

1016

LEASE

Central Carmel Private Office Suite

1016 3RD AVENUE SW

Carmel, IN 46032

PRESENTED BY:

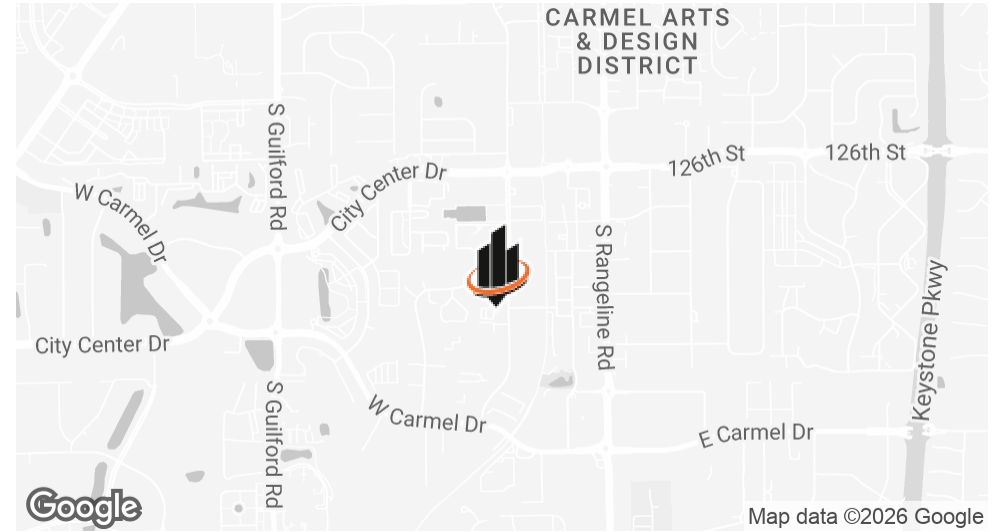
**JESS LAWHEAD, SIOR, CCIM,
CBI**

Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$650 per month (MG)
AVAILABLE SF:	125 SF
LOT SIZE:	1.38 Acres
BUILDING SIZE:	5,310 SF

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PROPERTY DESCRIPTION

Available office suites within this two-story professional building offer efficient layouts suitable for small businesses or satellite teams. Each suite includes private entrances, shared restrooms, and access to surface parking. The property features modern office finishes, central HVAC, and 24/7 building access. Suite sizes vary and may include a mix of open work areas and private offices.

PROPERTY HIGHLIGHTS

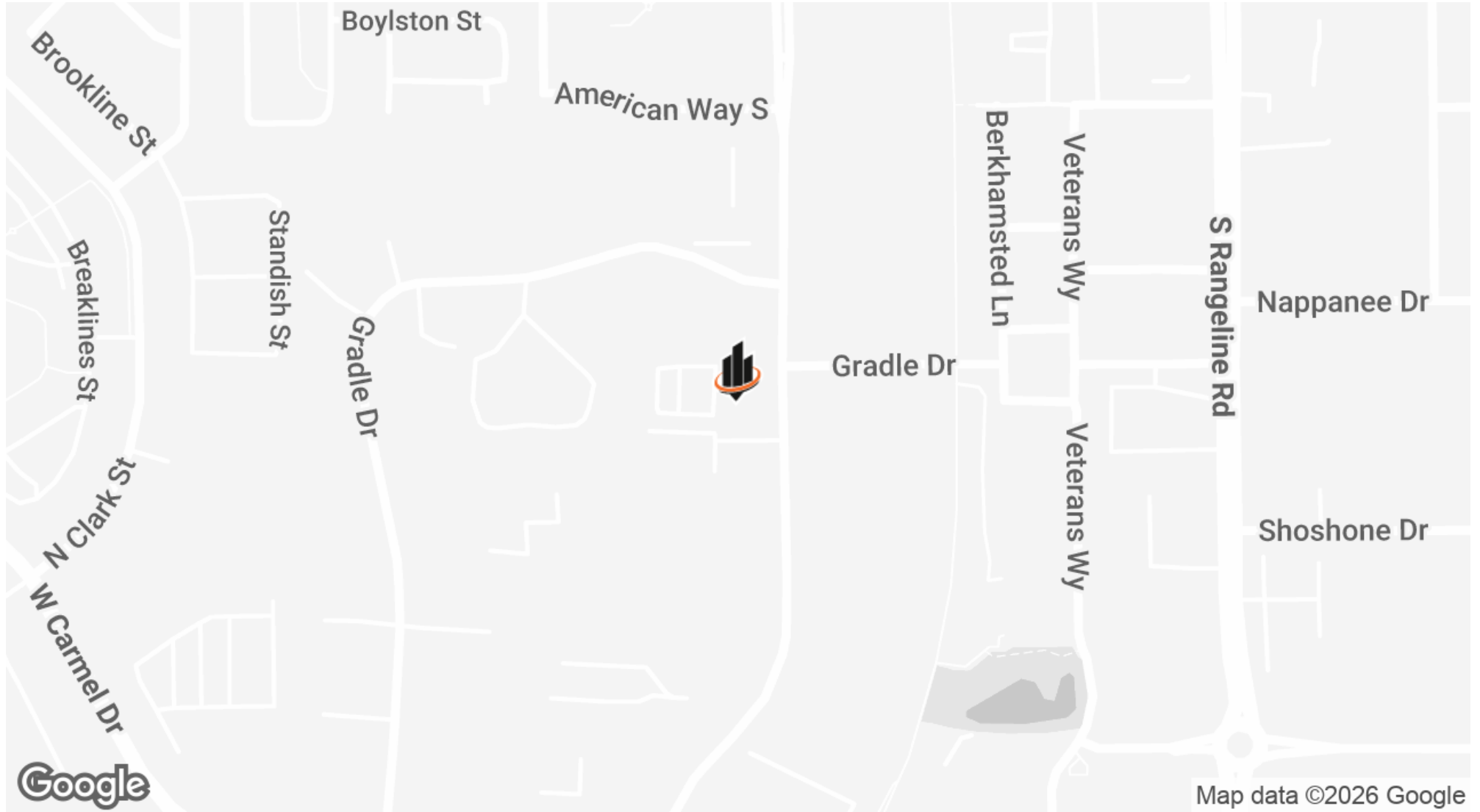
- Common areas currently being updated
- Surface parking on-site (25 spaces total)
- Central HVAC and professional office finishes
- Located in central Carmel
- Minutes from U.S. 31 and the Monon Trail
- Secured access to individually demised suites
- Ideal for solo practitioners such as therapists, attorneys, or accountants

