



AVAILABLE SF
1,600 - 3,559 SF

LEASE RATE
\$8.00 - 15.00 SF/YR (MG)

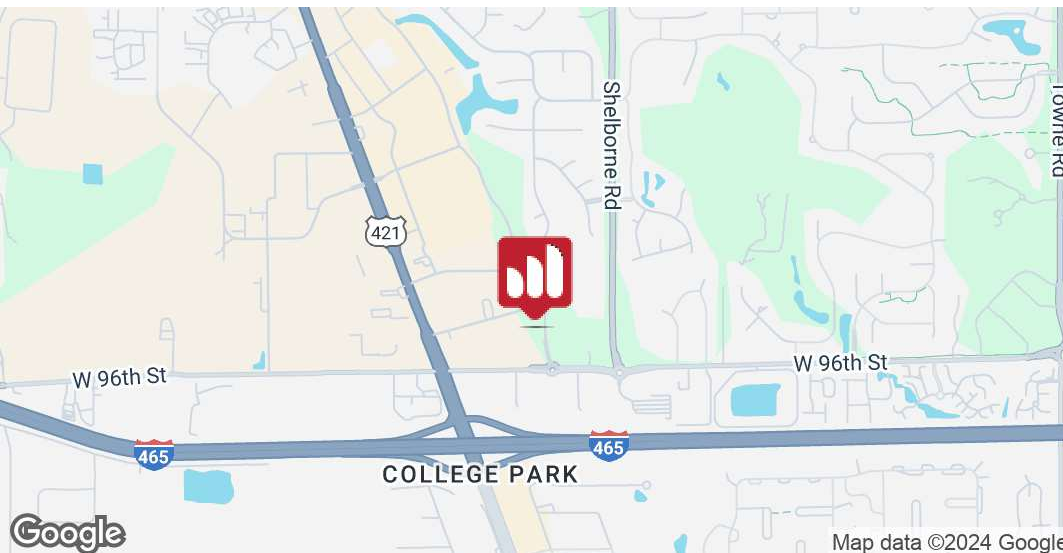
PROPERTY HIGHLIGHTS

- Private suites available
- Executive office suites available
- 1,600 - 3,550 SF Available
- Fantastic location on the NW side of Indianapolis
- Just off of I-465 & US 421/Michigan Rd.

FOR LEASE

AUBURN WOODS

9640-9650
Commerce Dr.,
Carmel, IN 46032



MATT FERGUSON

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FOR LEASE

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,600 - 3,559 SF	Lease Rate:	\$8.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9640 Commerce Dr. - 404B	Available	1,802 SF	Modified Gross	\$8.00 SF/yr
9640 Commerce Dr - 412	Available	3,482 SF	Modified Gross	\$15.00 SF/yr
9650 Commerce Dr. - 502B	Available	1,801 SF	Modified Gross	\$8.00 SF/yr
9650 Commerce Dr. - 503B	Available	1,804 SF	Modified Gross	\$8.00 SF/yr
9650 Commerce Dr. - 514	Available	1,600 SF	Modified Gross	\$15.00 SF/yr
9650 Commerce Dr. - 524	Available	1,700 SF	Modified Gross	\$15.00 SF/yr
9650 Commerce Dr. - 525	Available	1,700 SF	Modified Gross	\$15.00 SF/yr
9650 Commerce Dr - 534	Available	3,559 SF	Modified Gross	\$15.00 SF/yr

