

10689 NORTH
PENNSYLVANIA STREET
INDIANAPOLIS, INDIANA 46280

FOR LEASE

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INDIANAPOLIS, INDIANA 46280

39°56'47.9"N 86°09'15.9"W

10689 N. PENNSYLVANIA ST, INDIANAPOLIS, IN 46280

Details

TOTAL BUILDING SF	BUILDING CLASS	# OF FLOORS
± 55,697	A	3
# OF BUILDINGS	PRIMARY USE	YEAR BUILT
1		2001
SUITES AVAILABLE	SF AVAILABLE	RATE
2 Floors Available	± 35,000	UPON REQUEST



HIGHLIGHTS

- » Prime Office Location
- » Ample Parking
- » Comprehensive Facilities
- » Ideal Visibility & Signage Opportunities
- » Move-In Ready with High End Furnishings
- » Standout in Market
- » Unique Outdoor Space

The Property

Experience the unparalleled allure of the Sandor Building, a distinguished Class A++ masterpiece nestled in the vibrant heart of U.S. 31 (Meridian Street) and Pennsylvania Street. Brilliantly designed to reflect a high-end hotel ambience, this office space offers a sophisticated blend of style, function, and ready-to-occupy convenience. Both floors feature open, collaborative floor plans, elevator access, and vaulted tray ceilings, beautifully accentuated by the deep warmth of imported African wood doors and paneling. These unique, well-curated environments are ideal for high-profile satellite offices, prestigious corporate headquarters, or professional hubs and firms seeking to leave a lasting impression on clients. Welcome to the Sandor Building, a distinctive blend of business and luxury that redefines the standard for your professional journey.

- » **Total Building SF: ± 55,697**
- » **Second Floor: ± 21,792 SF Available**
- » **Third Floor: ± 12,792 SF Available**
- » **Total SF Available: ± 35,000 SF**
- » Primary Use: Office
- » Year Built: 2001
- » Land Size : 3.88 Acres
- » Access: Easy Access
- » Visibility: Excellent
- » Frontage: Great Visibility on US31
- » Date Available: Immediately
- » Floor: 2 Floors. 3 Story Building.
Owner-Occupied on 1st Floor
- » Lease Type: Full Service



