

The background of the top half of the image is an aerial photograph of a large, modern office building with a distinctive checkerboard facade. The building is surrounded by greenery and a body of water in the foreground. A blue square frame is overlaid on the left side of the building.

THE ATRIUM

IN CARMEL

FOR SALE

SELLER FINANCING AVAILABLE

- 246,841 RSF on 11.69 acres
- Trophy high visibility location at the interchange of I-465 and Meridian; truly the gateway to Carmel
- Motivated seller
- HQ quality location and scale with major redevelopment potential
- Available at a fraction of replacement cost, even after factoring in renovation

THE ATRIUM IN CARMEL

The Atrium in Carmel houses 246,481 SF of office space at the gateway to Carmel with unparalleled visibility. The site's design distinguishes itself with its unique architectural style. Featuring a stunning skylight streaming natural light throughout all 4 stories of the building, impressive atrium and eye-catching square exterior details, The Atrium in Carmel is positioned to provide sought-after collaboration and elevate the workspace.

BUILDING FEATURES



246,481 SF of office space on 4 floors



Unrivaled visibility from I-465 and Meridian Street, one of the city's most heavily traveled thoroughfares with 86,000+ vehicles per day



61,620 SF floorplates with easy divisibility in 8 distinct wings. Ability to offer direct access with multiple elevator banks in the lobby and wings.



Prominent building signage opportunity with Meridian Street and I-465 visibility



Abundant on-site parking with 787 spaces



11.69 acres, including significant redevelopment/additional density potential and a pond and outdoor area to create an outdoor amenity area



Located on the extremely popular Meridian Street office corridor, home to countless corporations and offices



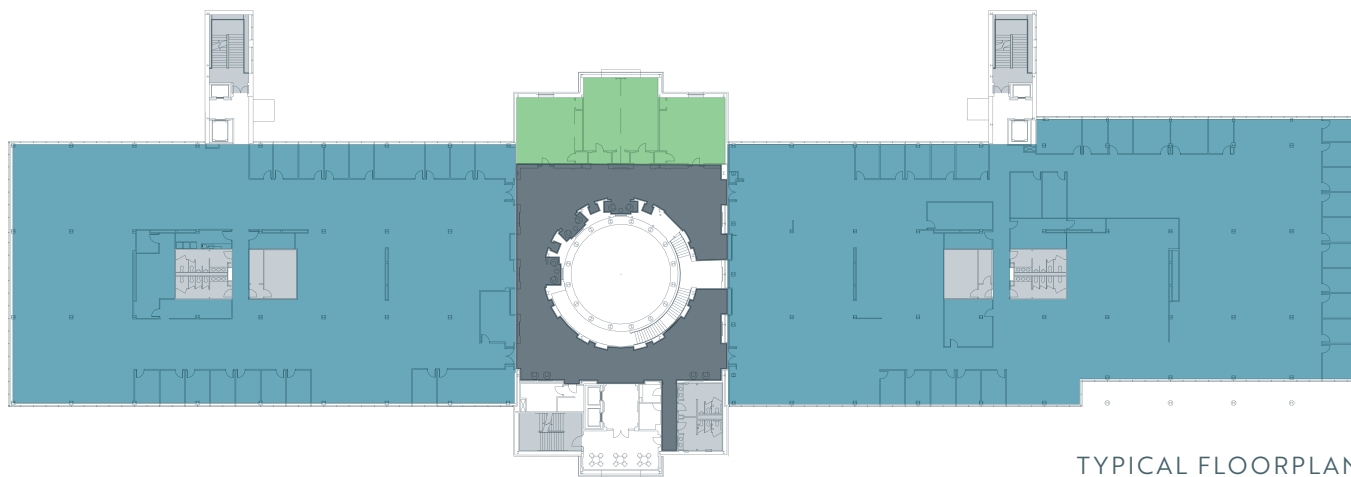
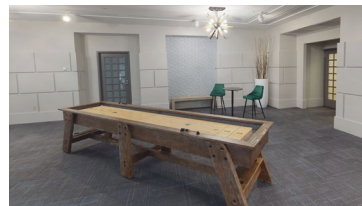
Remarkable building atrium with a dramatic skylight seeping light into the space, designed by renowned architect Michael Graves. High ceilings and continuous window line throughout the suites.



On-site fitness center, tenant lounge, conference room and smart vending, with ideal layout for additional amenities, including game rooms, outdoor recreation and seating, wellness facilities, etc.



Best remaining, highly visible site at the gateway to Carmel



TYPICAL FLOORPLAN

TRANSFORM POSSIBILITIES

The Atrium in Carmel is primed to be a canvas for transformation. With conceptual development plans already in place for interior and exterior renovations, The Atrium offers the opportunity for a large-scale user to enhance and modernize the building.

CONCEPTS INCLUDE:

- Enhance building exterior with metal mesh screen cladding and new paint
- Modern entry canopy at east façade
- New storefront windows
- Updated entry landscaping framing the building with trees, hardscape and groundcovers
- New café style courtyards with lounge seating areas and sunshades
- Paint interior atrium on all 4 floors
- New wall features at all floors –green walls, art, signage and plants
- New lighting along the perimeter walls
- Reconfigure nook spaces for meeting/phone rooms
- Upgrade tenant suites doors to glass
- Upgrade guardrails to glass
- Additional building amenities including on-site childcare, game room, boardroom, upgraded fitness, coffee bar and café with grab+go



