



CARMEL OPERATIONS CENTER SUBLEASE

101 W 103RD STREET, CARMEL, IN 46290



PROPERTY HIGHLIGHTS

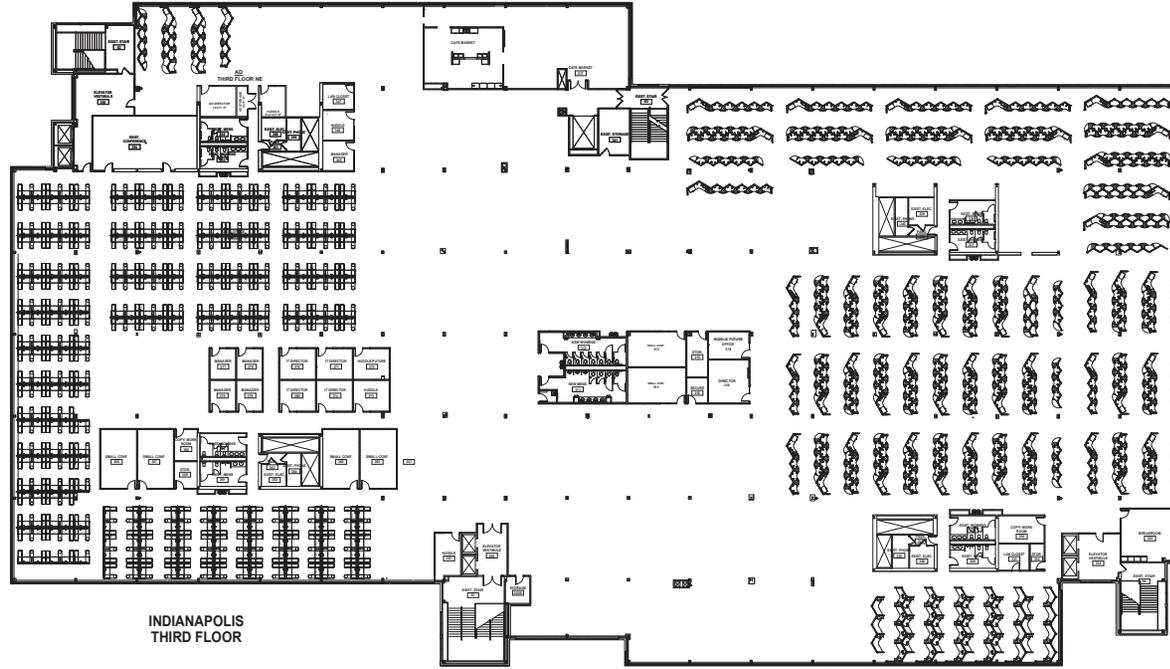
- ◆ 103,790 RSF on 3rd floor divisible to:
 - 45,034 SF
 - 32,315 SF
 - 26,070 SF
- ◆ Plug and play operations center
 - 759 work stations
- ◆ Additional 30,202 SF 1st floor sublease available
- ◆ Sublease expires 10/31/2032
- ◆ Access to building cafeteria, building fitness center and tenant lounge
- ◆ 5/1,000 parking
- ◆ Excellent access to Carmel amenities and US-31 / I-465
- ◆ Access to full building generator



[VIEW VIRTUAL TOUR](#)