LEASE PLAN

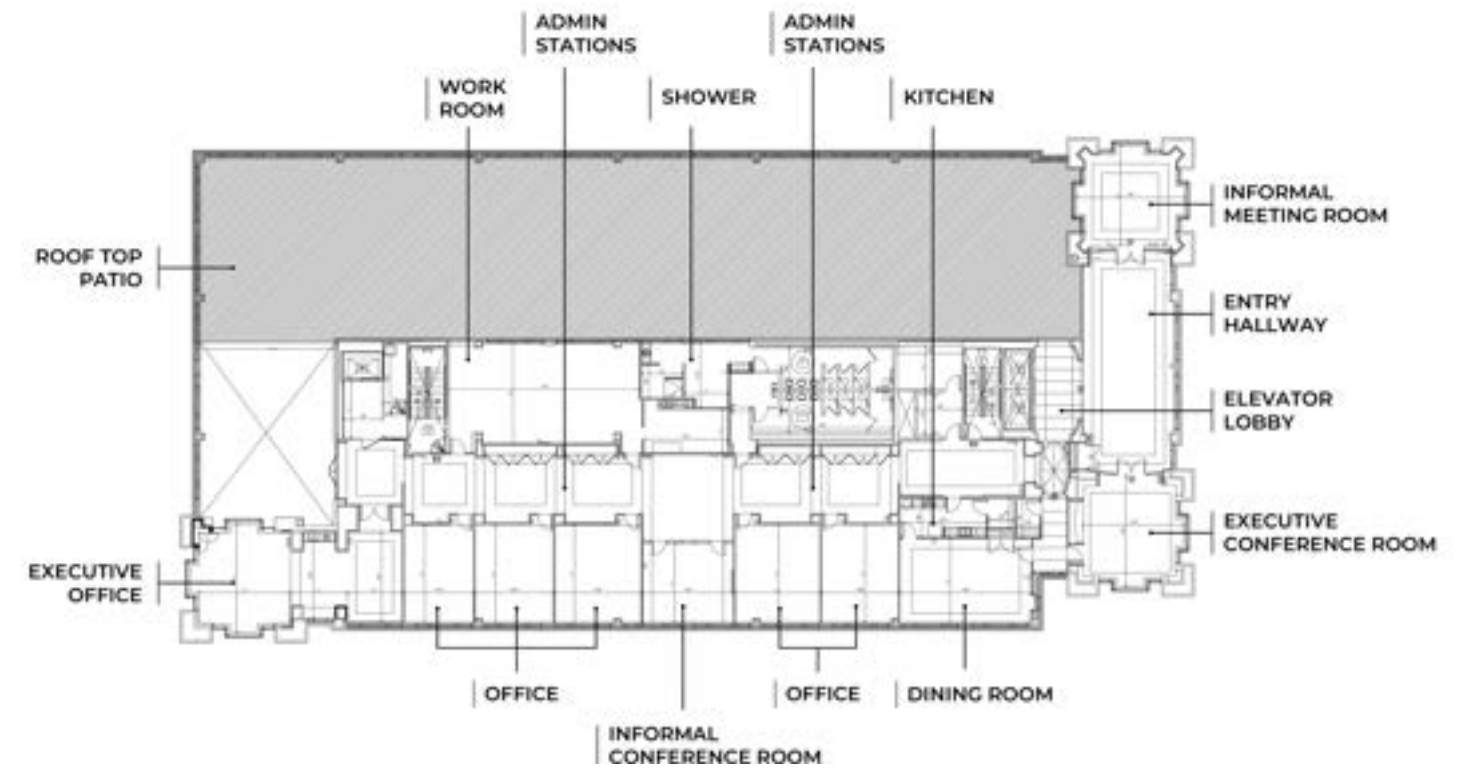
SECOND FLOOR



SECOND FLOOR

± 21,792 SQ FT

THIRD FLOOR



THIRD FLOOR

± 12,792 SQ FT

AVAILABLE FLOORS

SECOND FLOOR

± 21,792 SQ. FT

THIRD FLOOR

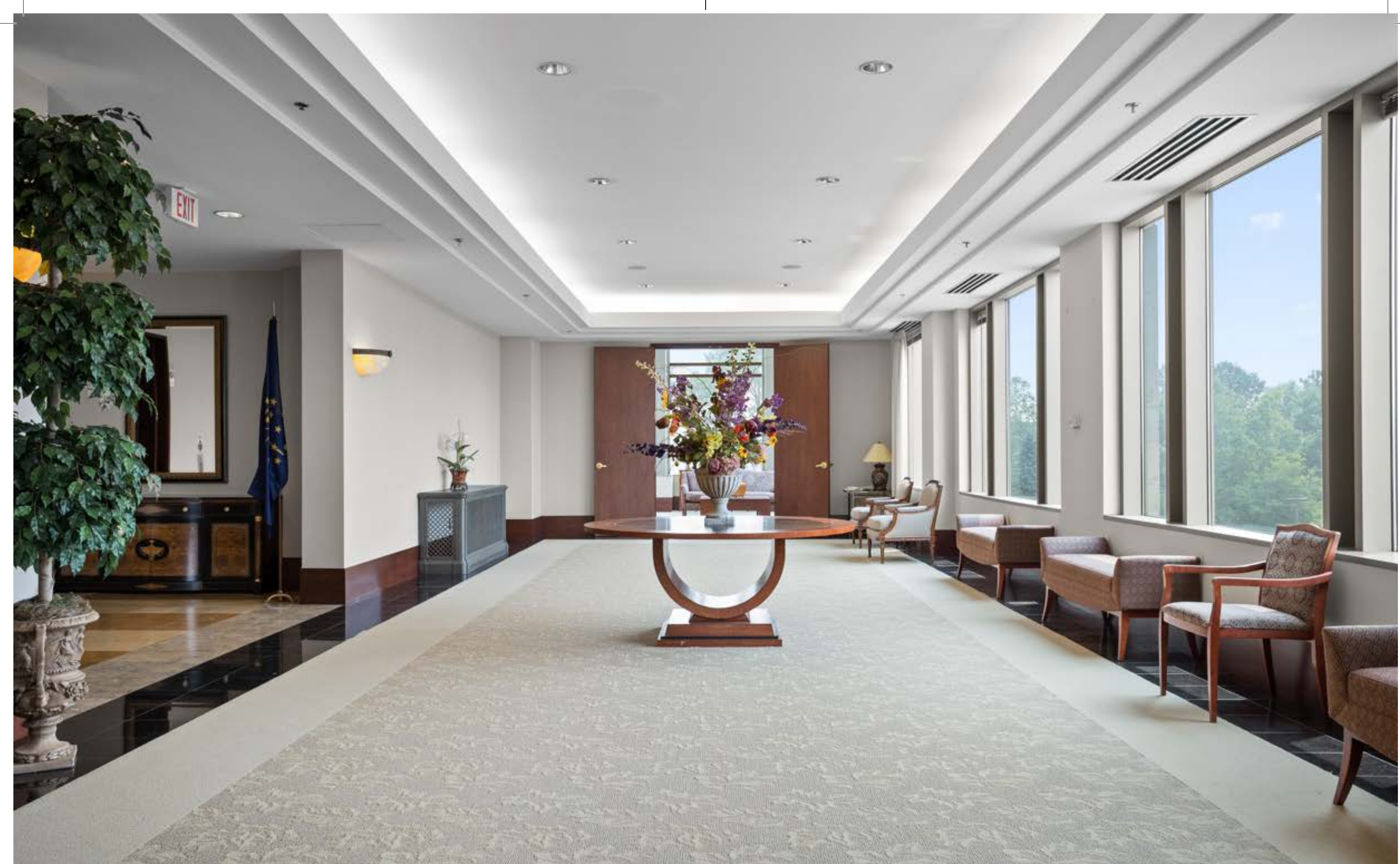
± 12,792 SQ. FT

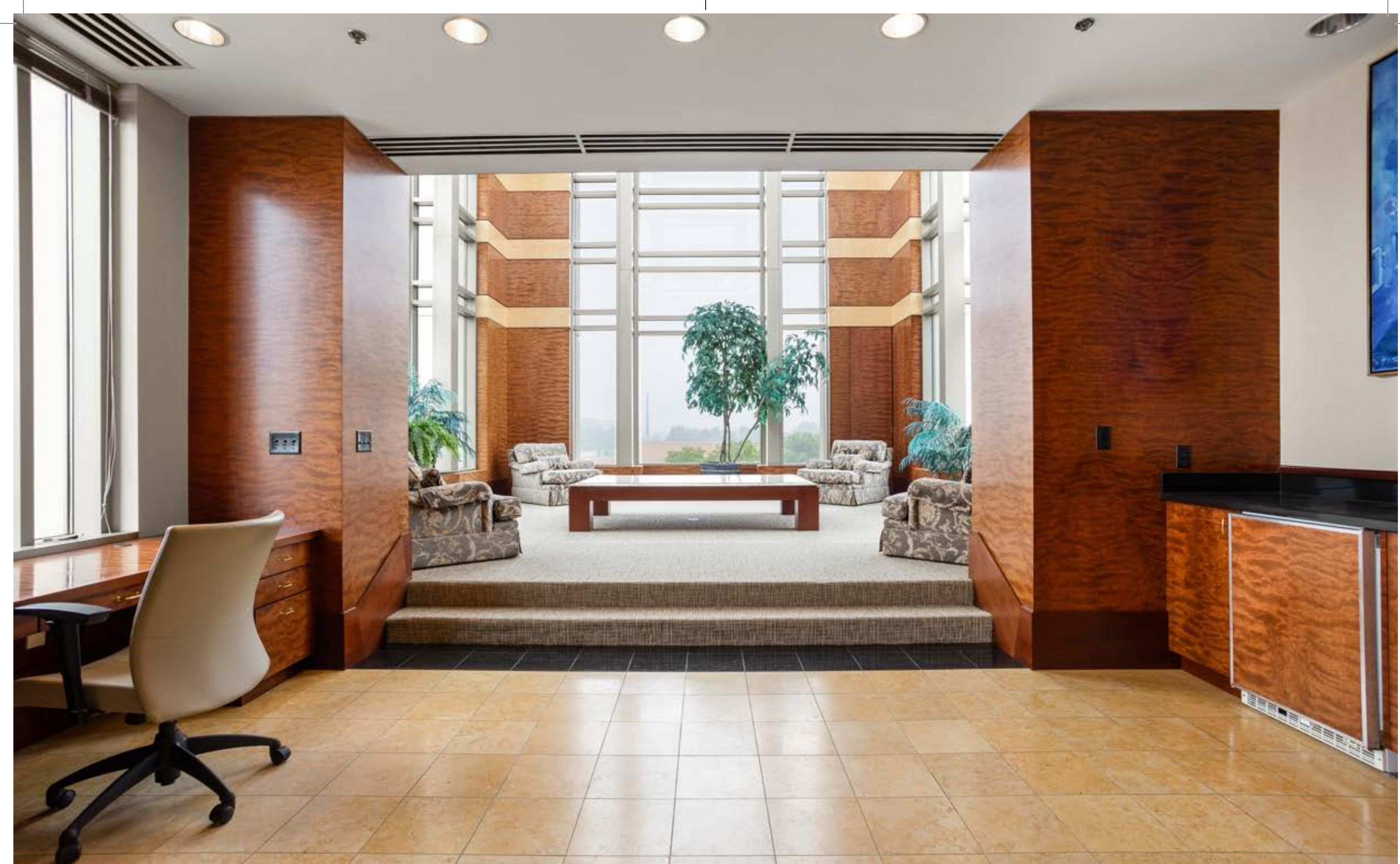
LOCATION

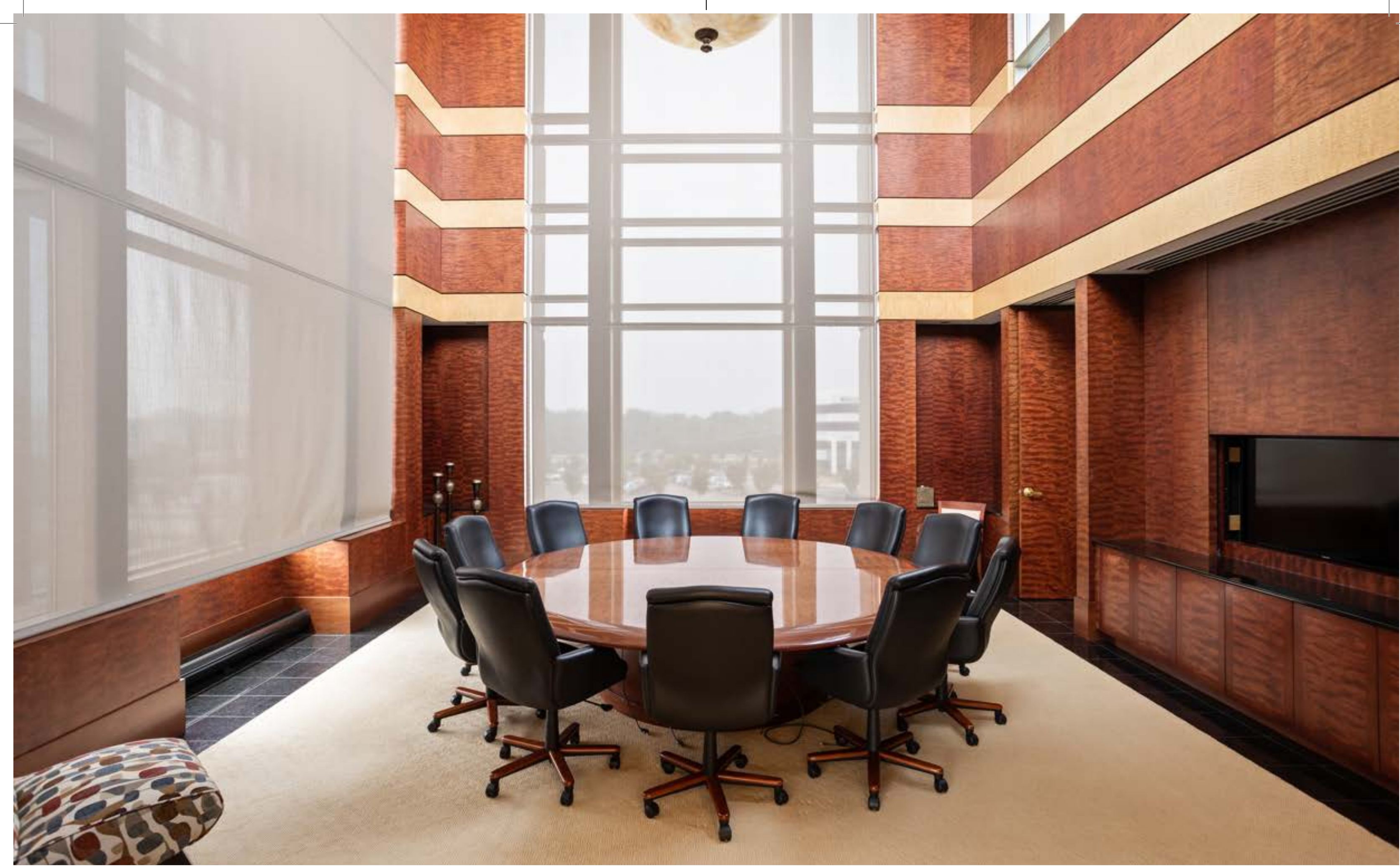
The property is located in the rapidly-growing city of Carmel, Indiana. Carmel offers a 20 minute commute to downtown Indianapolis, a vibrant business district that now has the second largest concentration of office workers in the state. Carmel's unemployment rate of 2.5% is among the lowest in the state. Decision-makers and key executives from corporations throughout Indianapolis are drawn to Carmel for its excellent schools, variety of housing options, and extensive area amenities. Carmel is home to more than 50 corporate headquarters, including CNO Financial Group, MISO, and Delta Faucet. As one of the fastest-growing cities in Indiana, Carmel has a reputation for being a safe, family-oriented city with an established business community. Due to the City's prime geographic location, superior infrastructure, highly educated workforce, and its thriving arts and cultural venues, Carmel is consistently recognized for not only its strong business climate, but also for its high quality of life.

