



AVAILABLE SF

2,000 SF

LEASE RATE

\$22.00 SF/YR (MG)

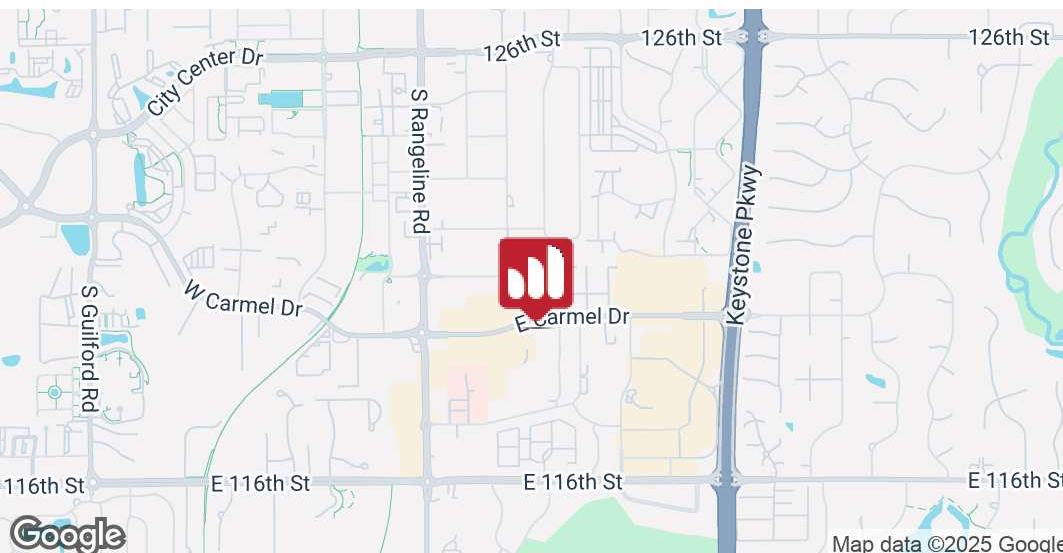
PROPERTY HIGHLIGHTS

- Offices available - executive suites, medical, creative, etc.
- Monument signage available directly on Carmel Dr.
- Garden-like setting
- Fantastic location on Carmel Dr., between Keystone Ave. (47,000 ATC) & Rangeline Rd.
- Down the street from the Monon Trail

FOR LEASE

CARMEL PROFESSIONAL CENTER

277 E. Carmel Dr.,
Carmel, IN 46032



WILL CONWAY

O: 317.454.7171 | C: 317.379.6334
wconway@premiercres.com

CARMEL PROFESSIONAL CENTER

277 E. Carmel Dr., Carmel, IN 46032

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PROPERTY DESCRIPTION

Office, medical office, garden style, GREAT visibility & location directly on Carmel Dr. in the middle of shops, restaurants, etc. Plenty of parking & signage options. Space 2 boasts a reception area, 5 exam rooms with water, & 2 private restrooms.

LOCATION DESCRIPTION

Prime location directly on Carmel Drive, a main E/W thoroughfare through Carmel. It sits between two main N/S thoroughfares, Keystone Ave. & Rangeline Rd. Fantastic location in the booming Carmel, IN. Surrounded by several different types of amenities. Carmel is always included on the Top 10 Best Places To Live in the Nation lists, usually sitting at #1 or #2.

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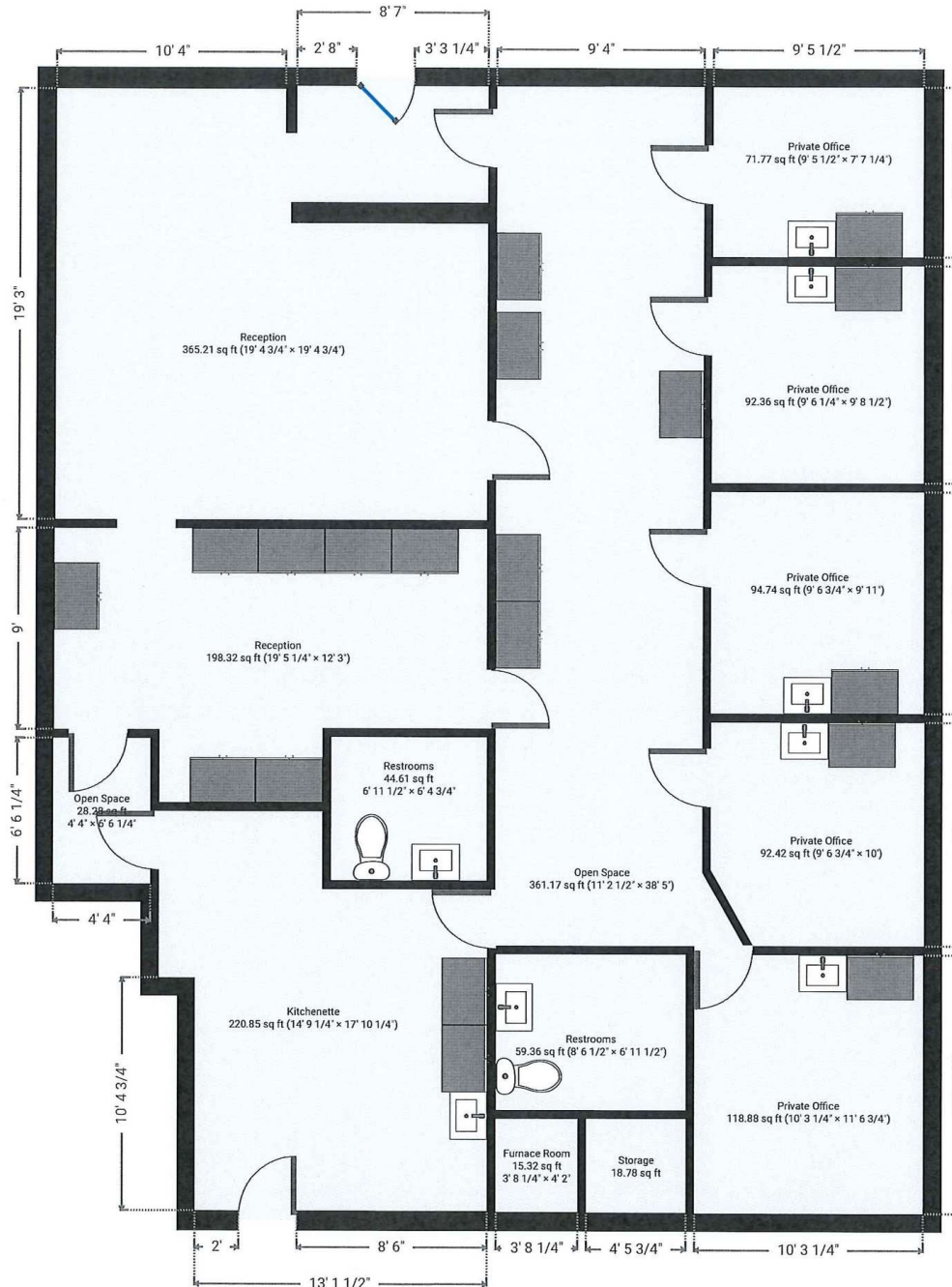
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Space 2

