

FOR LEASE



Premier Office Space Available in the
Heart of the Meridian Corporate Corridor

One and Two Penn Mark

11595-11555 North Meridian Street Carmel, Indiana 46032

CBRE

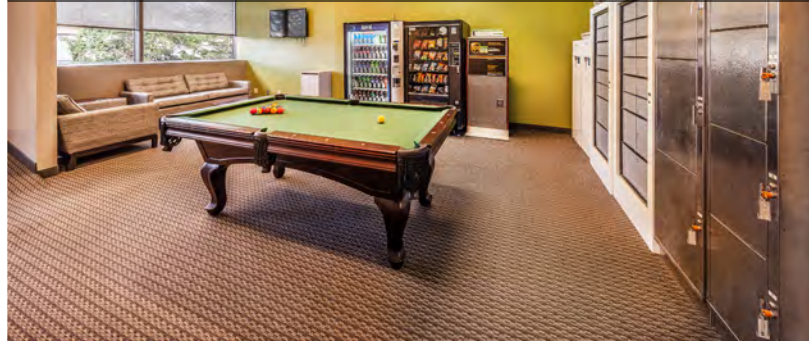
FITNESS CENTER

Stay active with our state-of-the-art fitness center located in Two Penn Mark. Our Tenants also have the convenience of towel service as well as locker room equipped with private lockers and showers.



MILLENNIUM LOUNGE

Hang out and relax in our newly renovated Millennium Lounge located in Two Penn Mark. Tenants can watch TV, play some pool or ping pong, and hang out with their peers.



ON-SITE CONFERENCE CENTER

Hold meetings for large groups of 60+ people in our newly renovated Conference Center. With easily movable chairs and tables, Tenants can create a collaborative space to fit their needs.



RENOVATED LOBBIES

One and Two Penn Mark have newly renovated lobbies with electronic directories to welcome our tenants and our tenants' visitors.



ON-SITE CAFE

Grab a sandwich or coffee to go at our on-site café, Sunny's Sandwich Shop, located in One Penn Mark.

OUTDOOR TENANT COURTYARD

Coming soon, our Tenant Courtyard located between One and Two Penn Mark will bring our Tenants the ability to enjoy the outdoors at work. Tenants can relax, collaborate, and even workout with our state-of-the-art outdoor workout machines.

SIGNAGE OPPORTUNITY

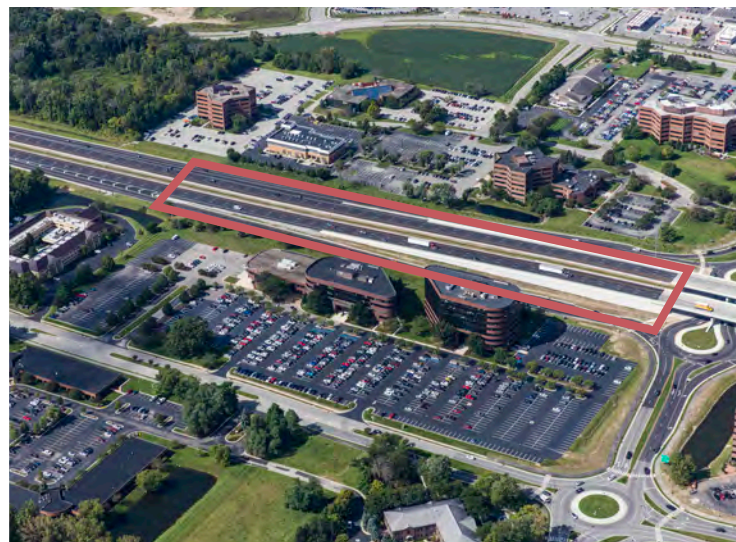
Opportunities for both monumental and exterior signage give our Tenants the ability to market their company in the highly traveled Meridian Corporate Corridor.

ENERGY STAR CERTIFIED

Constructed for maximum productivity and energy conservation, One and Two Penn Mark was recently awarded the Energy Star Building Certification. Compared to their peers, an Energy Star Certified Office Building, on average, uses 35% less energy, generates 35% fewer greenhouse gas emissions, costs \$.054 less per square foot to operate, and receives higher regard from their communities.

MORE AMENITIES:

