

Offering Memorandum



525 Congressional Blvd

Carmel, IN, 46032

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Investment Summary

525 Congressional Blvd, Carmel, IN 46032



Sale Price	\$6,859,000 (\$147.14/SF)
NOI	\$519,584.44 (\$11.15/SF)
Cap Rate	7.6%
Property Type	Single-tenant, K-12 education, Office, Flex
Building Size	46,617 SF
Lot Size	8.8 acres
Occupancy	100%
Rent Structure	Absolute Net
Rent Escalations	3.0% annually
Lease	Julv 31. 2030

Property Overview

Originally built as a flex/office building, and used previously as a corporate headquarters, 525 Congressional is an extremely versatile building. Currently it is used as a primary and secondary school and leased to a local, private, classical Pre-K through 12th grade school called Coram Deo Academy. The property consists of two parcels: the larger of which includes the building and parking lots, and the smaller of which has the outdoor recreation and playground space. 525 Congressional is located near the heart of Carmel, Indiana which is one of the most affluent cities in the State of Indiana.



Property Summary

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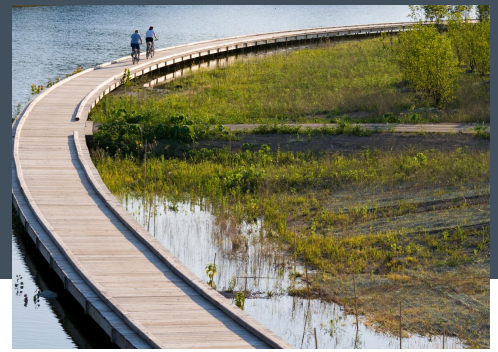
Highlights

- 46,617 RSF on 8.8 acres.
- Currently configured for a single tenant, but has three banks of multi-occupant restrooms for future multi-tenant potential.
- 155 parking spaces for a 3.3/1,000 ratio.
- Fenced outdoor playground and recreation area.
- B-2 zoning with a variance for Pre-K to 12th grade primary and secondary education.
- Built in 1988 and expanded in 2000.
- Two (2) overhead drive-in doors.
- Steel structure with rubber membrane roof on a concrete slab foundation.



Area Overview

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About Carmel

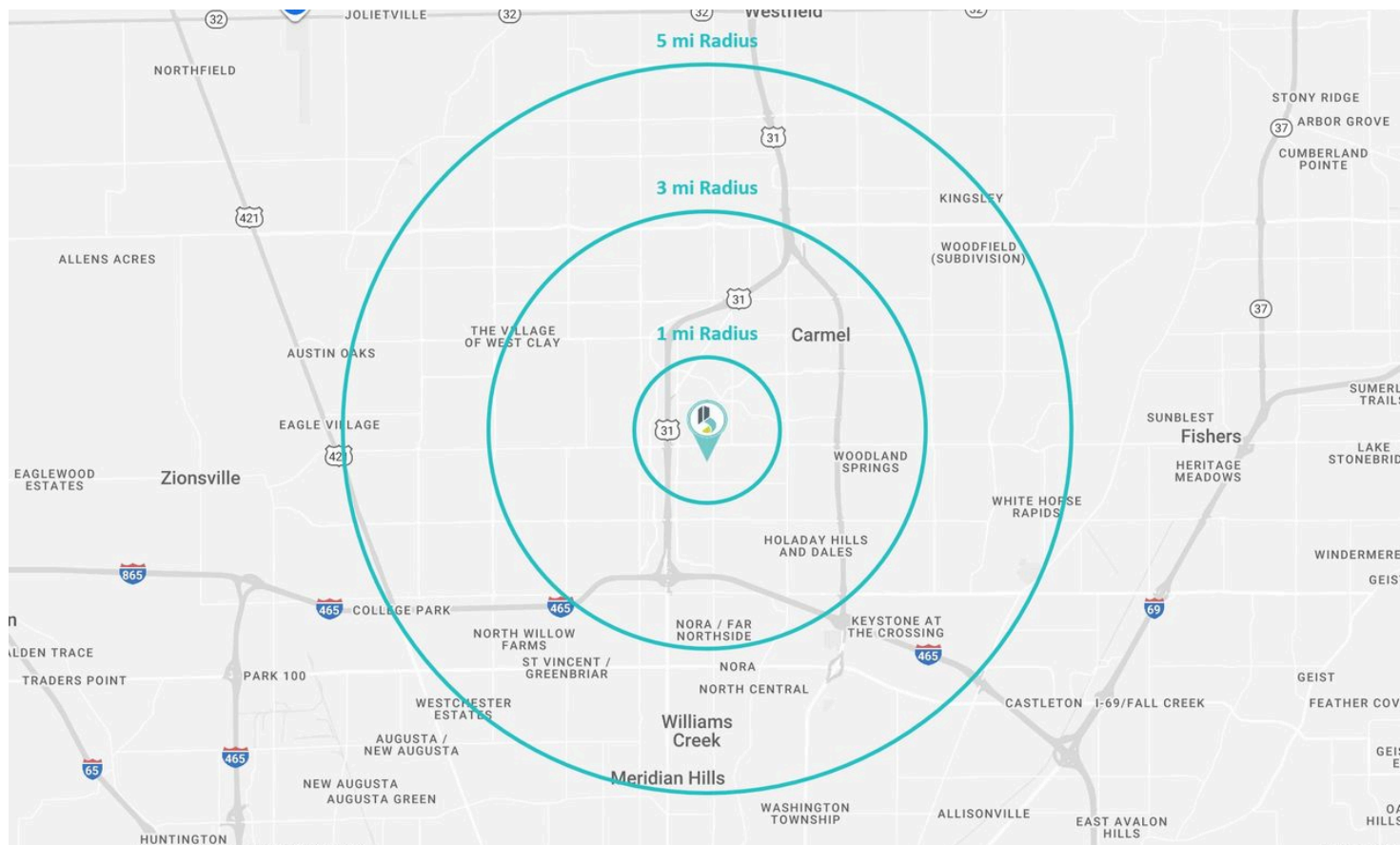
Carmel, Indiana, is a vibrant suburban city located just north of Indianapolis. Known for its charming downtown area, Carmel boasts a mix of modern amenities and picturesque parks. The downtown area is anchored by the Monon Trail which is a rails-to-trails paved pedestrian and biking path that connects Carmel north to Westfield and south all the way to downtown Indianapolis. The city has earned accolades for its quality of life, excellent schools, and a strong sense of community. A highlight of Carmel's City Center is the Palladium, a stunning concert hall that serves as the centerpiece of the city's artistic culture. Opened in 2011, the Palladium is renowned for its exceptional acoustics and hosts a wide range of performances, from classical music to contemporary acts. The venue is part of the Center for the Performing Arts, which provides various cultural programs and educational opportunities.

