

AUBURN WOODS

9640-9650 Commerce Dr., Carmel, IN 46032

FOR LEASE



PROPERTY HIGHLIGHTS

- Private suites available
- Executive office suites available
- 854 - 3,476 SF available
- Prime, Carmel location
- Storage available

OFFERING SUMMARY

Lease Rate:	\$8 - 17 SF/yr (MG)
Available SF:	854 - 3,476 SF
Building Size:	55,708 SF
Suites Available:	7
Building Class:	B

MATT FERGUSON

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PROPERTY DESCRIPTION

Discover a superior leasing opportunity at this distinguished Carmel property. With private suites & executive office options available, this modern space offers flexibility to cater to your business needs. Under a modified gross lease structure, tenants can enjoy ease & simplicity in their leasing agreement. Acquired by new ownership in 2021, this property exudes a fresh, revitalized energy, offering an enticing opportunity for businesses seeking a progressive & esteemed workspace in booming Carmel, IN.

LOCATION DESCRIPTION

Nestled in the affluent city of Carmel, Indiana (recently voted #1 Small Town in the USA... AGAIN), Auburn Woods offers a prime location for businesses seeking an upscale, professional environment. The area is renowned for its vibrant community & dynamic cultural scene, with charming restaurants, boutique shops, & art galleries dotting the landscape. Just minutes away from the renowned Carmel Arts & Design District, tenants can enjoy easy access to a variety of dining, entertainment, & cultural experiences. Additionally, the property is conveniently located near major highways & offers excellent accessibility for employees & clients alike. Carmel's blend of modern amenities and small-town charm make it an ideal setting for any office or office building tenant.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9640 Commerce Dr. - 404B	Available	1,802 SF	Modified Gross	\$8.00 SF/yr	-
9640 Commerce Dr. - 413	Available	1,590 SF	Modified Gross	\$17.00 SF/yr	Available 4/1/2026
9640 Commerce Dr. - 420	Available	1,738 - 3,476 SF	Modified Gross	\$17.00 SF/yr	Can be split into two (2) 1,738 SF spaces
9640 Commerce Dr. - 433	Available	952 SF	Modified Gross	\$17.00 SF/yr	-
9640 Commerce Dr. - 437	Available	854 SF	Modified Gross	\$17.00 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	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9650 Commerce Dr. - 514	Available	1,900 SF	Modified Gross	\$17.00 SF/yr	-
9650 Commerce Dr. - 524	Available	1,700 SF	Modified Gross	\$15.00 SF/yr	-

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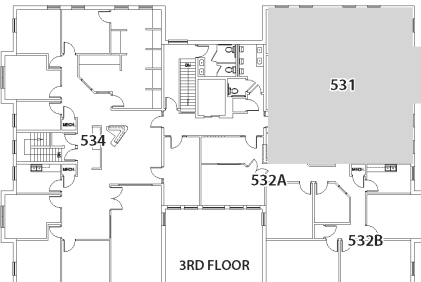
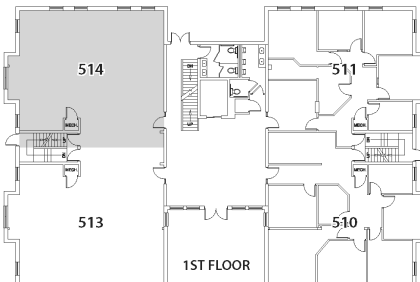
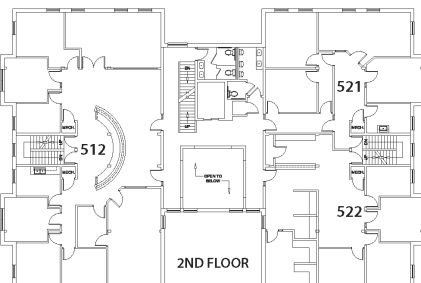
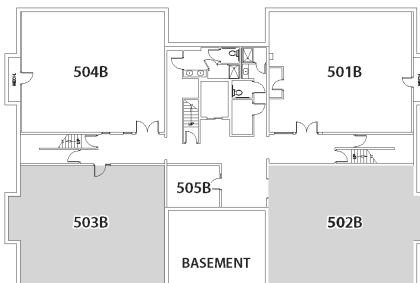
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