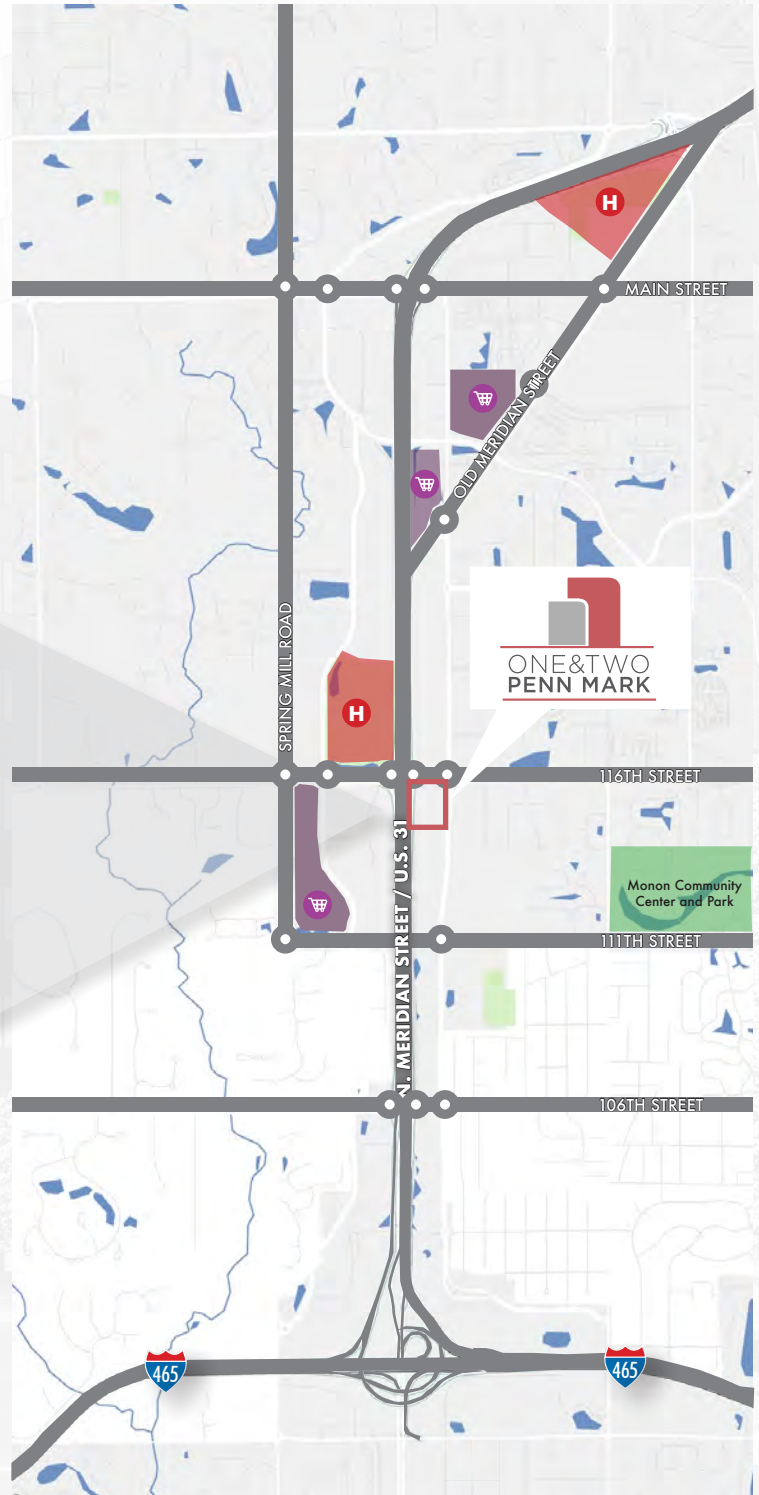
- On-site property management
- Concierge Service
- Full Floor Suites Available
- 4.3/1,000 Parking ratio
- Extensive Highway Visibility





OPTIMAL LOCATION ALONG THE MERIDIAN CORRIDOR

- New 116th Street interchange configuration enables a faster, more streamlined commute to and from Carmel
- Easily accessible from U.S. 31 or Pennsylvania Parkway via the 116th Street or 106th Street interchanges
- Three minutes from Interstate 465





| RESTAURANTS | |
|-------------------------------------|--|
| 1. Convivio Italian Artisan Cuisine | 21. Stacked Pickle |
| 2. Los Arroyos | 22. Yats |
| 3. Potbelly's Sandwich Shop | 23. Bru Burger |
| 4. Coalition | 24. Starbucks |
| 5. Jimmy John's | 25. Le Peep |
| 6. McDonald's | 26. Mark Pi's China Gate and Sushi Bar |
| 7. Sunny's Sandwich Shop | 27. Jason's Deli |
| 8. Upland Brewing Company | 28. Panda Express |
| 9. Jeet by Jersey | 29. Blaze Pizza |
| 10. Kolache Factory | 30. Chipotle Mexican Grill |
| 11. Caliente Mexican Restaurant | 31. Toppers Pizza |
| 12. iSushi Cafe | 32. Moe's Southwest Grill |
| 13. Subway | 33. Max and Erma's |
| 14. Sunrise Cafe | 34. J. Razzo's |
| 15. Grill 39 | 35. Yogurtz |
| 16. Mimi Blue Meatballs | 36. Amber Indian Restaurant |
| 17. Miracle Sushi | 37. Bellacino's Pizza & Grinders |
| 18. Teriyaki Madness | |
| 19. Punch Burger | |
| 20. Brockway Pub | |

| RETAIL |
|-----------------------------|
| 1. Get Go Gas Station |
| 2. CVS |
| 3. Hamilton Crossing Center |
| 4. Allied Electronics |
| 5. Meijer |
| 6. Carmel Shopping Center |
| 7. 116th Street Center |

Also Featured:

- Clay Terrace Mall
- Arts and Design District
- The Bridges (250 SF Retail Space)

| RESIDENTIAL |
|-------------------------------------|
| 1. One One Six Apartments |
| 2. Mezz 42 |
| 3. Residences at Carmel City Center |
| 4. Carmel Center Apartments |
| 5. Lakeside Apartments |
| 6. Twin Lakes Apartments |
| 7. Lakes of Carmel Apartments |
| 8. Providence at Old Meridian |
| 9. Penn Circle Apartments |
| 10. Avant Apartments |
| 11. Olivia on Main |
| 12. Main Street on Monon |
| 13. Sophia Square |

| HOTELS |
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| 1. Homewood Suites |
| 2. Spring Hill Suites |
| 3. Residence Inn |
| 4. Renaissance Indianapolis North Hotel |
| 5. Hampton Inn |

CONTACT US FOR MORE INFORMATION:

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