

# For Lease

Industrial Property with 57,486 SF Available



## 1089 3rd Ave SW

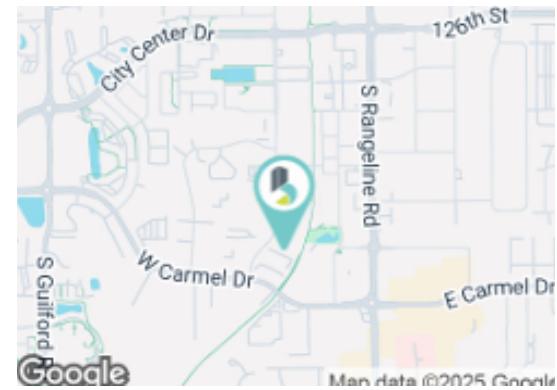
Carmel, IN, 46032

The available suites at 1089 3rd Avenue SW offer a clean, functional workspace in a convenient Carmel location. Ideal for small businesses, solo practitioners, or those needing a private satellite office, these suites provide a practical mix of a private office and open work area with good natural light. The building is easy to access, provides ample on-site parking, and sits close to Midtown, City Center, and US-31, giving tenants quick reach to everyday amenities, restaurants, and services. A solid, affordable option for those seeking a comfortable and straightforward office environment in the heart of Carmel.

### Highlights

- ±420 - 586 SF 3-room professional office suites ideal for small businesses, sole practitioners, or private satellite offices
- Prime Carmel location just off 3rd Avenue SW with quick access to US-31, City Center, Midtown, and the Monon Trail
- Efficient layout with a private office, open work area, and flexibility to configure for various business needs
- Abundant natural light and a professional, well-maintained building environment
- Convenient on-site parking directly outside the suite for employees and clients
- Close proximity to restaurants, retail, and amenities at Carmel City Center and Midtown Plaza

<b>Lease Rate</b>	\$15.00 SF/YR (Full Service Minus Janitorial)
<b>Availability</b>	Suite 200: ±586 sf Suite 209: ±420 sf



**JoLynn Shallop Wright**

Broker

jshallopwright@bradleyco.com

317.716.1944

**Tom Osborne, SIOR**

Principal

tosborne@bradleyco.com

317.258.0179

# Aerial Map

1089 3rd Ave SW, Carmel, IN 46032

