

**FOR LEASE**  
*Office*

11405  
&  
11495

**N Pennsylvania St.**

Carmel, IN 46032

**Multi-Tenant  
Office**

Pennwood Office Park is a two building multi-tenant office park totaling +/- 77,004 square feet. Situated on a fully improved 7.64 acres site, the property is conveniently located in the US-31 Carmel Office Corridor and close proximity to Carmel amenities and I-465 access. This property is very well maintained and offers the ideal space for a wide variety of users looking for high quality office space.



Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032

Keith Dedrick CCIM, SIOR  
keith@ccgbrokers.com  
317-502-3622

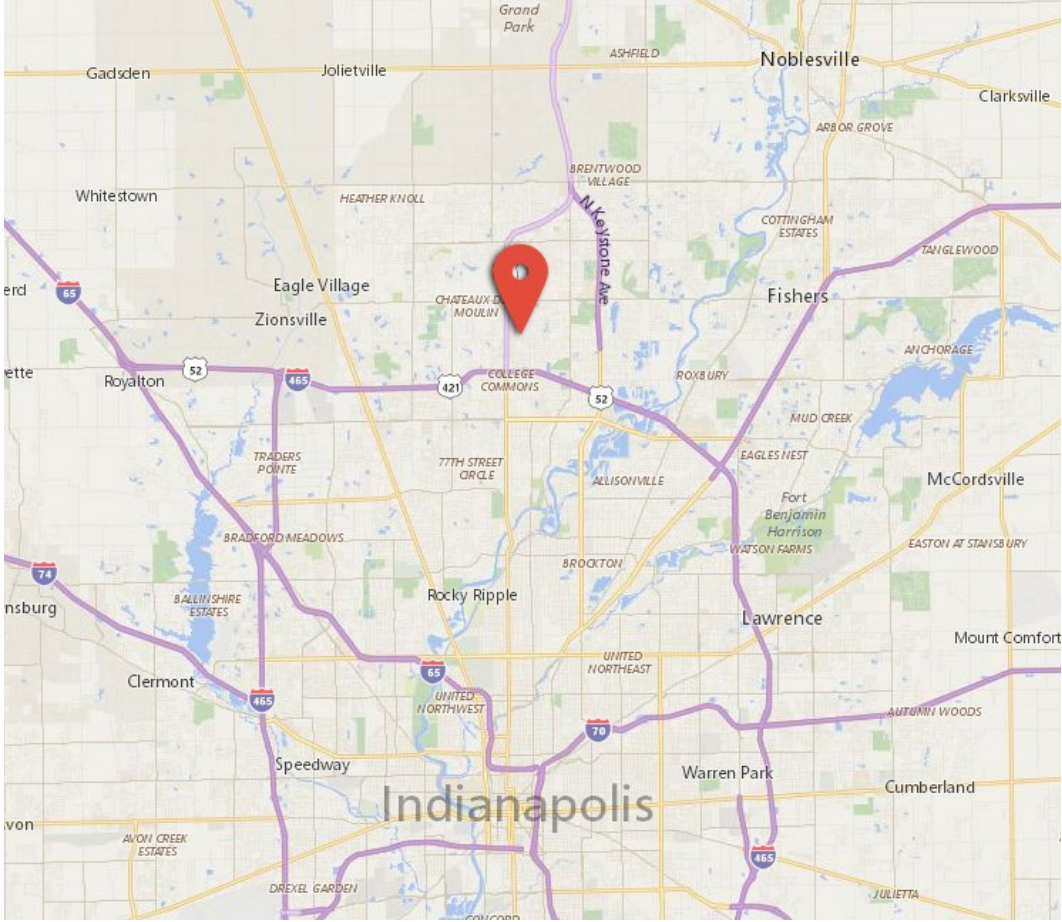
Emma Scheibert  
emma@ccgbrokers.com  
317-750-8226



# Building Specifications

<b>Lease Rate:</b>	<b>\$19.25/RSF Full Service</b>
<b>Available Space:</b>	<b>+/-911 RSF to +/- 2,030 RSF</b>
<b>Contiguous Space:</b>	<b>+/- 2,030 RSF</b>
<b>Total Building Size:</b>	<b>+/- 77,004 SF</b>
<b>Land Size:</b>	<b>7.64 Acres</b>
<b>Zoned:</b>	<b>C-3</b>
<b>Parking:</b>	<b>250 Spaces</b>
<b>Space Type:</b>	<b>Office</b>

Pennwood Office Park includes beautifully maintained grounds, a common conference room, common his and hers restrooms, Wi-Fi, and inviting lobbies.



