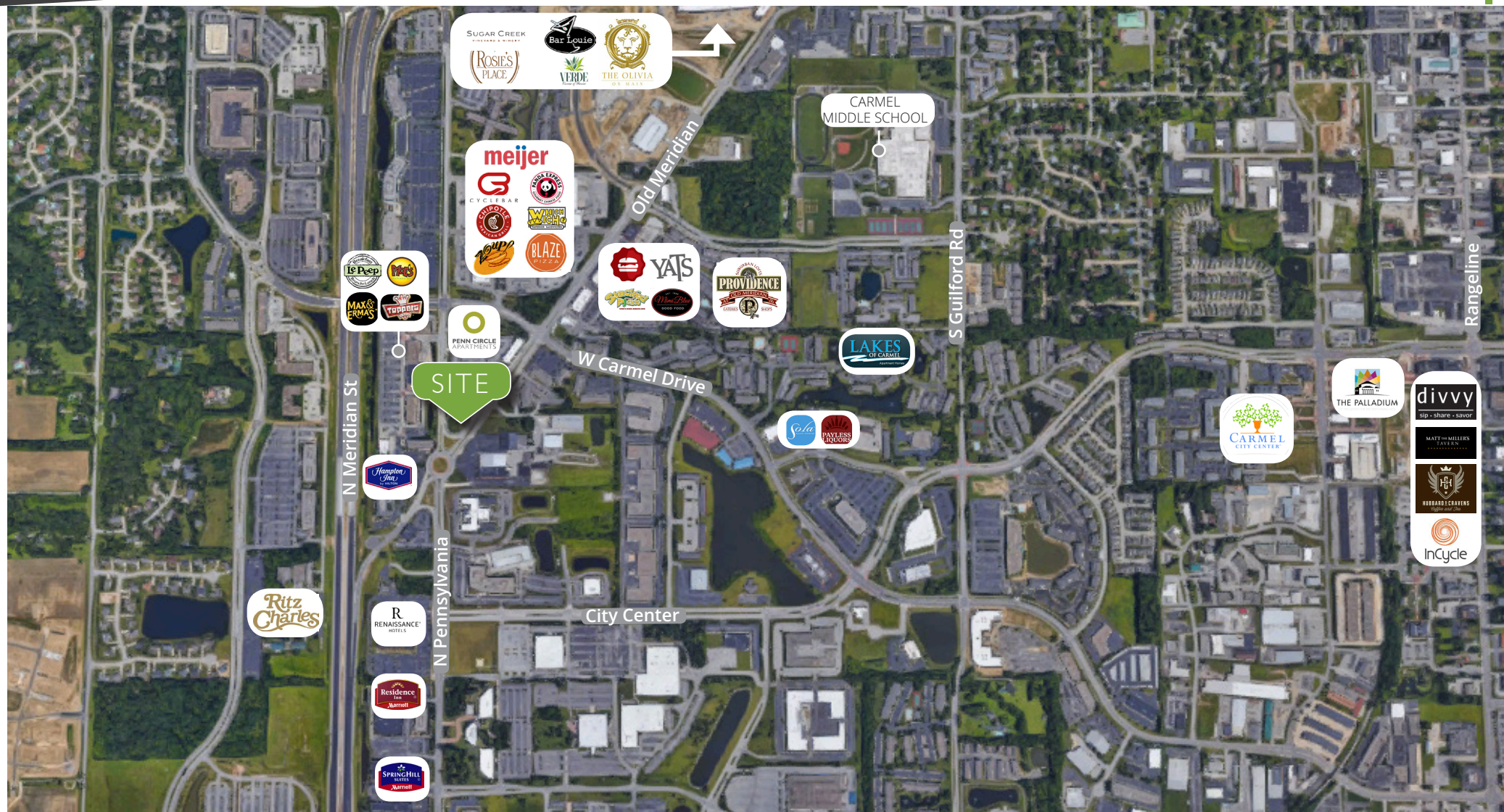
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Area Map



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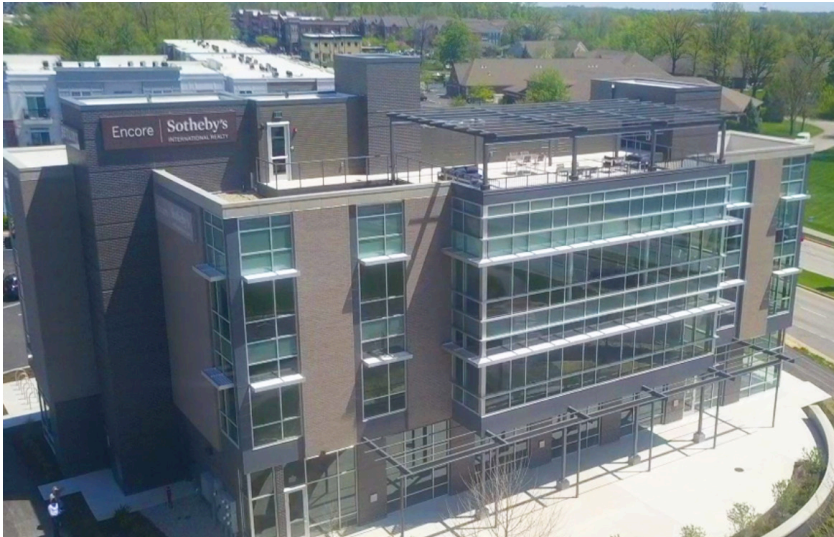
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Property Images



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