Highlights

- 2024 - #1 Best Place to Live in U.S. (Livability)
- 2024 - #1 Best Suburb to Live in America (Niche)
- 2024 - #2 Best Place to Live in America (Niche)
- 2023 - #1 Most Affordable Safe Suburb (SmartAsset)
- 2023 - #1 Best Small City in America (WalletHub)
- 2023 - #2 Safest Suburb in the U.S. (SmartAsset)
- 2023 - #3 Best Places to Live in the U.S. (and #1 in the Midwest) (Livability)
- 2023 - #4 Safest City in Indiana (and #1 for populations of 50,000-plus)

Demographics

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Summary

The surrounding area, Carmel, Indiana, is characterized by a growing, affluent, and well-educated population. Population and household counts are projected to continue increasing. Households skew upper-income, and the population is predominantly working-age adults and families. Educational attainment is high, with a large proportion of adults holding bachelor's and advanced degrees, supporting a professional, white-collar demographic profile.

Demographics

	1 mile radius	3 mile radius	5 mile radius
Population (2025 est.)	8,829	65,526	176,131
Projected Annual Growth (HH)	45,678	5,432	16,789
Median Age (2025 est.)	36.9	38.8	39.4
Average HH Income (2025 est.)	\$137,164	\$167,093	\$169,925
Total Businesses (2025 est.)	1,492	6,142	13,145
Bachelor Degree+ (2025 est.)	71.2%	68.3%	66.5%

