

# OFFICE SPACE FOR SUBLEASE

4 Carter Green | Carmel, IN 46032



## High Quality Class A Office Space in Carmel, Indiana

<b>Available Space:</b>	26,917 SF 3rd Floor: 13,458 SF - Can be leased alone 4th Floor: 13,458 SF (The 3rd Floor is available immediately. Furniture negotiable.)
<b>Term:</b>	June 30, 2033
<b>Parking:</b>	Garage attached via both floors
<b>Sublease:</b>	3rd Floor - \$30.00 / SF, Full Service 4th Floor - \$30.00 / SF, Full Service

### Details:

Approximately 27,000 square feet of Class A office space is now available for sublease in Carmel, offering a prime opportunity for tenants seeking high-quality, move-in-ready space. This offering includes both the third and fourth floors of the building, which can be leased together for full occupancy. The space is ideally suited for corporate users looking for a modern, professional environment in a desirable location. With top-tier finishes and excellent natural light, the space is built to accommodate a variety of business needs.

For tenants with smaller requirements, the third floor is also available as a standalone option. Furniture is negotiable, providing added flexibility for those who need a turnkey solution or prefer to customize the space themselves. The sublease is available immediately, making this an ideal option for companies needing quick occupancy without sacrificing quality or location.

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# NAI Cressy

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## 3RD FLOOR & 4TH FLOOR SPACE AVAILABLE



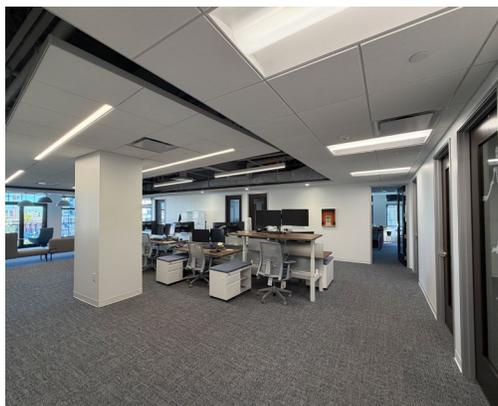
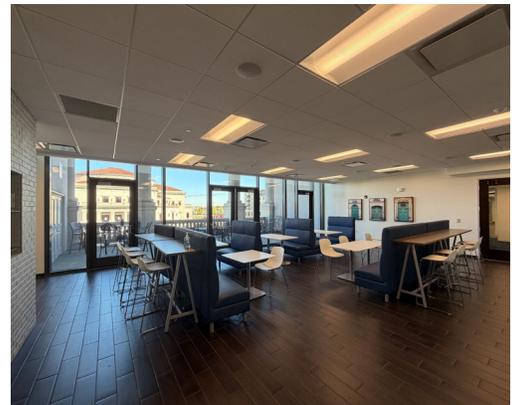
## VIEWS OF CARMEL'S MIDTOWN PLAZA FROM THE SPACES AVAILABLE



# 3rd FLOOR PHOTOS

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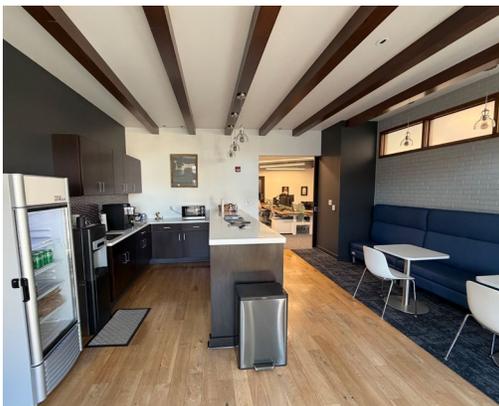
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# 4th FLOOR PHOTOS

