

FOR LEASE

Auburn Woods  
Carmel, IN 46032



Building 1  
9640 Commerce Drive

Building 2  
9650 Commerce Drive

## BUILDING 1: 9640 Commerce Drive BUILDING 2: 9650 Commerce Drive

### Property Highlights

- New Ownership and Management
- Variable size and term options
- Placard signage available
- Abundant retail on Michigan Road corridor
- Conveniently positioned on Commerce Drive, which connects to 96th and 106th Street corridors
- Easy access to I-65 and I-465

### Building 1

27,791 Total Square Feet  
10,775 Available Square Feet

### Building 2

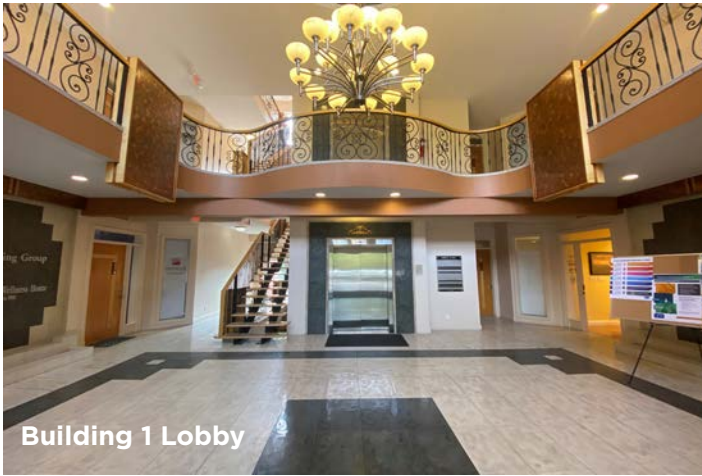
27,917 Total Square Feet  
11,924 Available Square Feet

### Contact

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**Building 1 Lobby**



**Building 2 Lobby**



**South View**



**West View**



**Building 1**



**Building 2**

### Space Available: Building 1 - 9640 Commerce Drive

Suite Number	Square Footage	Notes
<a href="#">401B</a>	1,802	Basement
<a href="#">402B</a>	1,807	Basement
<a href="#">404B</a>	1,802	Basement
<a href="#">421</a>	1,735	2nd Floor
<a href="#">422</a>	1,740	2nd Floor
<a href="#">431</a>	1,889	3rd Floor

### Space Available: Building 2 - 9650 Commerce Drive

Suite Number	Square Footage	Notes
<a href="#">502B</a>	1,802	Basement
<a href="#">503B</a>	1,804	Basement
<a href="#">513-514</a>	3,200	1st Floor; can be divided in half
<a href="#">521</a>	1,743	2nd Floor
<a href="#">522</a>	1,743	2nd Floor
<a href="#">531</a>	1,632	3rd Floor

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### Demographics

	1 mile	3 miles	5 miles
Population	3,788	48,748	144,720
Daytime Population	14,402	82,537	149,461
Households	1,794	21,922	60,107
Average Household Income	\$97,797	\$106,095	\$118,091

2020 Estimates. Source: Applied Geographic Solutions 4/2020, TIGER Geography

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