



SALE PRICE

\$3,600,000

BUILDING SF

31,440 SF

Redevelopment Opportunity in the heart of Downtown Carmel, the hottest sub-market in the State of Indiana! The property is being offered at \$114.50/SF.

- + 31,440 SF, 3-story building
- + ± 1.64 acres
- + 108 parking spaces (3.44/1000 SF)
- + Constructed in 1975 / 1987
- + B-3 Zoning (Range Line Road Overlay)

SITE OUTLINE



Sophia Square



Arts & Design District



The Lurie



Indiana Design Center



Range Line Road & Main Street

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Sun King Spirits



Office/Retail



The Proscenium



Monon and Main



Monon Expansion

CARMEL DEVELOPMENT PROJECTS

Situated in the heart of Carmel's Civic Center and on the south edge of the Carmel City Center and The Center for the Performing Arts, this site is steps from the Monon Trail as well as the Gazebo, where summer concerts take place weekly.

Projects to the immediate north include Carmel City Center, a 1 million SF, mixed-use development featuring luxurious residences, specialty retail, unique dining, and premier office space, including a new \$13.9M parking garage with 580 spaces. To the south is the new Proscenium project, featuring nearly 400,000 SF of residential, retail, and office space and a 449-space underground parking garage.

Finally, Carmel has completed a transformation of Range Line Road to create a pedestrian-friendly boulevard, as well as the widening and beautification of the Monon Trail.

ABOUT CARMEL

Carmel is a fast-growing, economically-thriving city located on Indianapolis' northern border. Consistently recognized nationally for its programs and services, Carmel features award-winning schools, thriving businesses and family-oriented neighborhoods. Redevelopment of the City's central core has led to the making of a vibrant city that is sustainable, walkable and bike-friendly with nearly 200 miles of trails and paths. Quality of life and redevelopment of the city has helped create a place where companies want to locate, where employees want to live, and where families want to raise their children.

RECENT AWARDS & RECOGNITIONS

- 2019 Best Place to Live in Indiana (Niche Rankings)
- 2019 Best Suburb to Live in America (Niche Rankings)
- 2019 Best Place to Raise a Family in the Midwest (Yahoo.com)
- 2019 Best Place to Raise of Child in America (Safewise.com)
- 2019 #3 Best Place to Retire in Indiana (Niche Rankings)
- 2019 #2 Best Cities to Live in Indiana (Chamber of Commerce)
- 2019 #2 Places with Best Employment in Indiana (Areavibes)



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in     #growIndiana

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