

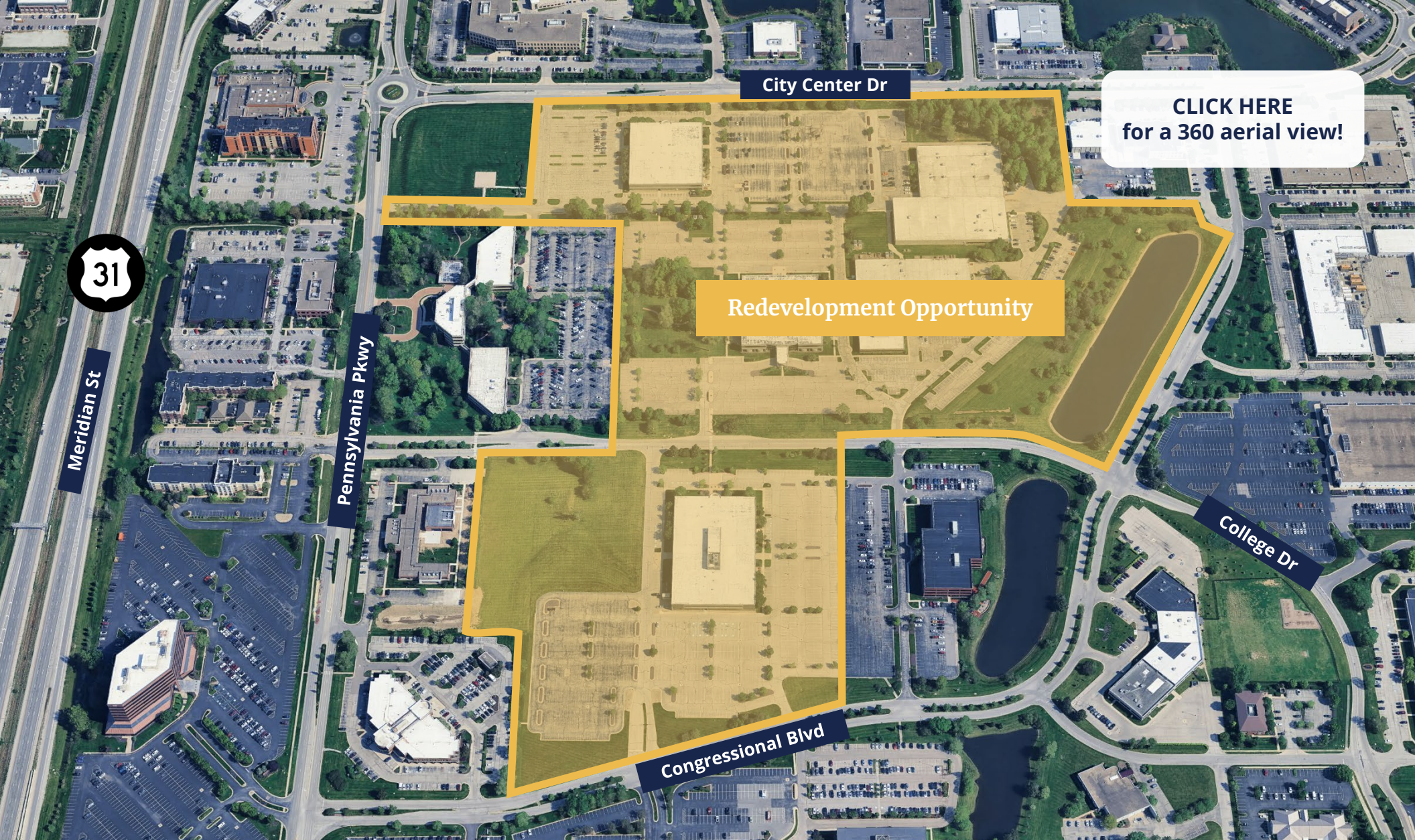


CNO Corporate Campus Carmel's Next Great Neighborhood

Prime Corporate Campus Redevelopment | A Generational Opportunity

The Colliers logo consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers



City Center Dr

[CLICK HERE
for a 360 aerial view!](#)

Redevelopment Opportunity

Pennsylvania Pkwy

Congressional Blvd

College Dr



Meridian St



This redevelopment prospect stands in one of the state's most affluent and demographically rich regions. The Carmel market consistently demonstrates a proven capacity to absorb large-scale developments since 2018, underscoring the viability of this opportunity.

[CLICK HERE
for a 360 aerial view!](#)

Congressional Blvd

+/-67 Contiguous Acres

College Dr

Pennsylvania Pkwy

City Center Dr

Pennsylvania Pkwy



The Support of a Well-Equipped City | Carmel, IN

The future vision for the CNO Campus aligns seamlessly with the City of Carmel's strategic goals. From local residents to the Mayor and everyone in between - Carmel is a place where this type of opportunity is embraced, with the track record to prove it.