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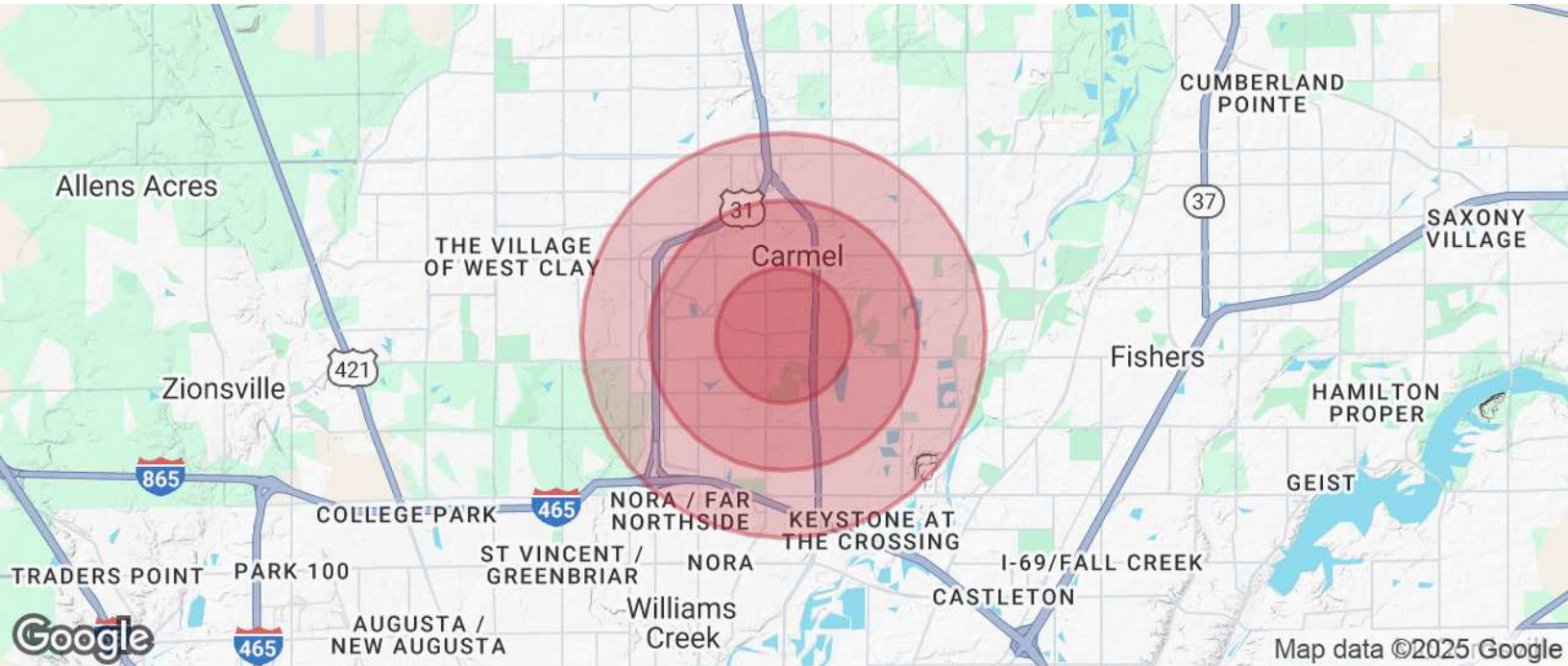
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,637	33,057	64,166
Average Age	41.3	41.7	41.6
Average Age (Male)	39.1	40.3	40.8
Average Age (Female)	43.8	42.5	42.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,257	15,587	28,715
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$86,635	\$100,138	\$113,648
Average House Value	\$234,384	\$264,166	\$284,479

2020 American Community Survey (ACS)

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