

# CARMEL PROFESSIONAL CENTER

277 E. Carmel Dr., Carmel, IN 46032

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- Offices available: executive suites, medical, creative, & more.
- Monument signage available directly on Carmel Dr.
- Garden-like setting
- Fantastic location on Carmel Dr., between Keystone Ave. (47,000 ATC) & Rangeline Rd.
- Down the street from the Monon Trail

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	2,000 SF
Lot Size:	0.85 Acres
Building Size:	8,700 SF

**WILL CONWAY**

O: 317.454.7171 | C: 317.379.6334  
wconway@premiercres.com

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## PROPERTY DESCRIPTION

Office, medical office, garden-style, GREAT visibility & location directly on Carmel Dr., in the middle of shops, restaurants, etc. Plenty of parking & signage options. Very impressive demographics. Space 2 boasts a reception area, 5 exam rooms with water, & 2 private restrooms.



## LOCATION DESCRIPTION

Prime location directly on Carmel Drive, a main E/W thoroughfare through Carmel. It sits between two main N/S thoroughfares, Keystone Ave. & Rangeline Rd. Fantastic location in the booming Carmel, IN. Surrounded by several different types of amenities. Carmel is always included on the Top 10 Best Places To Live in the Nation lists, usually sitting at #1 or #2.



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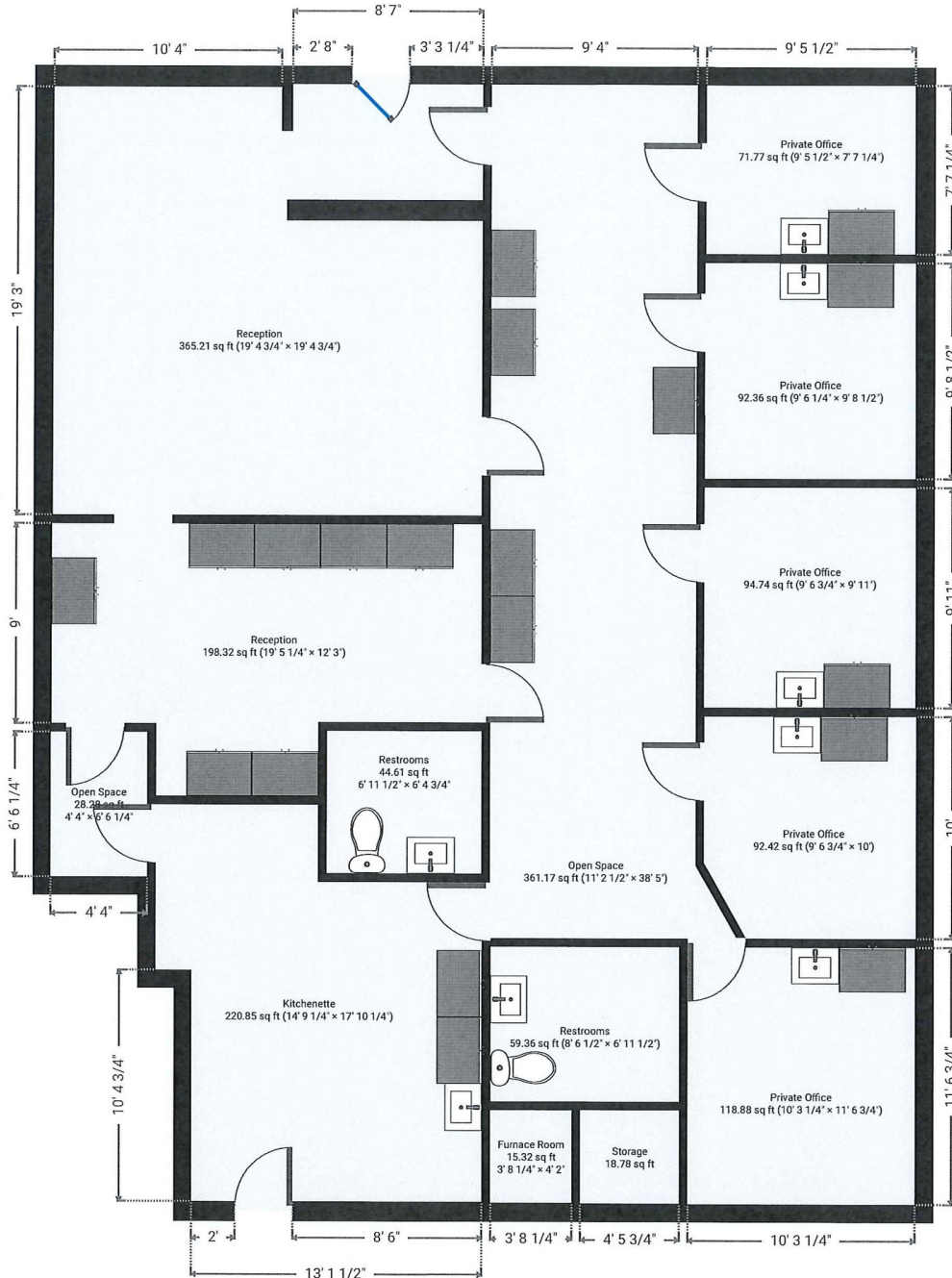
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## ▼ Ground Floor

TOTAL AREA: 2027.81 sq ft • LIVING AREA: 2027.81 sq ft • ROOMS: 13



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