"Building a strong business community is vital to keeping our tax rate one of the lowest in the state, while being able to offer world-class amenities to our residents."

Adam Aasen
Carmel Council President

"Reshaping this district gives Carmel the opportunity to replace vacant, underutilized buildings surrounded by large parking lots with new, active districts built upon the redevelopment success we've had in City Center, Midtown and Old Meridian Districts,"

Mike Hollibaugh
Director of Community Services

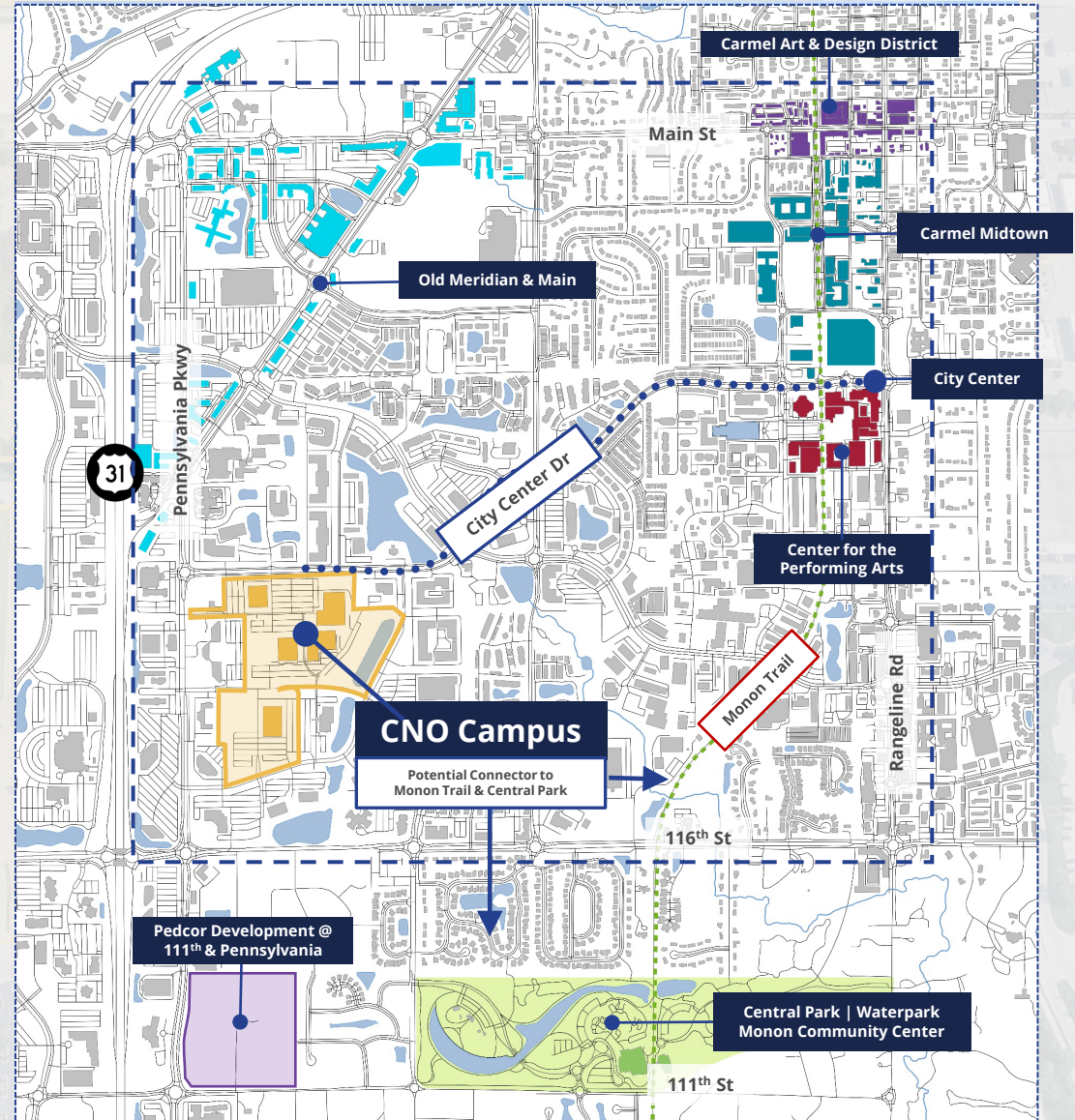




A Generational Opportunity

A generational opportunity to develop a new dense mixed-use District in the heart of one of America's nationally recognized small cities. The **CNO Campus** is the last contiguous large-scale redevelopment sites available, strategically located in the Carmel's central core – **it's a rare and valuable opportunity.**

The site is strategically positioned between transportation corridors, adjacencies to thriving Districts such as **Carmel City Center, Carmel Midtown, Arts & Design District** and **Old Meridian & Main**. Providing ample access, visibility, connectivity and walkability to enable a dense mixed-use District serving multiple uses.



