

PROPERTY WEBSITE



AVAILABLE SF

854 - 3,476 SF

LEASE RATE

\$8.00 - 17.00 SF/YR (MG)

PROPERTY HIGHLIGHTS

- Private suites available
- Executive office suites available
- 1,590 - 1,900 SF Available
- Fantastic location on the NW side of Indianapolis
- Just off of I-465 & US 421/Michigan Rd.

FOR LEASE

AUBURN WOODS

9640-9650

Commerce Dr.,
Carmel, IN 46032



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AUBURN WOODS

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FOR LEASE

LEASE INFORMATION

Lease Type:	MG	Lease Term:	3-7 Years
Total Space:	854 - 3,476 SF	Lease Rate:	\$8.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9640 Commerce Dr. - 404B	Available	1,802 SF	Modified Gross	\$8.00 SF/yr
9640 Commerce Dr. - 420	Available	1,738 - 3,476 SF	Modified Gross	\$17.00 SF/yr
9640 Commerce Dr. - 433	Available	952 SF	Modified Gross	\$17.00 SF/yr
9640 Commerce Dr. - 437	Available	854 SF	Modified Gross	\$17.00 SF/yr
9650 Commerce Dr. - 502B	Available	1,801 SF	Modified Gross	\$8.00 SF/yr
9650 Commerce Dr. - 503B	Available	1,804 SF	Modified Gross	\$8.00 SF/yr
9650 Commerce Dr. - 514	Available	1,900 SF	Modified Gross	\$17.00 SF/yr

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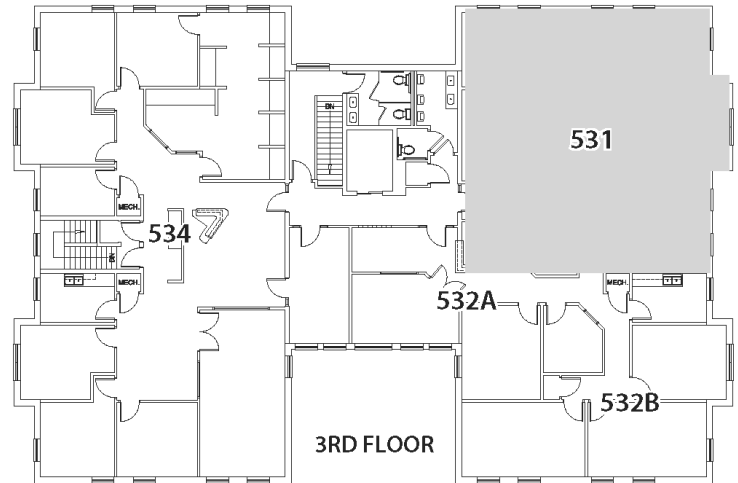
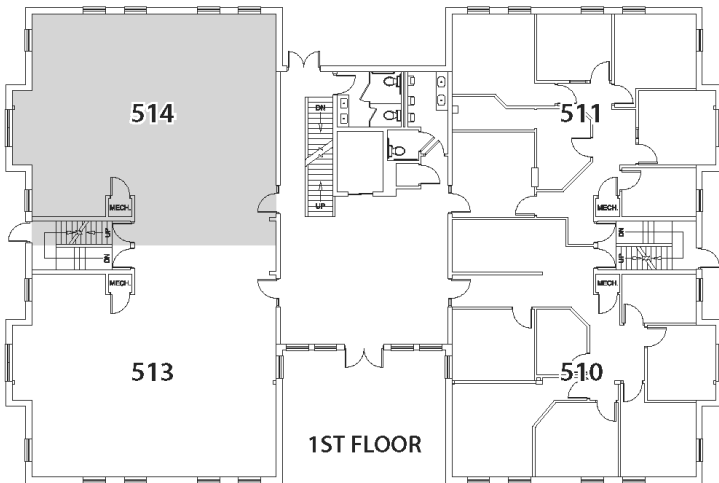
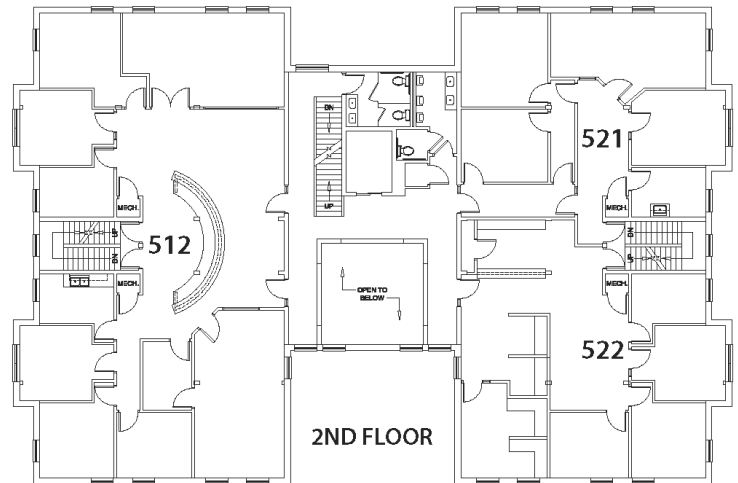
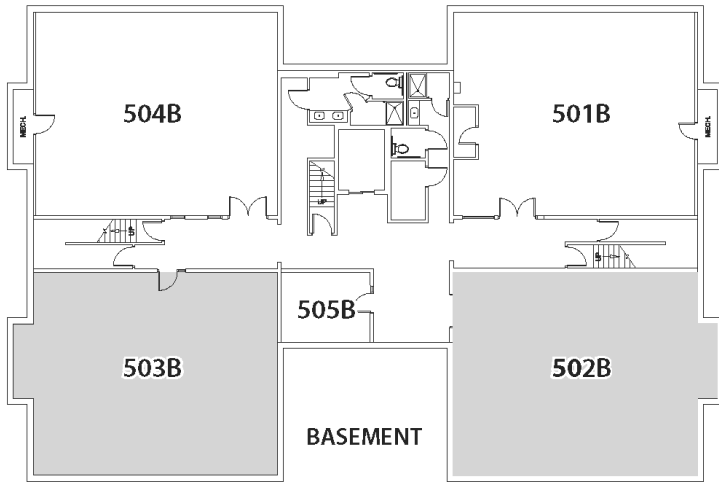
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This aerial map of College Park, Georgia, features several callout boxes identifying local businesses and landmarks. The map is centered on the intersection of I-465 and I-285, with W 96th St and W 86th St running horizontally across the top and bottom. Major roads like I-465 and I-285 are clearly marked. A compass rose in the bottom left corner indicates North. The map data is attributed to Google Imagery © 2025 Airbus and Maxar Technologies.