CONCEPTUAL RENDERINGS



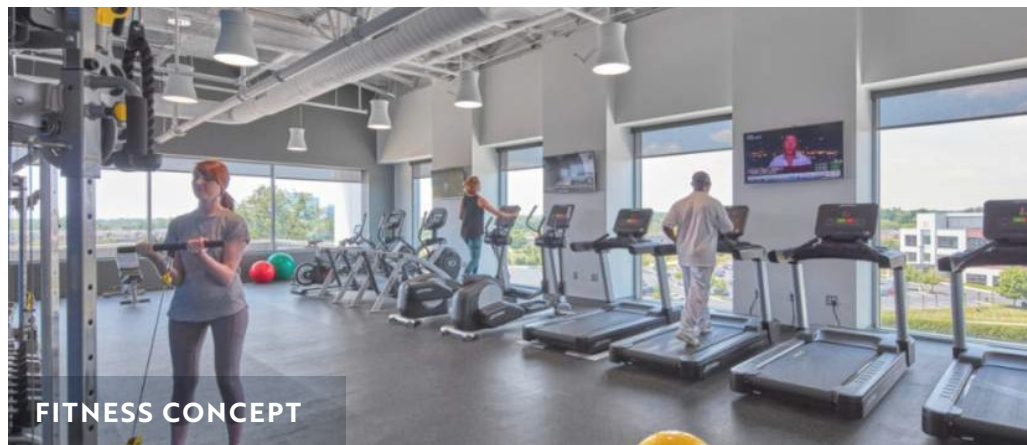
GAME ROOM CONCEPT



BOARD ROOM CONCEPT



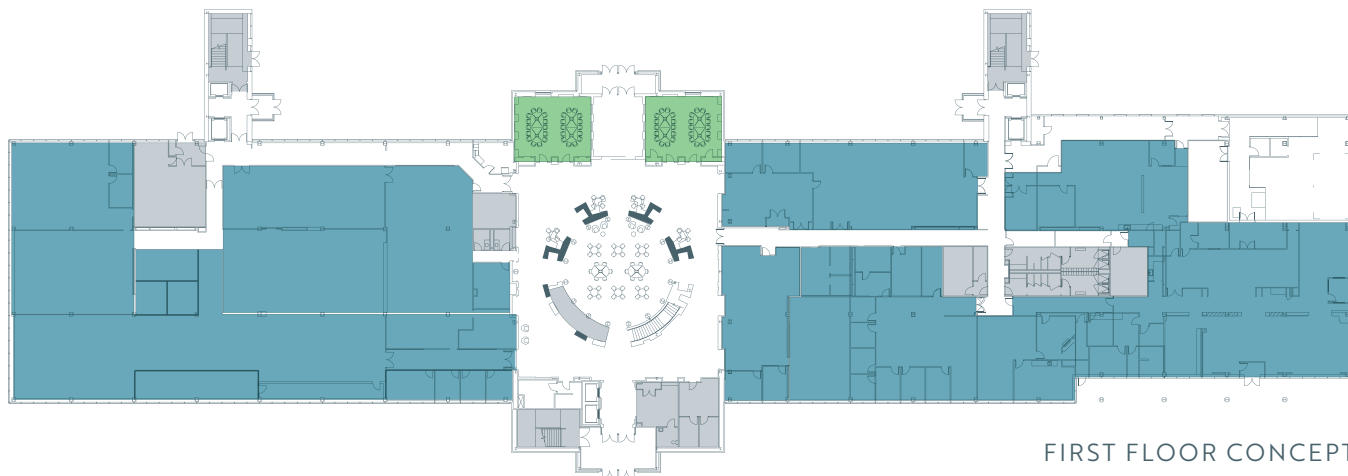
CHILDCARE CONCEPT



FITNESS CONCEPT



CONCEPT



FIRST FLOOR CONCEPT

SMARTLY SITUATED. CRAZY CONVENIENT.

The Atrium in Carmel offers an incomparable location at the entrance to Carmel, Indiana's most affluent suburb and sought-after office market. Named one of the best "Best Places to Live in America" by Money Magazine and just minutes north of Indianapolis, Carmel is a dynamic city where people and businesses can thrive with a world-renowned arts scene, prime entertainment options, foodie haven restaurants and hundreds of miles of walking and bike trails to explore. In Carmel you're in good company with a very dedicated professional workforce and more than 125 corporate headquarters calling Carmel home.

CARMEL ACCOLADES

#1 Best Places to Live in the Midwest
Newsweek, 2020

#1 Best City to Live in Indiana
Niche, 2022

#1 Best Suburbs to Live in America
Niche, 2021

#2 Best Places to Live in the U.S.
Money Magazine, 2021

#1 Best Place to Raise a Family in Indiana
Niche, 2022

#1 Best Place to Retire in the U.S.
Money, 2022

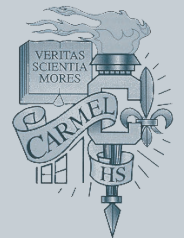
#1 Safest Midsize City in America
AdvisorSmith, 2021

#1 Best City for Fit Lifestyle in Indiana
BarBend, 2020

NOTABLE CARMEL EMPLOYERS



North Hospital





Republic Airways
CORPORATE HQ



Indiana University Health
NORTH HOSPITAL



THE ATRIUM
IN CARMEL



Ascension St. Vincent
CARMEL HOSPITAL



OPENLANE
CORPORATE HQ



Indiana University Health
MEDICAL PLAZA

- Restaurants
- Retail
- Entertainment
- Hotel



DRIVE TIMES

Downtown Carmel 5 minutes
Keystone at the Crossing 5 minutes
Broad Ripple 15 minutes

Downtown Indianapolis 25 minutes
Indianapolis International Airport 25 minutes



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IN CARMEL

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