ADDITIONAL PHOTOS



JESS LAWHEAD, SIOR, CCIM, CBI
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

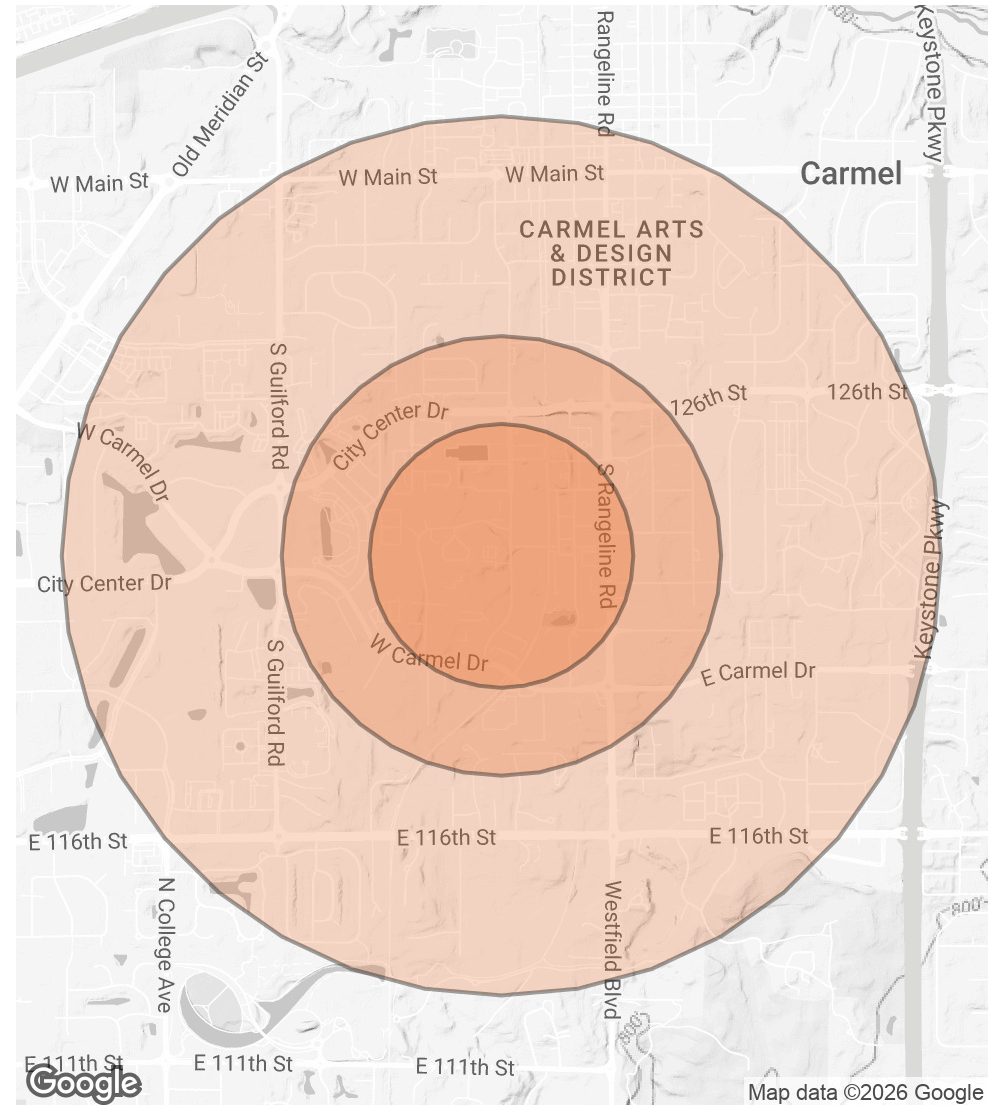
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	744	2,584	10,674
AVERAGE AGE	46	45	42
AVERAGE AGE (MALE)	43	42	40
AVERAGE AGE (FEMALE)	48	47	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	388	1,303	5,273
# OF PERSONS PER HH	1.9	2	2
AVERAGE HH INCOME	\$102,835	\$99,374	\$100,180
AVERAGE HOUSE VALUE	\$510,361	\$491,183	\$480,923

2020 American Community Survey (ACS)



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