FULL FLOOR PLAN — 103,790 RSF



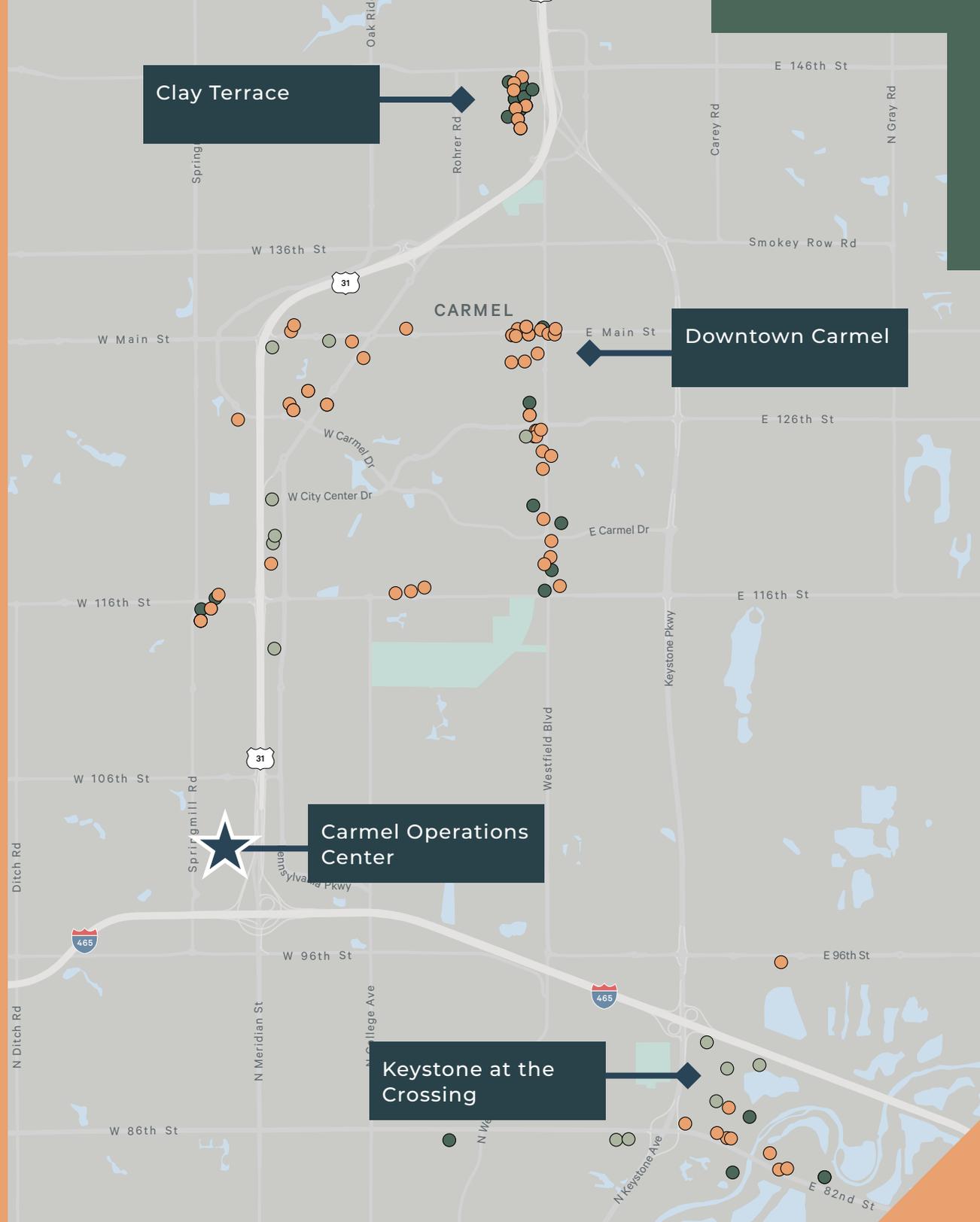
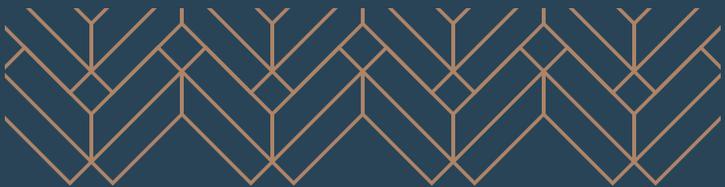
DEMISING PLAN —



FLOORPLAN

AMENITIES MAP

-  RESTAURANTS
-  RETAIL
-  HOTELS



ABOUT CARMEL, IN

The property is located in the rapidly-growing city of Carmel, Indiana. Carmel offers a 20 minute commute to downtown Indianapolis, a vibrant business district that now has the second largest concentration of office workers in the state. Carmel's unemployment rate of 2.5% is among the lowest in the state. Decision-makers and key executives from corporations throughout Indianapolis are drawn to Carmel for its excellent schools, variety of housing options, and extensive area amenities. Carmel is home to more than 50 corporate headquarters, including CNO Financial Group, MISO, and Delta Faucet. As one of the fastest-growing cities in Indiana, Carmel has a reputation for being a safe, family-oriented city with an established business community. Due to the City's prime geographic location, superior infrastructure, highly educated workforce, and its thriving arts and cultural venues, Carmel is consistently recognized for not only its strong business climate, but also for its high quality of life.



