

# Three Penn Mark Medical Office Building

11455 Meridian St., Carmel, IN

**AVAILABLE  
FOR LEASE**



Listing Broker



Matt Jackson  
Phone 317.340.3969  
Email [mjackson@jacksonig.com](mailto:mjackson@jacksonig.com)

Ownership



Real Estate Capital, Inc.  
Jon Boyajian  
Phone 312.533.2350  
Email [jboyajian@echorecap.com](mailto:jboyajian@echorecap.com)



## Available Space - Final Space Remaining

Suite 100 +/- 5,820 SF (existing eye care clinic)

## Property Features

- In the heart of North Meridian Medical Corridor
- Building signage with **visibility to U.S. 31 (80,000 VPD)**
- Convenient **1st floor access** off attractive lobby
- Close proximity to daily needs **amenities, shopping, dining, and retail**
- Co-tenancy with **Ascension St. Vincent and Turkle & Assoc.**
- New ownership group is making **significant capital improvements** to the building systems, common areas, and exterior

## Demographics

	1 mile	3 mile	5 mile
<b>Population</b>	4,482	62,807	170,852
<b>HH Income</b>	\$149,898	\$141,748	\$141,863

## Join Tenants:



## Medical Market Summary

The Meridian Medical Corridor represents the **highest concentration of healthcare systems and practice groups within the Indianapolis MSA**. Area hospital facilities include IU Memorial North, Franciscan Ortho Hospital, St. Vincent Hospital - Carmel, Indiana Spine Group, Goodman Campbell Brain & Spine, and JWM Neuro, all within 2 miles of this location.