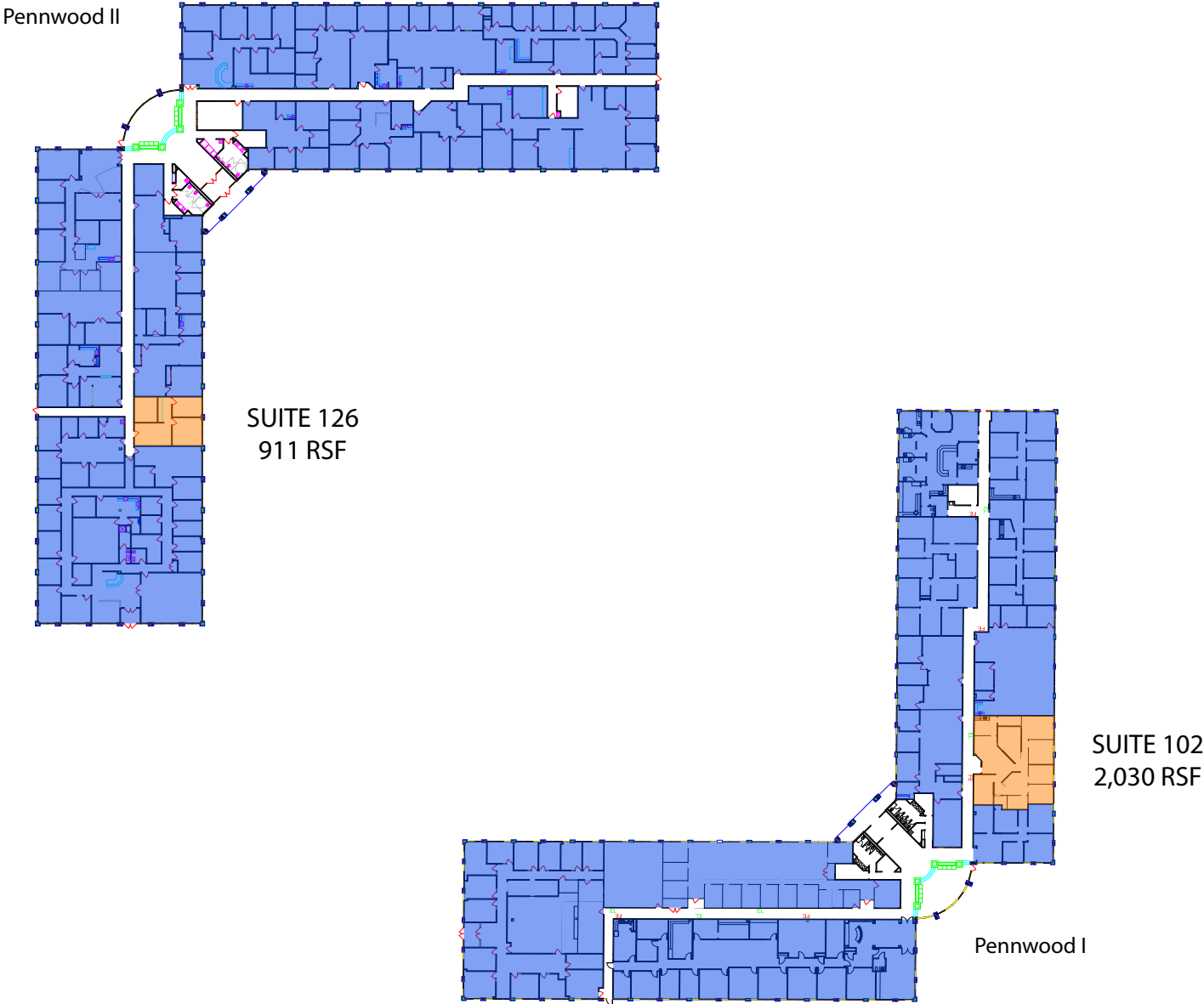
Suite	SF	Lease Rate	Space Type	Availability	Details
PW I 102	+/- 2,030 RSF	\$19.25/SF Full Service	Office	Today	Four offices, break room, conference room, reception area, file room
PW II 126	+/- 911 RSF	\$19.25/SF Full Service	Office	Today	Three offices, kitchenette, reception area