Carmel – Where New Urbanism Thrives

The **City of Carmel** is a place where new urbanism, thoughtful design, and smart community growth are embraced and celebrated. This new District is recognized by the City, and community as a compelling opportunity to continue to propel the City forward and delivery on quality of place, community gathering, and economic development goals.

Led by Carmel and supported by the community, the City has invited three premier urban design firms to take part in the **CNO District Design Concept Competition**, offering their respective visions on the future of the site. Teams were asked to explore different possibilities – mixes of uses, styles of public space, and ways of connecting the District to adjacent Districts in the City's central-core. The goal being to create concepts that feature exceptional placemaking, advanced sustainability & innovative public infrastructure.

Carmel residents will have the opportunity for their input on each of the Design Concepts, which will help shape the vision for the City's newest planned District and coalesce the collective vision, support, and needs of the community to support future development plans.

"I'm especially excited that early input from the community will shape the offerings of what will become both another premier gateway to our city, as well as a distinct destination in its own right."

*Mayor Sue Finkham
Carmel Mayor*

District Design Concepts & Goals

- Inviting greenspace with water features, plaza & trails
- Modern office space
- Public gathering/entertainment space like a central lawn or amphitheater
- A walkable retail & business district with proximity to healthcare providers
- Housing options appealing to varied life stages of Carmel residents
- Unique destination elements not found elsewhere in the community

About the City | Carmel, Indiana



A thriving community acclaimed for its distinct amenities, robust and innovative business environment and excellent schools, the City of Carmel was named the **#2 Best Place to Live in the U.S. by U.S. News & World Report.**

Highly regarded by its residents as a safe community offering an exceptional quality of life, Carmel is home to an award-winning parks system and a wealth of cultural options.

Carmel is built for big dreams.

102,300

Population

150

Roundabouts

130

Corporate HQs

220

Miles of Paths & Trails

2025 City Awards & Recognitions *(so far)*

#1 Best Place to Move to in the Midwest - *Consumer Affairs*

#2 Best Place to Live in the U.S. - *Livability*

#1 Best Place to Live in Indiana - *Niche*

#1 Best Place to Raise a Family in Indiana - *Niche*

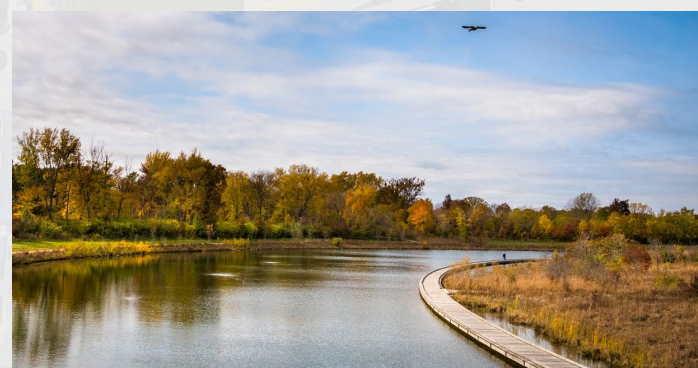
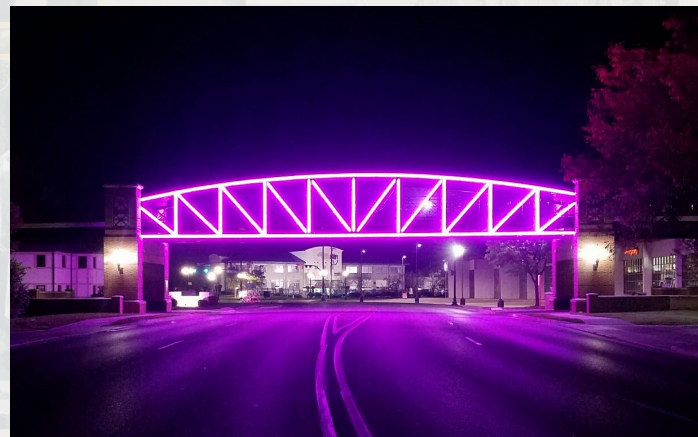
#1 Place with the Best Public Schools in Indiana - *Niche*

#2 Best Suburb to Live in America - *Niche*

#1 Best Place to Live in Indiana - *U.S. News & World Report*

#2 Best Place to Live in the U.S. - *U.S. News & World Report*

#1 Best Small City in America - *Wallet Hub*





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Andrew Urban MBA CCIM SIOR
Executive Vice President

+1 317 713 2167
andrew.urban@colliers.com

Tom Hadley SIOR
Executive Vice President

+1 317 713 2105
tom.hadley@colliers.com

Aaron Snoddy
Senior Vice President

+1 317 713 2106
aaron.snoddy@colliers.com

David Burden MBA SIOR
Principal & EVP

+1 312 612 5948
david.burden@colliers.com

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