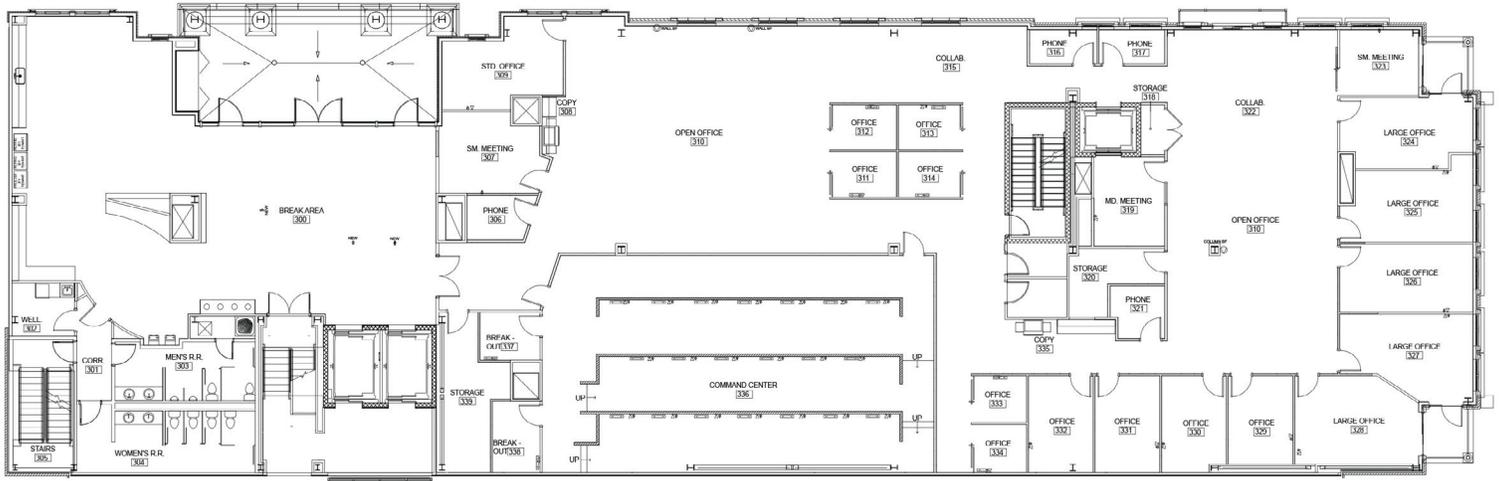
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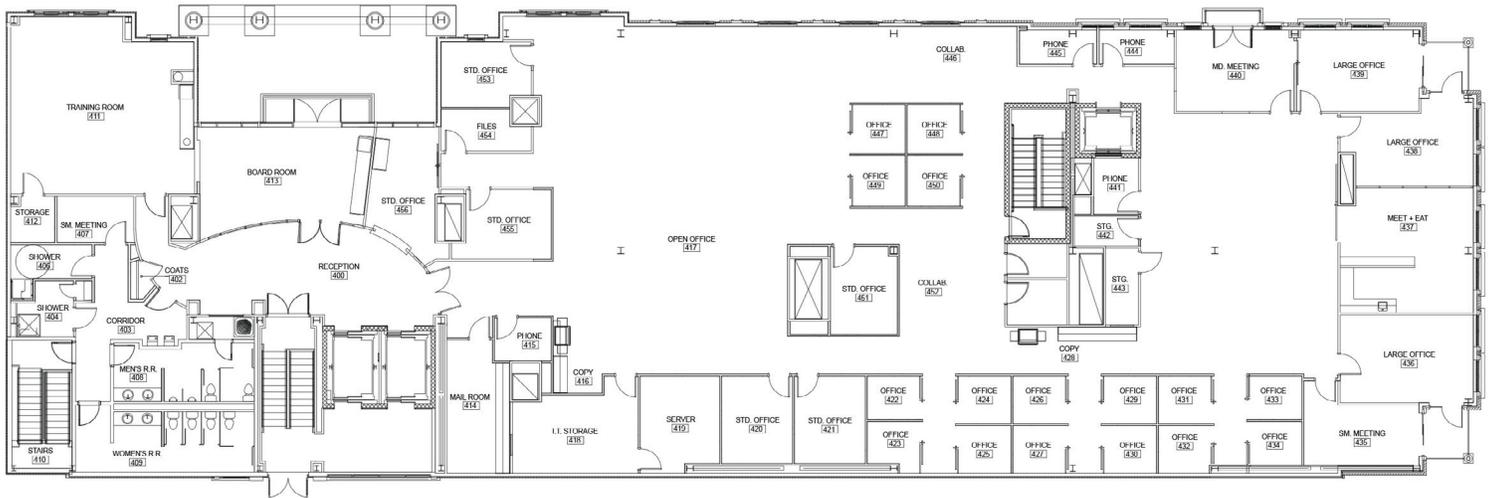
## 3RD FLOOR

13,458 SF (Available independent of 4th Floor.)



## 4TH FLOOR

13,458 SF (Available together with 3rd Floor only.)





- The area around 4 Carter Green in Carmel, Indiana lies at the heart of the city's burgeoning cultural and civic core, directly adjacent to the Center for the Performing Arts complex, including the Studio Theater.
- The surrounding district pulses with public life: the Carmel Farmers Market convenes in nearby Carter Green from May through September and the Annual Christkindlmarkt runs the end of November through December. Both draw local vendors and visitors alike.
- With the Monon Greenway just a stone's throw away, and Carmel's broader reputation for smart redevelopment, 4 Carter Green sits within one of the city's most dynamic and amenity-rich neighborhoods.