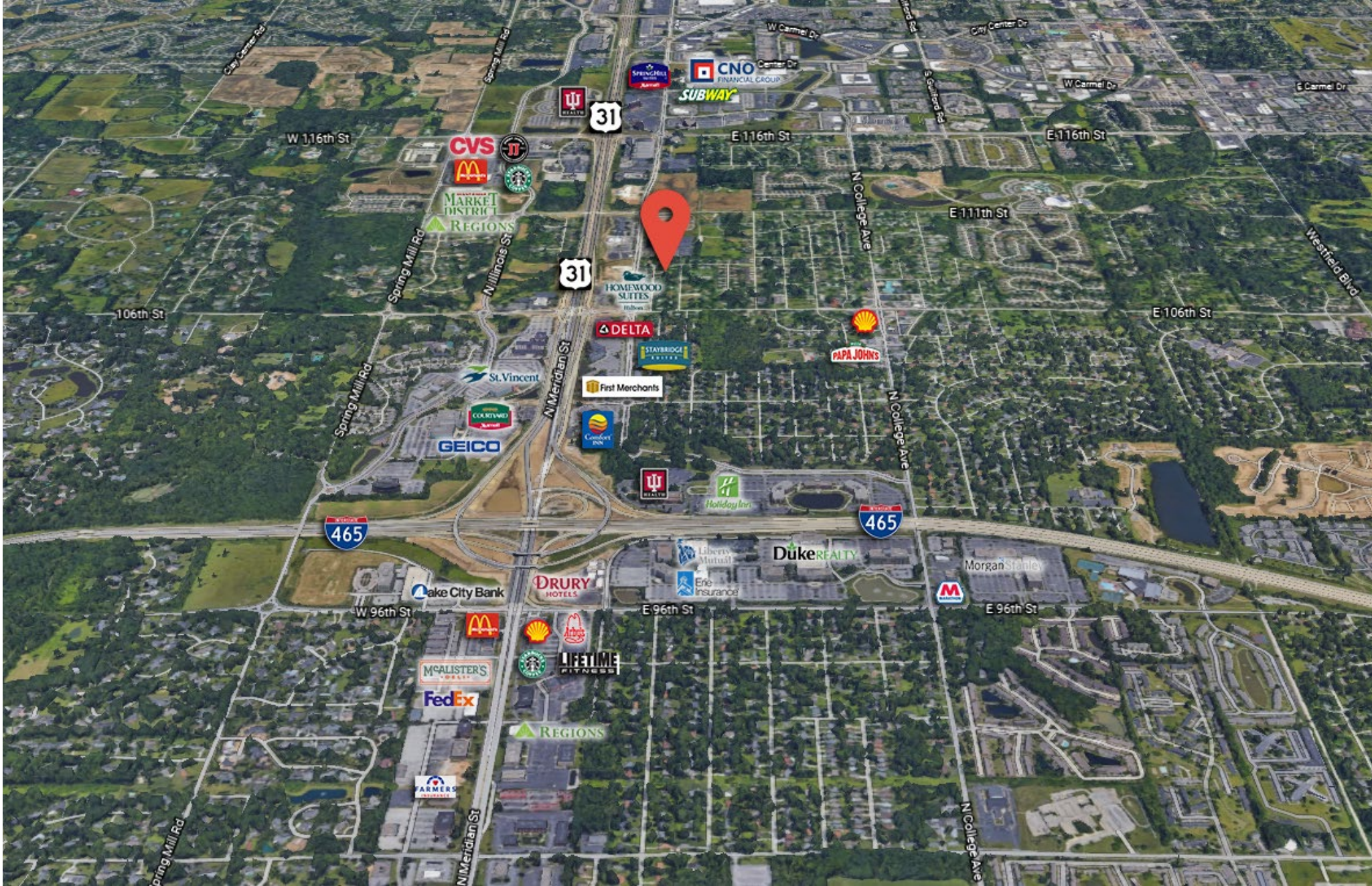


# Floor Plan



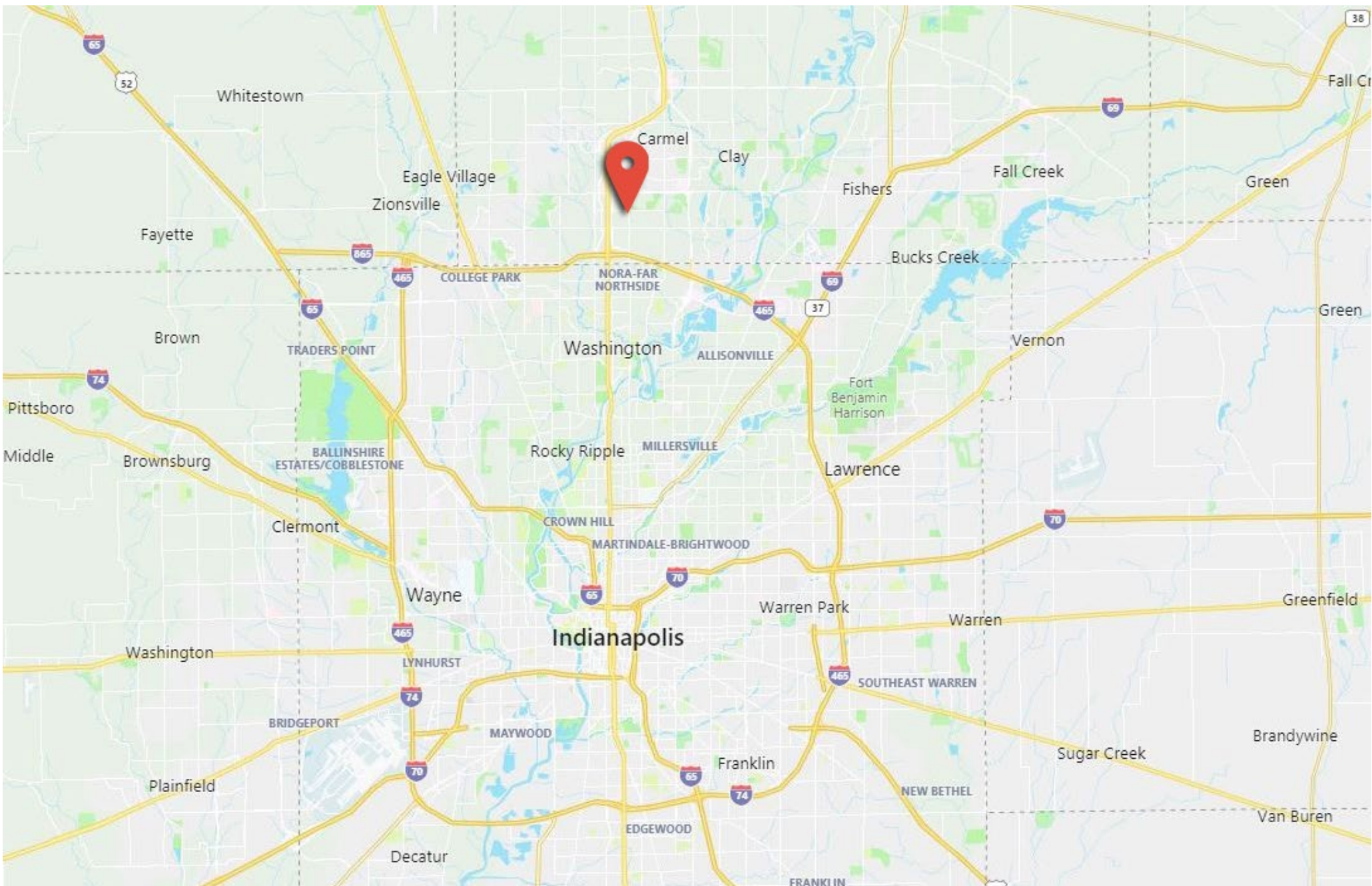


# Location Overview



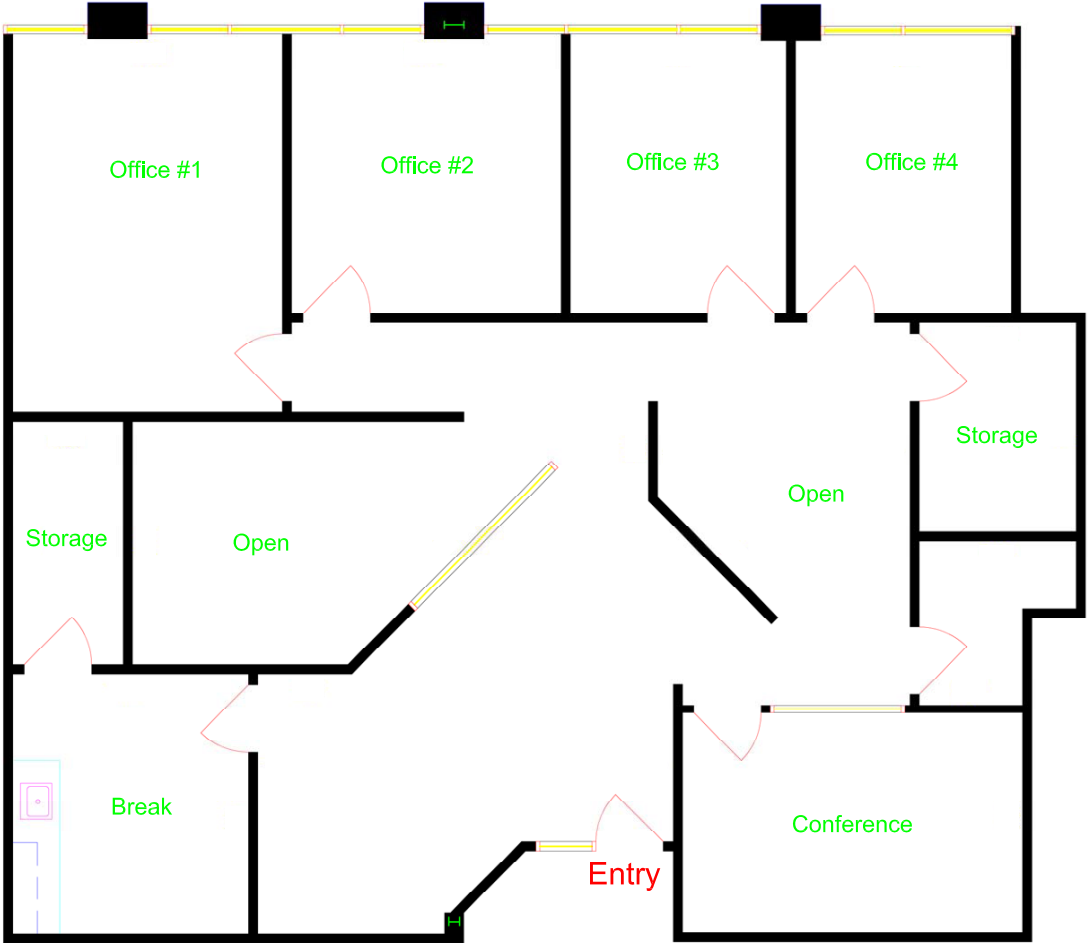


# Location Overview



Suite	SF	Lease Rate	Space Type	Availability	Details
PW I 102	+/- 2,030 RSF	\$19.25/SF Full Service	Office	Today	Four offices, break room, conference room, reception area, file room

## Floor Plan - PW I Suite 102



Suite	SF	Lease Rate	Space Type	Availability	Details
PW II 126	+/- 911 RSF	\$19.25/SF Full Service	Office	Today	Three offices, kitchenette, reception area

## Floor Plan - PW II Suite 126