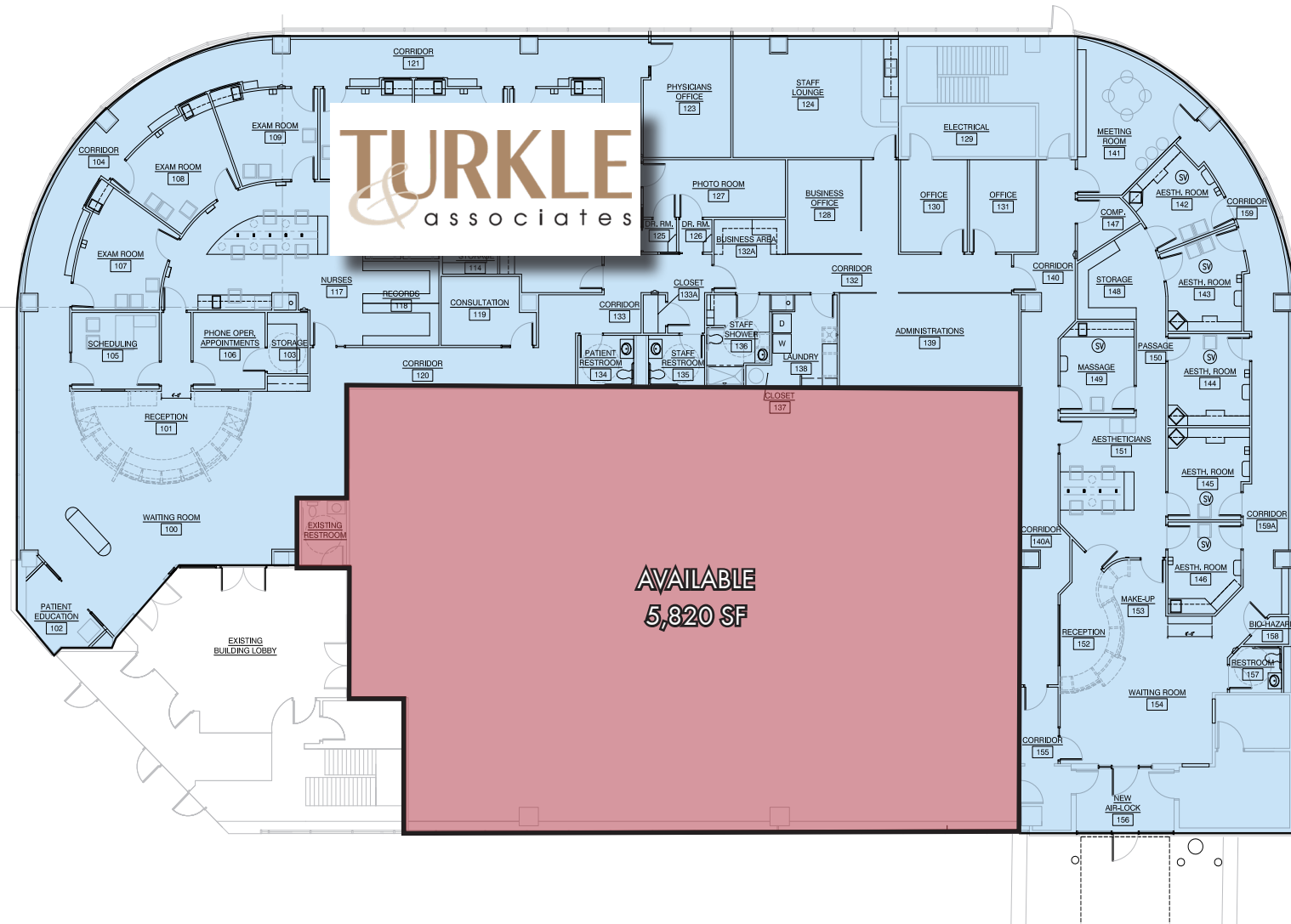
## Property Photos





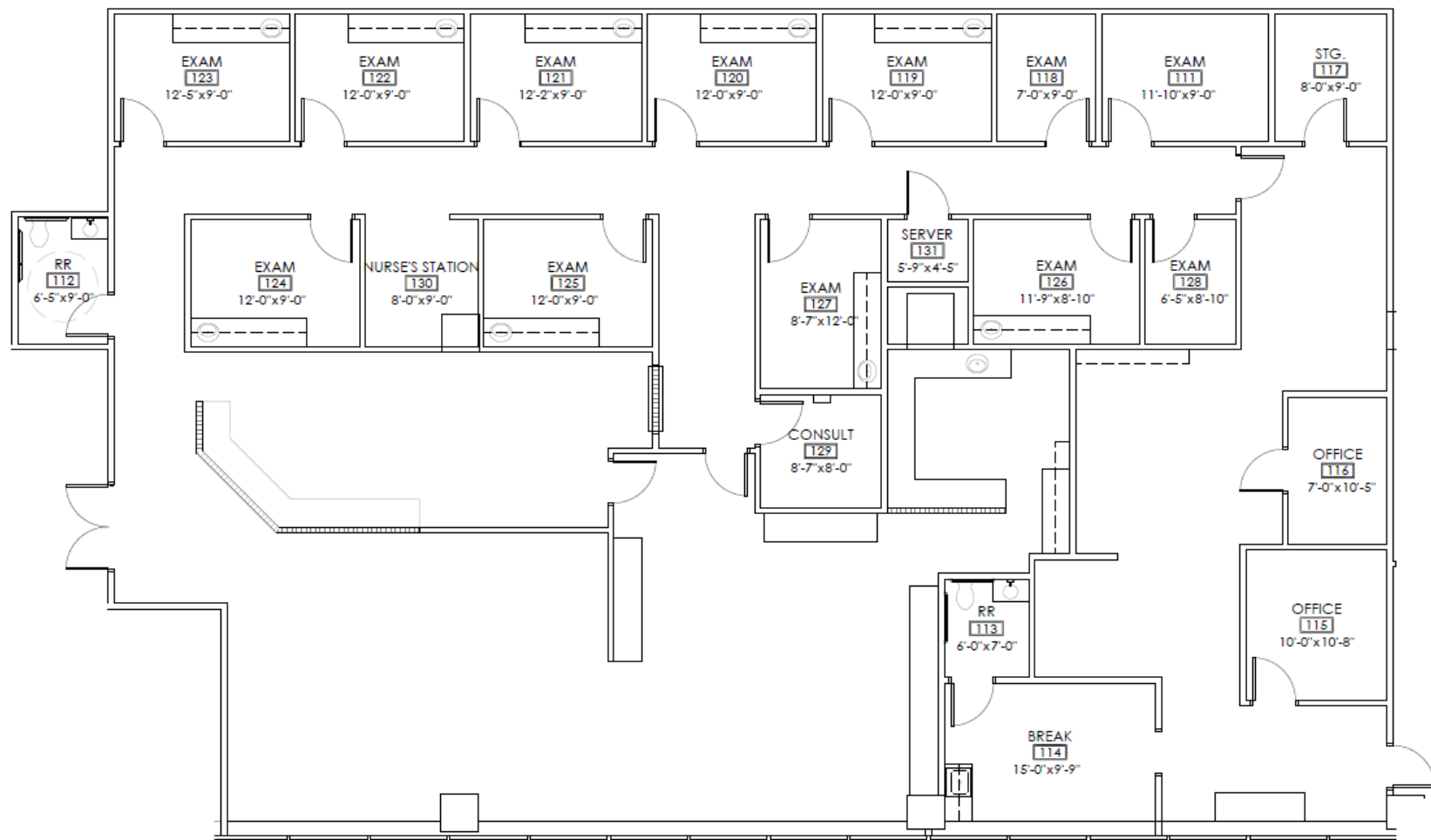
## First Floor Space Plan

100	Available*	5,820 SF
150 + 260	Turkle & Associates	15,831 SF
200	St. Vincent	11,523 SF
Total Existing GLA		33,174 SF



## Available Space Plan

- 12 wet exam rooms + add'l private office/exam space
- Two private restrooms
- Separate employee/provider entrance
- Spacious reception area
- Kitchenette/break area
- Check in/check out admin station





## North Meridian Medical Corridor





## Market Aerial