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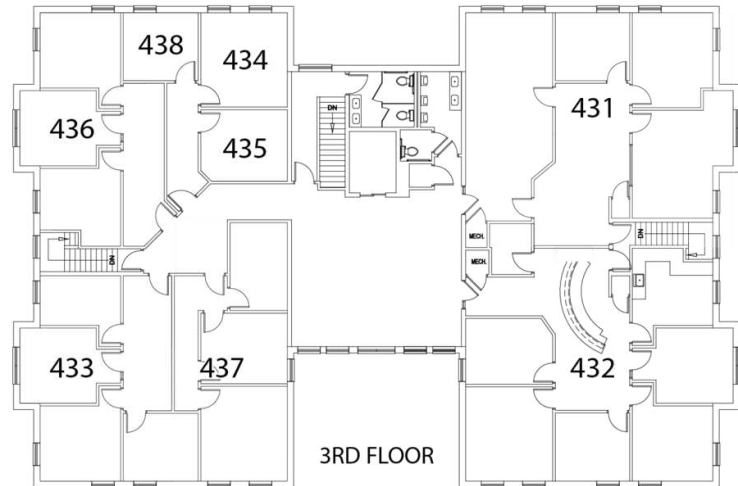
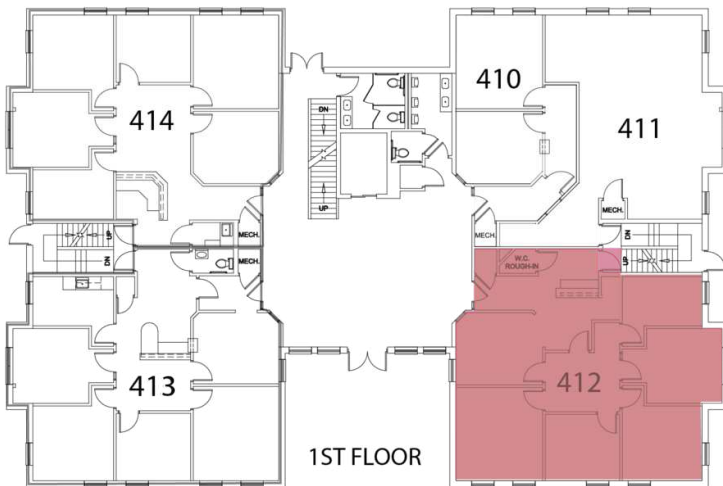
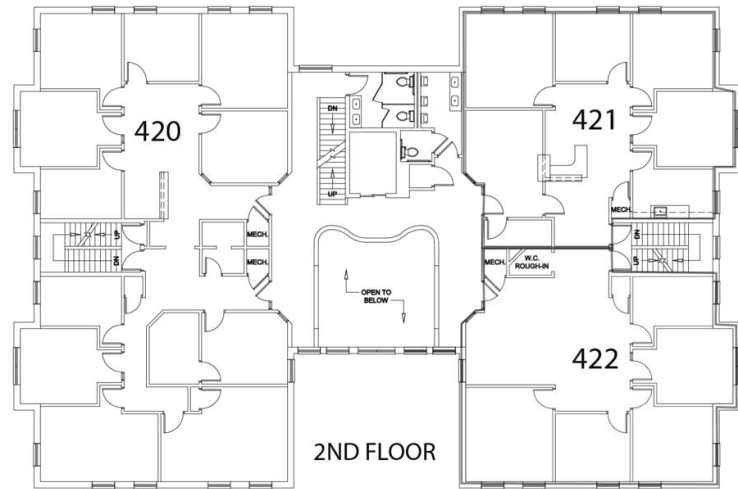
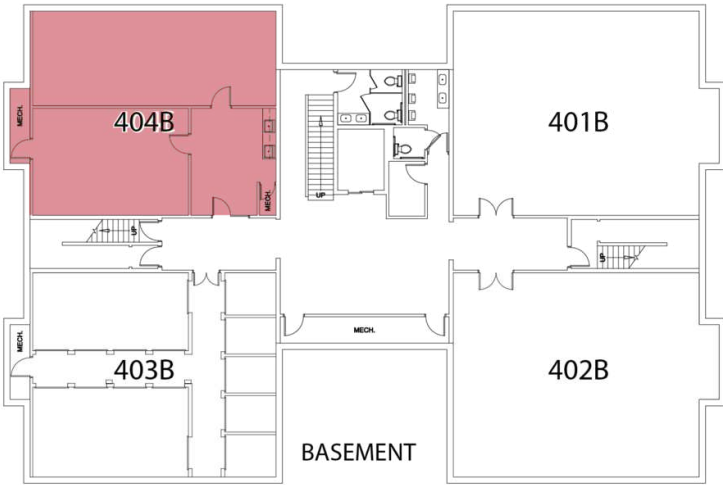
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Building 9640

