

PROPERTY WEBSITE

EXTERIOR VIDEO

INTERIOR VIDEO



AVAILABLE SF

1,900 - 3,446 SF

LEASE RATE

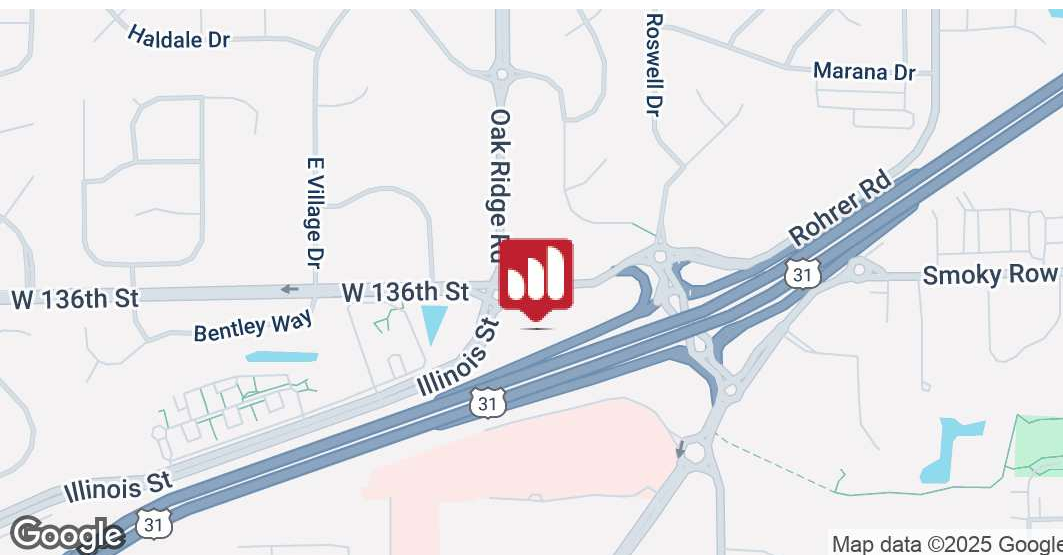
\$25.00 SF/YR (MG)

PROPERTY HIGHLIGHTS

- Move-in ready second-generation medical office suites available
- Easily accessible at the Ascension St. Vincent Hospital interchange
- Surrounded by amenities
- Elevators & ample parking, w/ drive-up

FOR LEASE

**13590 N.
MERIDIAN ST.**
Carmel, IN 46032



MATT FERGUSON

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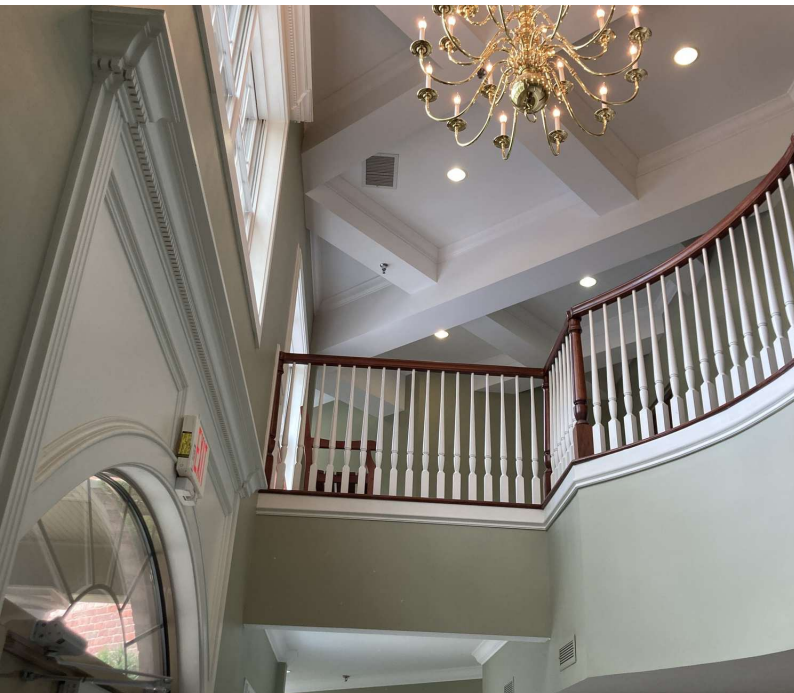
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PROPERTY DESCRIPTION

Sophistication meets functionality at this premier commercial property in Carmel, IN. Boasting modern architecture & top-notch amenities, the property offers customizable office spaces designed to meet the diverse needs of businesses. The dental suite offers high-end finishes throughout, with 5 exam rooms, lab room, x-ray room, 2 offices, reception, break area with laundry hookup, private restroom & shower. Ample parking & convenient access to major transportation routes ensure seamless connectivity for tenants & patients alike. The property's strategic location & visibility make it a standout choice for medical practices seeking a prestigious address with a professional, polished atmosphere. Elevate your business presence at this exceptional Carmel property.