Businesses and landmarks identified by callout boxes include:

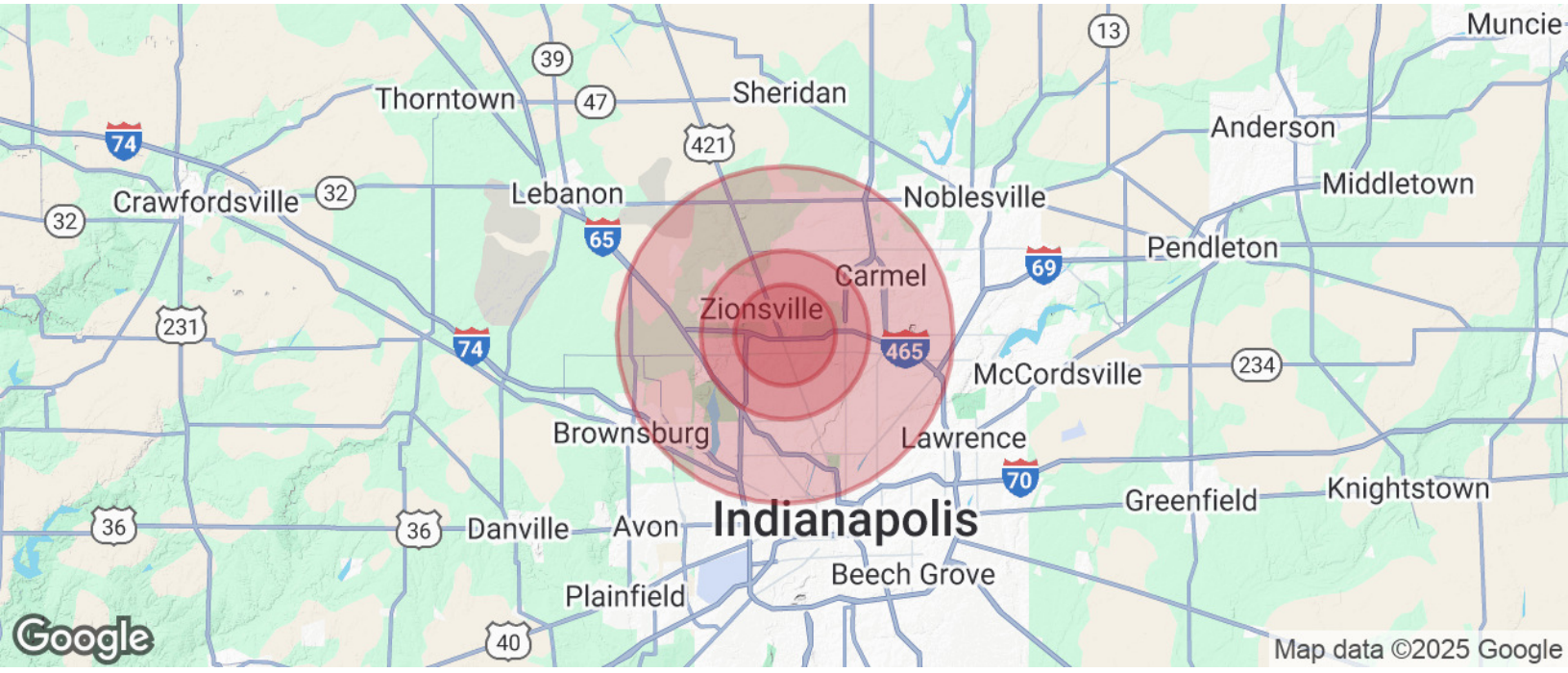
- OUTBACK STEAKHOUSE**
- First Merchants Bank**
- Olive Garden**
- AT&T**
- CHASE**
- PNC BANK**
- STARBUCKS COFFEE**
- FIFTH THIRD BANK**
- DUNKIN' DONUTS**
- Wake City Bank**
- McDonald's**
- STARBUCKS COFFEE**
- TEXAS ROADHOUSE**
- Panera Bread**
- LAQUINTA INN & SUITES**
- COSTCO WHOLESALE**
- Arby's**
- MALISTER'S DELI**
- HARBOR FREIGHT**
- REGIONS**
- ERSTEIN BROS. BAGELS**

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FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	48,978	143,107	593,455
Average Age	41	40	39
Average Age (Male)	39	38	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21,698	57,957	242,102
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$135,267	\$149,902	\$128,086
Average House Value	\$435,376	\$456,330	\$387,931

Demographics data derived from AlphaMap

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