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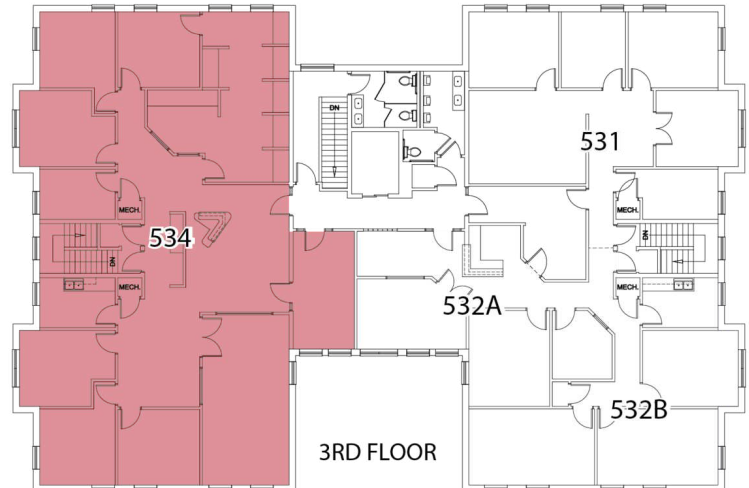
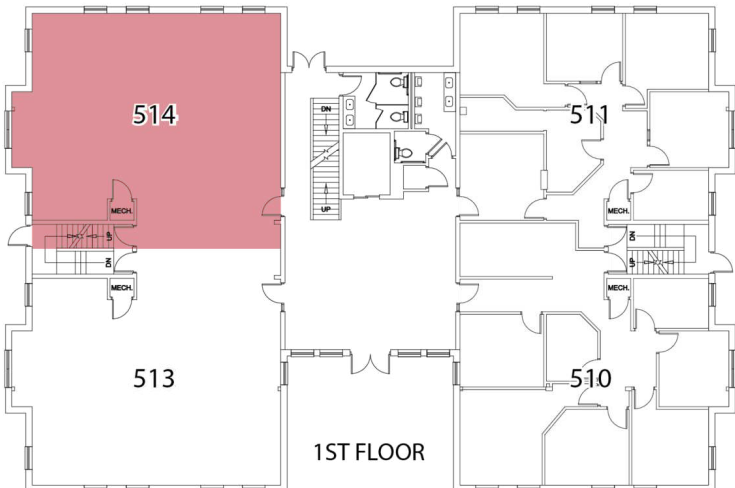
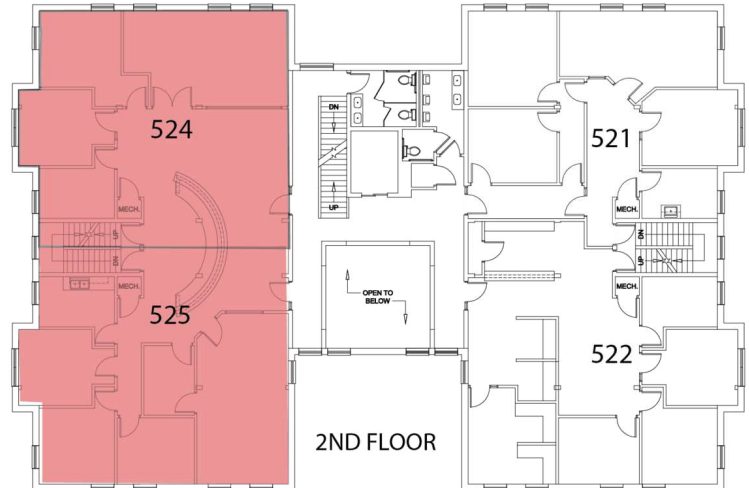
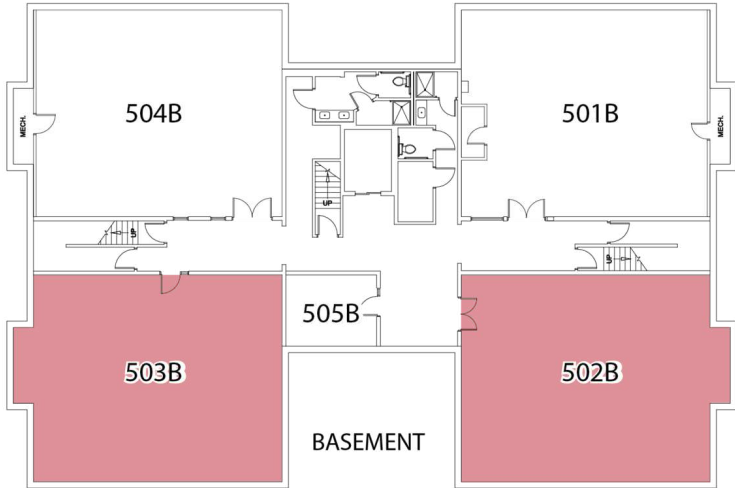
Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercrs.com

