

**PRESTIGIOUS MIXED-USE TROPHY ASSET AVAILABLE**

CARMEL, INDIANA

MONON

MAIN



GENERATIONAL CASH FLOW INVESTMENT OPPORTUNITY



# MONON & MAIN MIXED-USE DEVELOPMENT

## EXCEPTIONAL OPPORTUNITY TO ACQUIRE UNIQUE MIXED-USE ASSET

Cushman & Wakefield is pleased to exclusively offer for sale Monon & Main, a Class A+ four-story, mixed-use office and retail property located at 211 West Main Street in Carmel, Indiana. Monon & Main is part of a larger, mixed-use development that also includes a three-story, 12,000 square-foot independent steakhouse with a rooftop lounge, seven townhomes and a 200-space parking garage. A public plaza and seating areas for pedestrians are also part of the overall development.

## STABILIZED CORE ASSET

Monon & Main is currently 100% leased to eight tenants with a 4.5 year weighted average remaining lease term. This premier mixed-use asset offers the investor an exceptional opportunity to mark to market below market rate leases, as well as capitalize on the continued rapid rent growth for newer buildings in the City of Carmel. The tenants of Monon & Main enjoy the highest quality office and retail/restaurant space as well as signage and visibility at the epicenter of the highly walkable and busy Arts & Design District of Carmel, Indiana.

## PROPERTY OVERVIEW

ADDRESS	Monon & Main
LOCATION	211 W Main Street, Carmel, IN 46302
TOTAL PROJECT RSF	34,650
	% Retail 21%
	% Office 79%
YEAR BUILT	2018
SITE AREA	Building: 0.27+/- Acres
	Garage: 0.61+/- Acres
PARKING (ATTACHED GARAGE)	200 (5.81/1000)
LEASED %	100.0%
WALT - REMAINING YEARS	4.5

## #1 BEST PLACE TO LIVE IN INDIANA

Total population within a 3-mile radius of Monon & Main is 73,364 people, with an average household income of \$174,143. The population of the city is growing by an extraordinary 1.2% per year.

#2

"BEST PLACES TO LIVE" IN THE U.S.  
(U.S. NEWS & WORLD REPORT, 2025-26)

#5

BEST JOB MARKET IN THE NATION  
(SMARTASSET, 7/2025)



## EXTREMELY HEALTHY MARKET CONDITIONS

Asking rents for available space in this submarket of Carmel range from \$39.00 to \$44.00 per square foot, the highest in the Indianapolis metro area with new construction rates surpassing current rates by 6+% year over year. This is a direct result of office and retail users gravitating towards Main Street, Rangeline Road and Monon Boulevard which offer mixed-use buildings, smaller floor plates, walkability to residential buildings and a vast amenity base of retail, restaurants and entertainment.

## LONG-TERM CASH FLOW INVESTMENT

This best-in-class mixed-use retail and office building at Monon & Main is an exemplary investment opportunity for the long-term cash flow investor. The project enjoys multiple favorable investment aspects including its premier location in the heart of a Class A submarket which is still experiencing an acceleration of growth and values, its modern architectural and design characteristics and recent upscale construction.

## UPSIDE OPPORTUNITY

Additionally, we have identified several value-add opportunities a new investor can implement to increase the overall NOI by \$600,000 over the medium term. Monon & Main is an extraordinary opportunity for the long-term cash flow investor to invest in the thriving Carmel submarket.



## INVESTMENT HIGHLIGHTS



Best in Class trophy real estate irreplaceably located in a growing and vibrant live/work/play community



Parking Garage reversion is a significant value driver for the owner of the building long-term



Price \$12,500,000



## CONTACTS

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