LOCATION DESCRIPTION

Nestled in Carmel, IN, the location offers a vibrant & dynamic setting for businesses to thrive. Located just off US 31 & 136th St., this medical office building couldn't be more convenient. Surrounded by upscale dining, shopping, & entertainment options, the area perfectly balances work & leisure. The location is within close proximity to the bustling Arts & Design District, boasting art galleries, unique boutiques, & charming cafes. Nearby, the Palladium at the Center for the Performing Arts presents world-class concerts & events, adding a touch of cultural enrichment to the area. With multiple top-rated hospitals & medical centers in the vicinity, the property in Carmel offers an ideal blend of urban convenience & suburban tranquility for discerning MOB tenants.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,900 SF	Modified Gross	\$25.00 SF/yr	-
Suite 104	Available	3,446 SF	Modified Gross	\$25.00 SF/yr	Dental office

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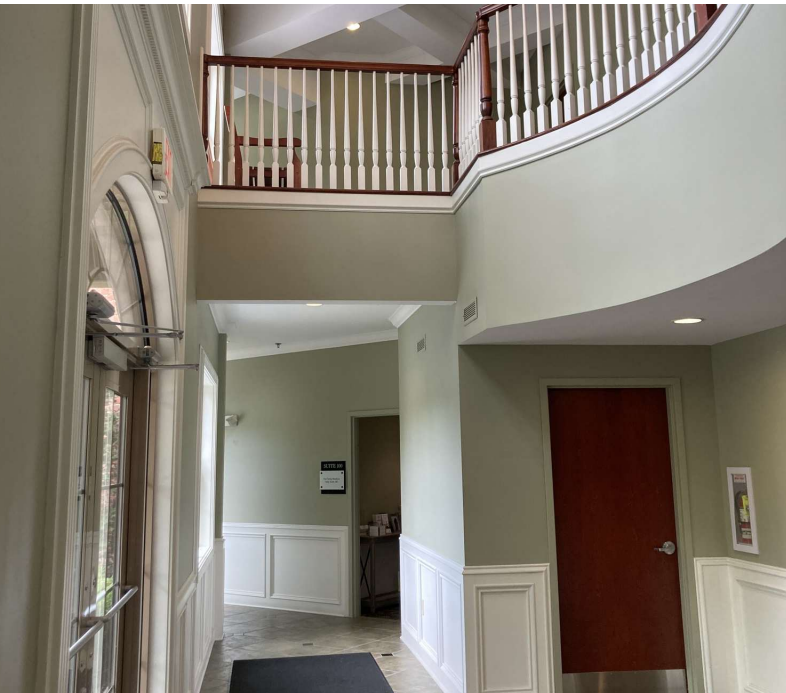
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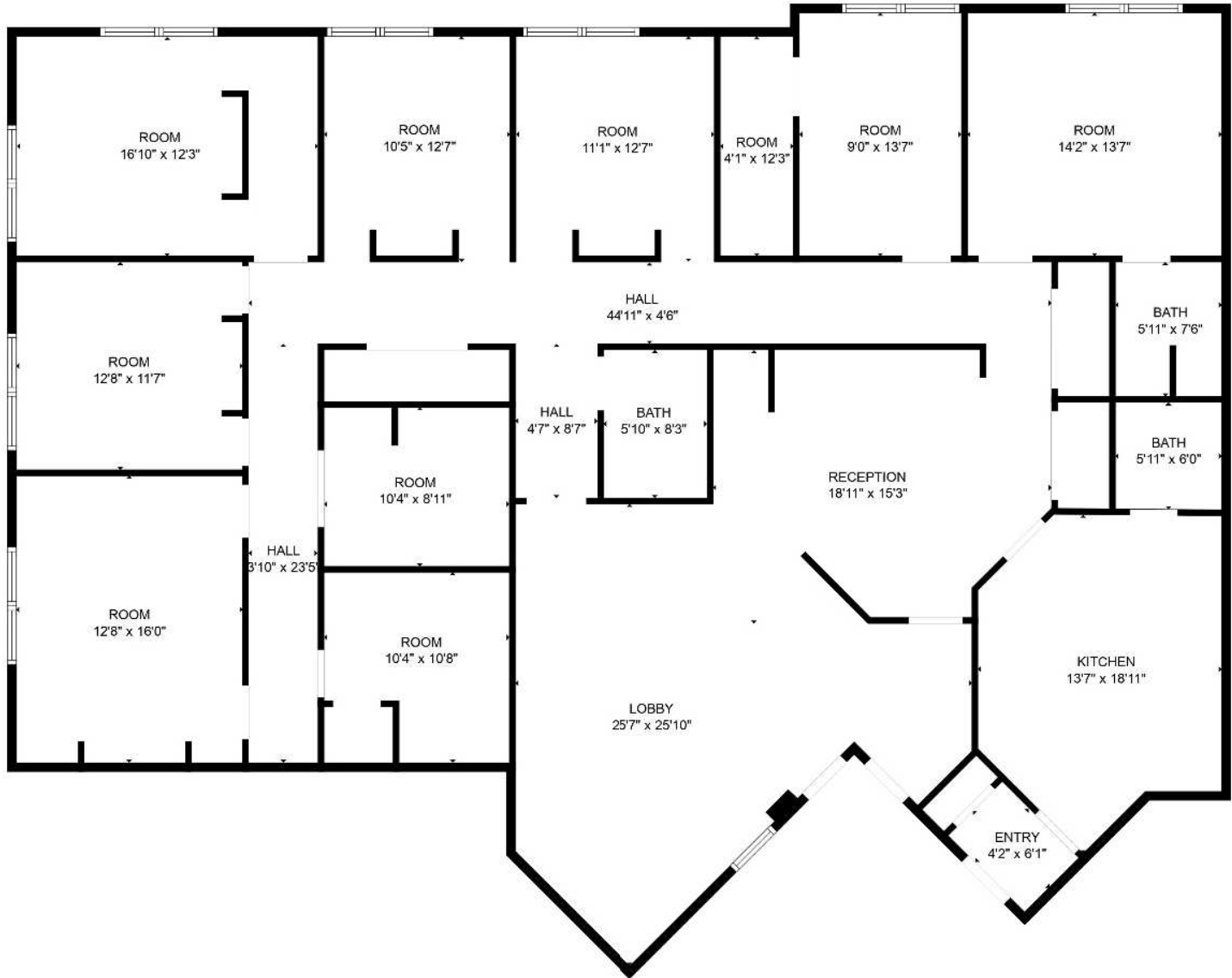
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(Not to Scale)