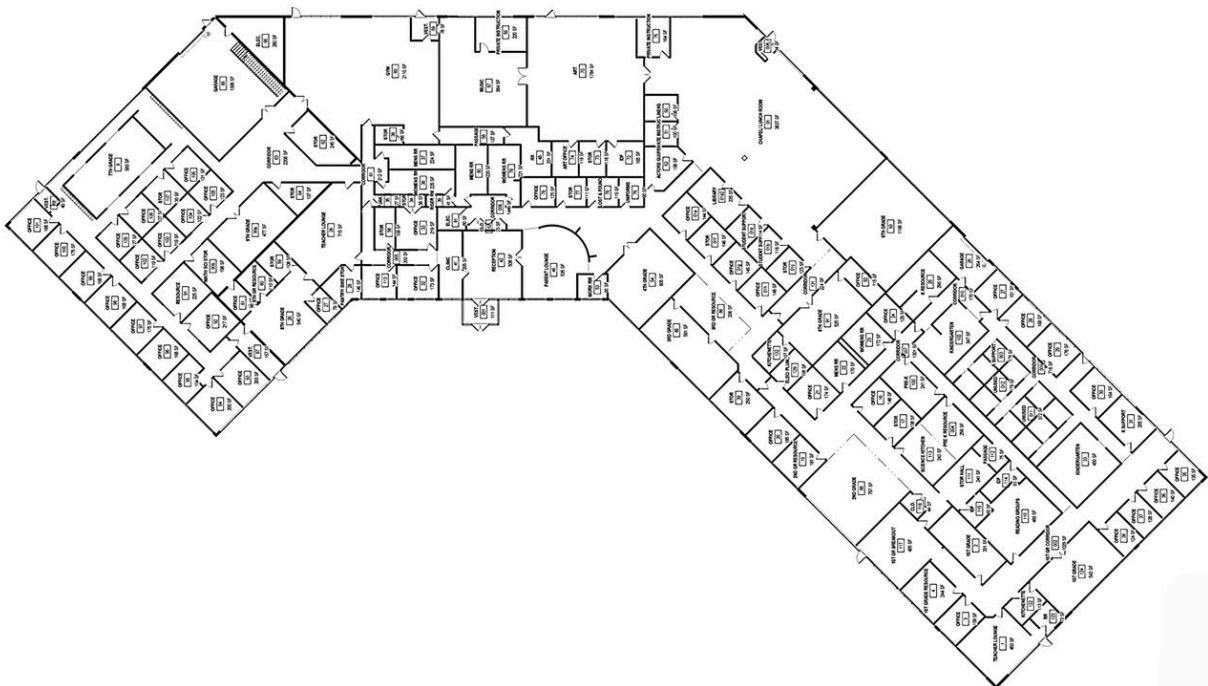
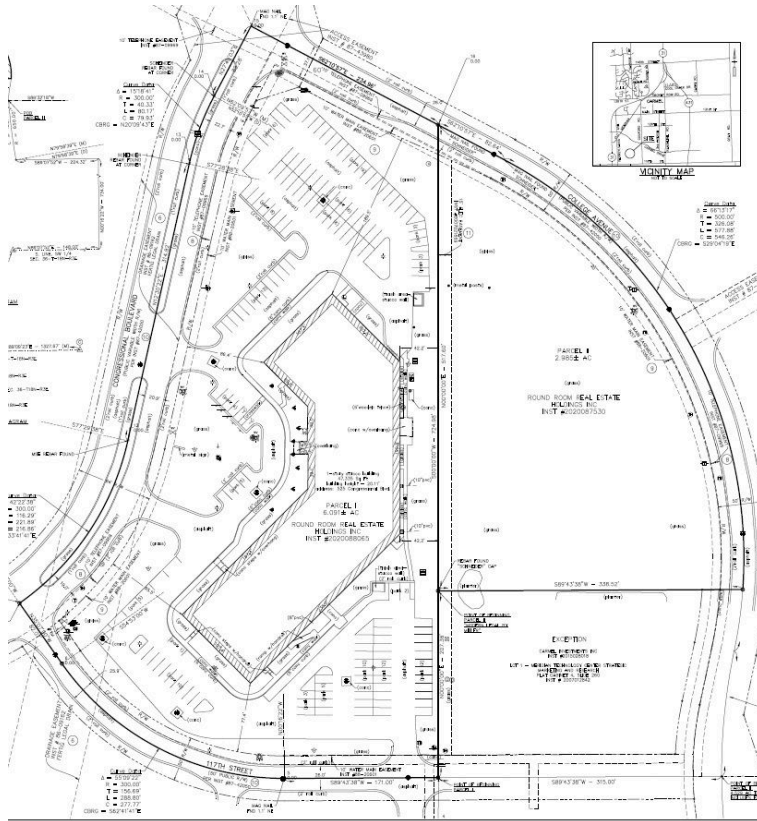
Demographics

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Floor Plan & Survey

525 Congressional Blvd, Carmel, IN
46032



Lease & Tenant Summary

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Entity	Coram Deo Academy, Inc.
Founded	2008
Locations	1
Total Student Enrollment	190+
Website	www.coramdeo-in.com

Founded in 2008, Coram Deo Academy is a Classical Christian school in Indiana that partners with parents to provide an education grounded in biblical truth and classical learning. Its mission is to assist families in training children by offering rigorous academic instruction that integrates discipleship with time-tested classical methods such as memorization, narration, and habit formation. The school emphasizes forming students who love what is true, good, and beautiful, while cultivating wisdom, character, and a lifelong love of learning.

Coram Deo Academy is accredited through the Association of Classical Christian Schools (ACCS) which is the predominant accrediting body for classical schools throughout the United States. Being accredited, the school is also eligible for school vouchers through the State of Indiana.

While already offering classes for students from junior kindergarten (Pre-K) through 12th Grade, the school has plans to grow the student body to 400+ students with two units per grade.

About Bradley

Your trusted, full-service commercial real estate advisors.

At Bradley Company, we help clients make confident commercial real estate decisions through personalized service, deep local expertise, and strategic insight. Whether you're buying, selling, leasing, or managing a property, we act with your best interests in mind to deliver results that align with your goals and move your



Our Numbers

270+

Professionals on staff
ready to help you

3,700+

Multi-Family
Units Managed

\$415 Million

in Brokerage
Transactions in 2024

200+

Commercial Properties
& Facilities Managed

Our Reach

Our experienced professionals across the Midwest are notably recognized with designations including SIOR, CCIM, MCR, CPM, and RPA. Our local expertise in all sectors of the market coupled with renowned industry-wide networking partnerships allows us to provide world-class service with tailored, personalized solutions.

Locations

- Indianapolis
- Fort Wayne
- Grand Rapids
- South Bend
- Merrillville