[More About Midtown Carmel](#)

# AREA HIGHLIGHTS

# OFFICE SPACE FOR SUBLEASE

4 Carter Green | Carmel, IN 46032



**\$231 BILLION**  
IN DEVELOPMENT  
PROJECTS 2020-2023

**71% RESIDENTS**  
HAVE A BACHELOR'S  
DEGREE OR HIGHER

**130 CORPORATE  
HEADQUARTERS**  
ARE LOCATED IN CARMEL

**#1 BEST SUBURB**  
TO LIVE IN AMERICA  
- NICHE, 2024

**#1 BEST SMALL CITY**  
IN AMERICA  
- WALLETHUB, 2023

**#2 BEST PLACE**  
TO LIVE IN THE US  
- LIVABILITY, 2025

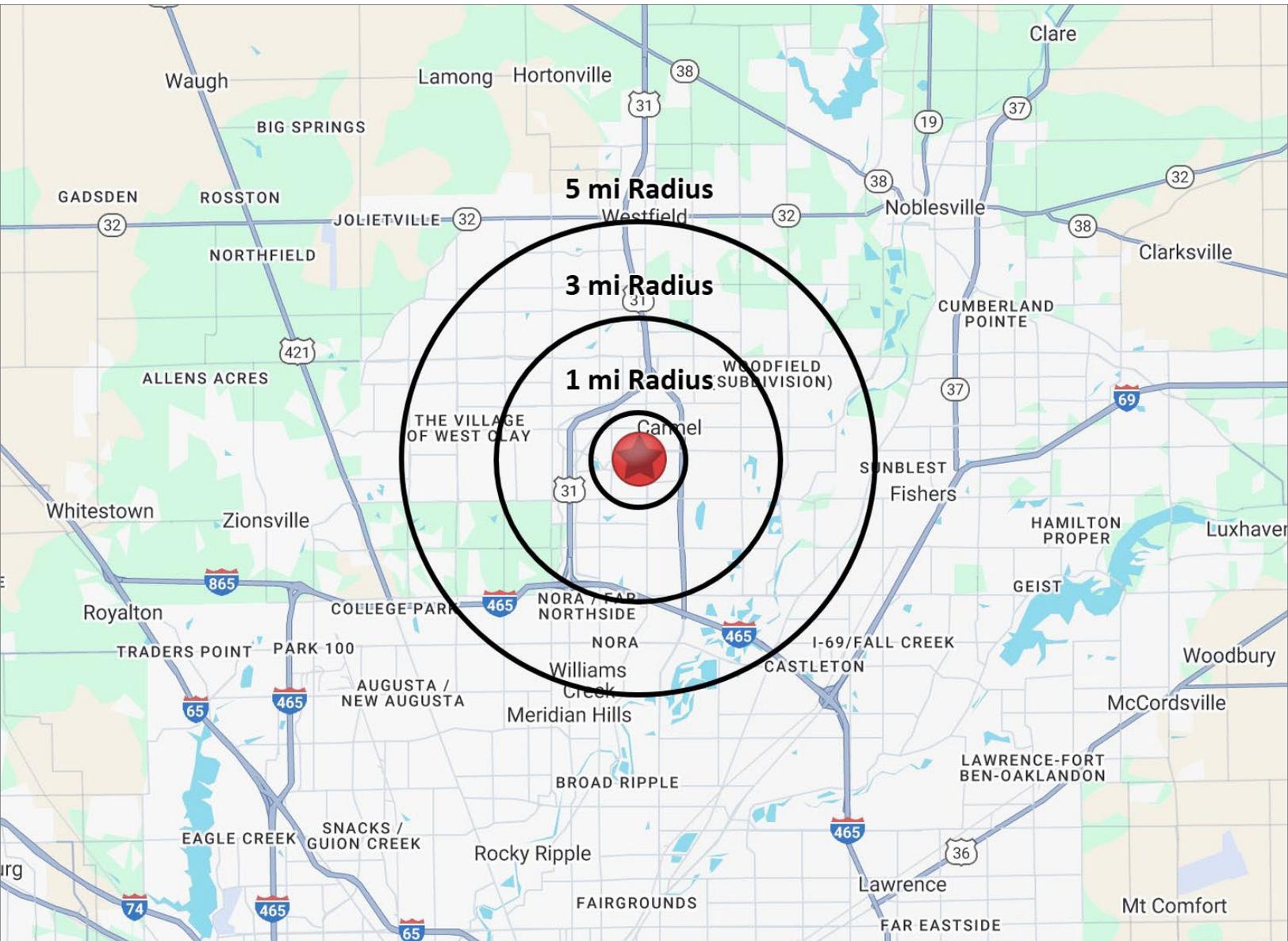
**BEST PLACE**  
TO RAISE A FAMILY IN US  
- NICHE, 2025

**BEST PUBLIC  
SCHOOLS**  
IN INDIANA  
- NICHE, 2025

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### POPULATION

1 MILE	12,073
3 MILE	70,885
5 MILE	177,387



### NUMBER OF HOUSEHOLDS

1 MILE	2,155
3 MILE	19,532
5 MILE	48,585



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$121,285
3 MILE	\$166,845
5 MILE	\$170,685



### MEDIAN HOME VALUE

1 MILE	\$358,629
3 MILE	\$457,973
5 MILE	\$476,432