Suite 104 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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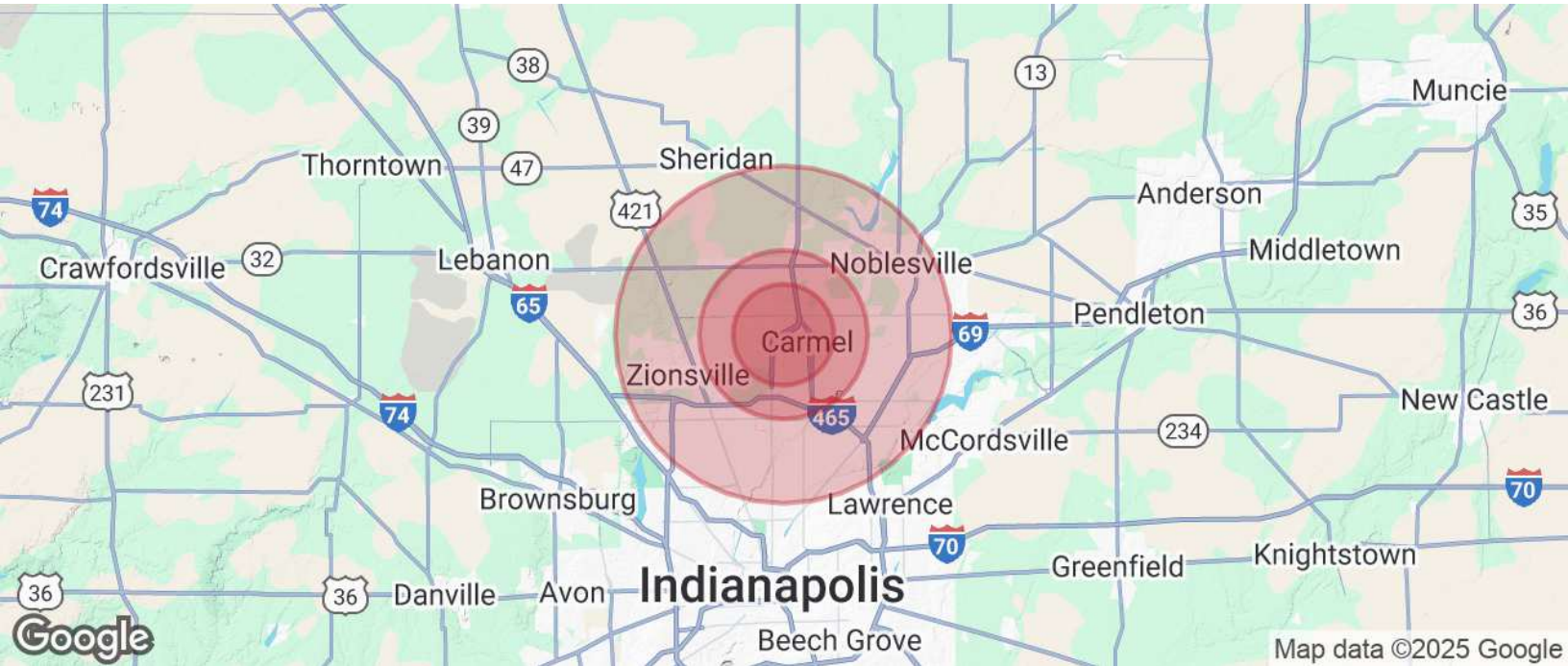
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	71,843	169,415	478,260
Average Age	40	40	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,120	65,393	194,420
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$169,562	\$172,719	\$144,661
Average House Value	\$543,198	\$526,456	\$440,456

Demographics data derived from AlphaMap

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