#1

BEST CITY TO LIVE IN INDIANA

#1

BEST PUBLIC SCHOOLS IN INDIANA

#5

BEST SUBURB TO LIVE IN AMERICA

#9

BEST PLACE TO LIVE IN AMERICA



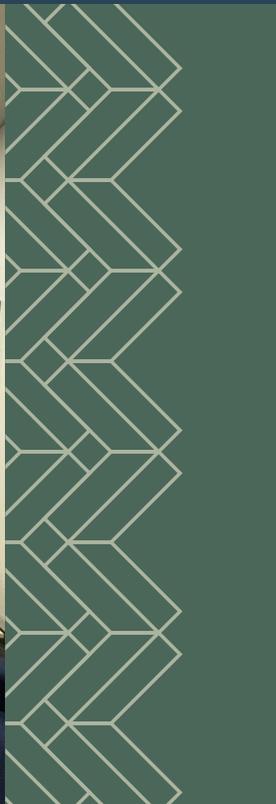
CAFETERIA



FITNESS CENTER



TENANT LOUNGE



CAFETERIA SEATING

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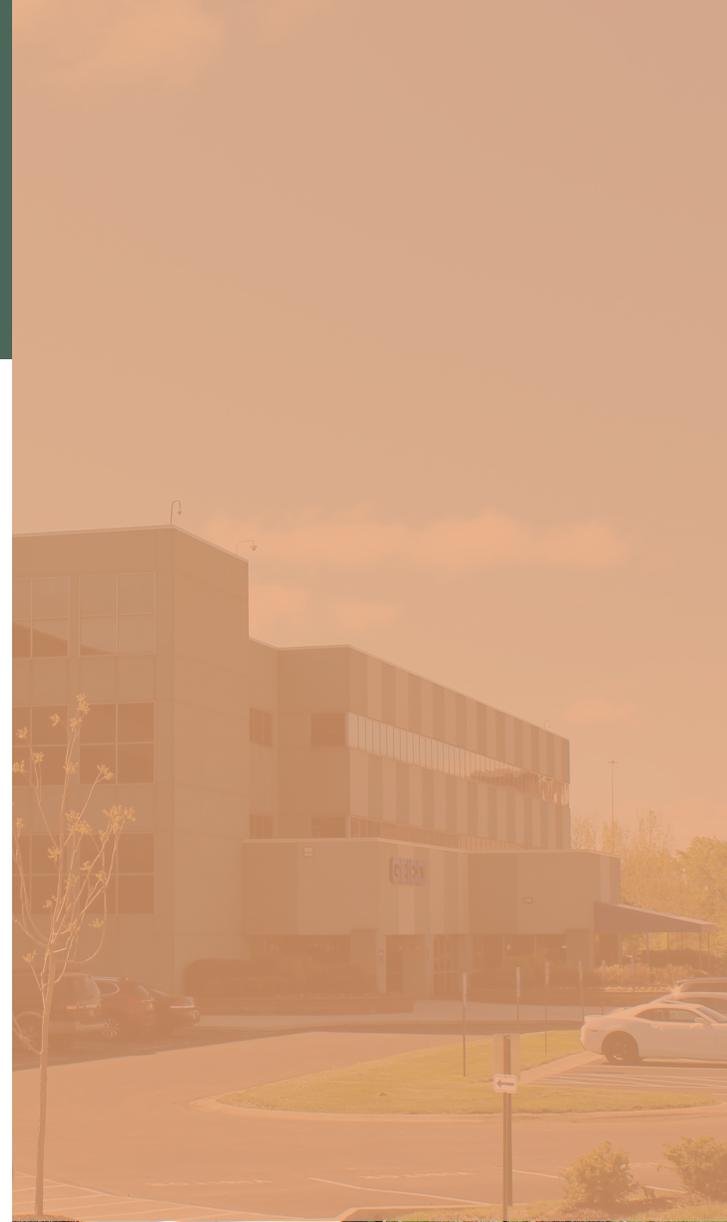
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