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Building 9650

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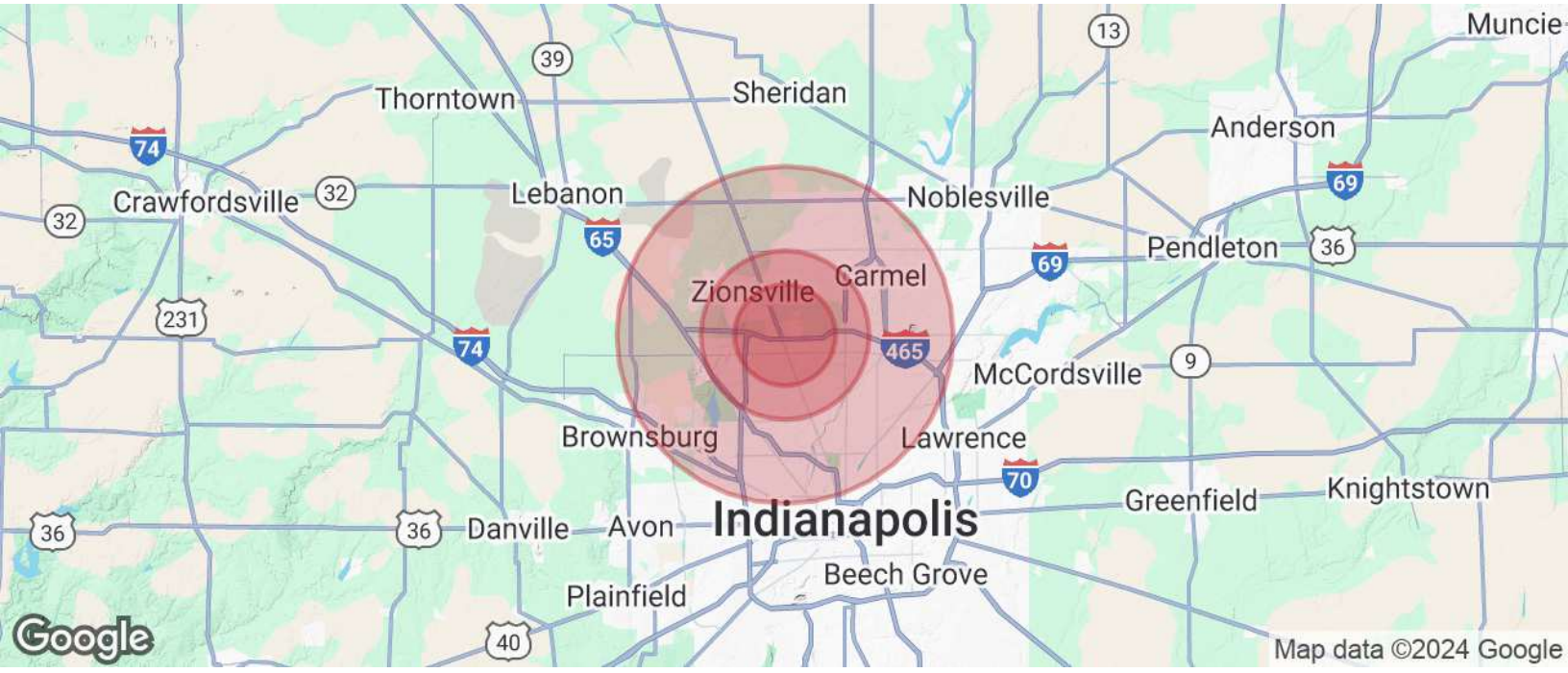
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	44,262	137,828	534,624
Average Age	38.8	38.6	37.0
Average Age (Male)	36.4	36.8	35.8
Average Age (Female)	40.2	39.6	38.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,608	58,257	232,737
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$101,888	\$112,707	\$93,039
Average House Value	\$239,343	\$267,426	\$223,104

2020 American Community Survey (ACS)

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