

# Private Office Suites

231 S Rangeline Road, Carmel, IN

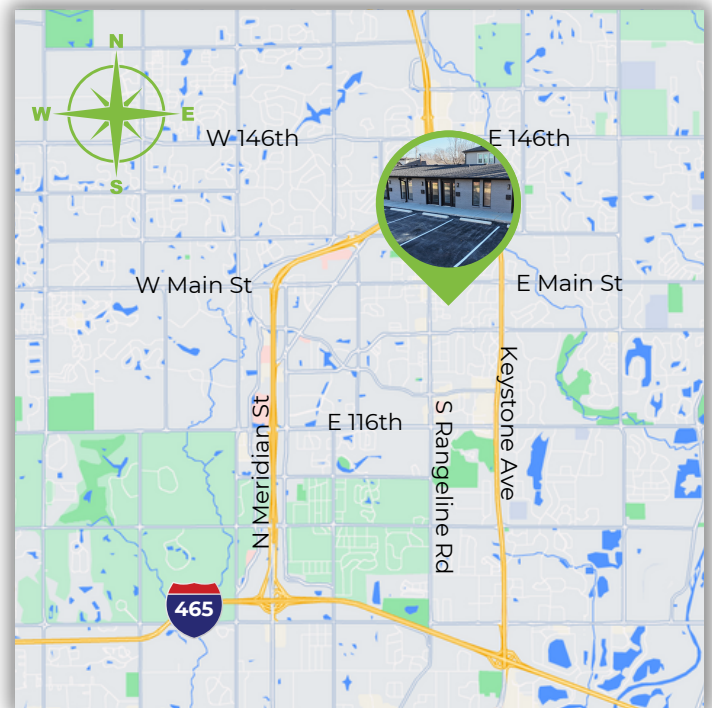
AVAILABLE FOR LEASE

RENOVATIONS  
IN PROGRESS



## PROPERTY HIGHLIGHTS

- Private Turnkey Office Suites with Parking.
- Ensuite Restrooms in Each Office.
- Full-Service Gross Leases, Wi-Fi Included.
- Adaptable Space to Meet Your Needs.
- Glass Paned Exterior Doors for Natural Light.
- Upgraded Door Hardware for Easy Entry.
- Contemporary Interior/Exterior Design and Finish.
- LVP Flooring and Updated Light Fixtures.
- New Bathroom Vanities, Sinks, and Toilets.
- New HVAC System.
- New Roof, Siding, and Modern Wood Trim.
- Custom Vinyl and Branding Opportunities.
- Newly Repaved Parking Lot and Sidewalk.



**Brad Balber**  
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## OFFICE SUITE PHOTOS



**DOUBLE**



**SINGLE**

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## LOCATION DESCRIPTION

Exclusive private office suites are now available for lease in the vibrant heart of Carmel's Arts and Design District. Unique opportunity to secure an office location directly on Rangeline, just south of Main St., allowing you the convenience of driving up to your workspace and experiencing all that Carmel has to offer at a walking distance.

231 Rangeline is undergoing renovations to modernize and enhance its architectural charm, while reestablishing its distinct value in the rapidly evolving Carmel market.



## AREA HIGHLIGHTS

- **1933 Lounge:** Currently under construction, the new LOR development, is anchored by St. Elmo's 1933 Lounge and just steps from the 231 Building.
- **City Center:** A mixed use dining and shopping destination featuring the Hotel Carmichael Autograph Collection and eateries including Cake Bake Shop, Matt the Miller's Tavern, and Divvy.
- **Midtown Plaza:** Located just across Rangeline, this revitalization of Carmel's old industrial area is now a thriving center of entertainment.
- **Center for the Performing Arts:** A three-venue arts campus anchored by The Palladium, a state-of-the-art concert venue.
- **Monon Trail:** This paved pedestrian pathway is one of the most popular amenities in central Indiana.

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