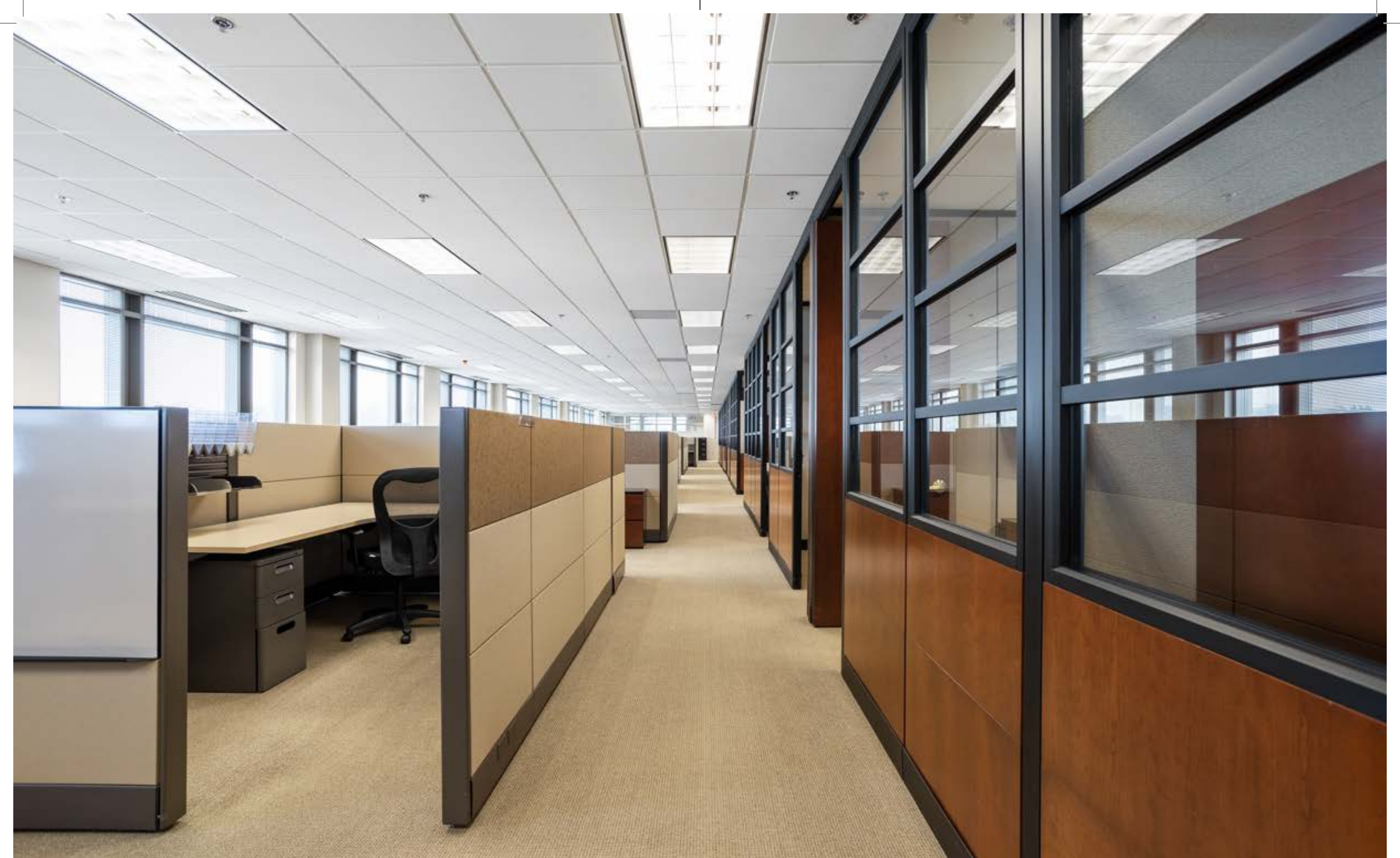
IT'S ALL
IN THE
DETAILS













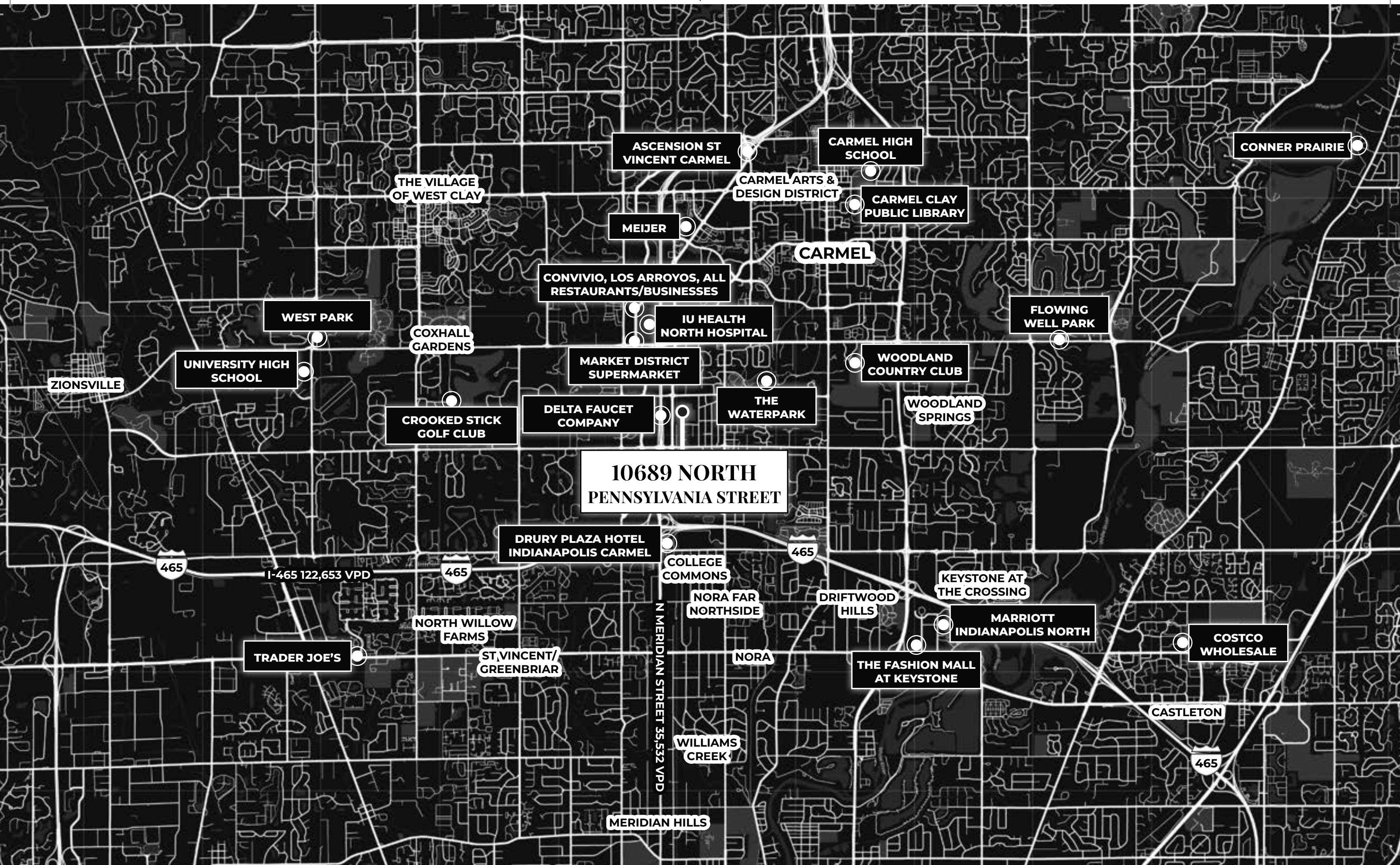


SECOND FLOOR



THIRD FLOOR





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Business in Carmel

Carmel has redeveloped much of its central core, creating a vibrant, walkable city. This attracts innovative businesses, creative developers and corporate headquarters that are excited to engage in this thriving community.

Carmel's Meridian Street Corridor is home to the second largest concentration of office workers in the state of Indiana. It is home to more than 80 corporate headquarters including Delta Faucet, Monster.com, Alligion, CNO, MISO Energy, Telamon and Nextgear.

Carmel's strong, responsive government leaders understand the connection between high quality of life and economic development. They continue to expand the cultural and recreational opportunities available in the community so that employers can attract the type of workforce they need to compete in the global marketplace.

IDEAL LOCATION

The Indianapolis International Airport is only 27 miles from Carmel and was named the best for customer service among regional airports in North America by the Airports Council International. Just minutes north of Carmel, the Indianapolis Executive Airport serves corporate air travel.

Voted #1
Place to Launch
a Career

- Money Magazine



26 Minutes
to Downtown
Indianapolis

Carmel, Indiana is home to
more than 75
corporate, national, and regional
company headquarters



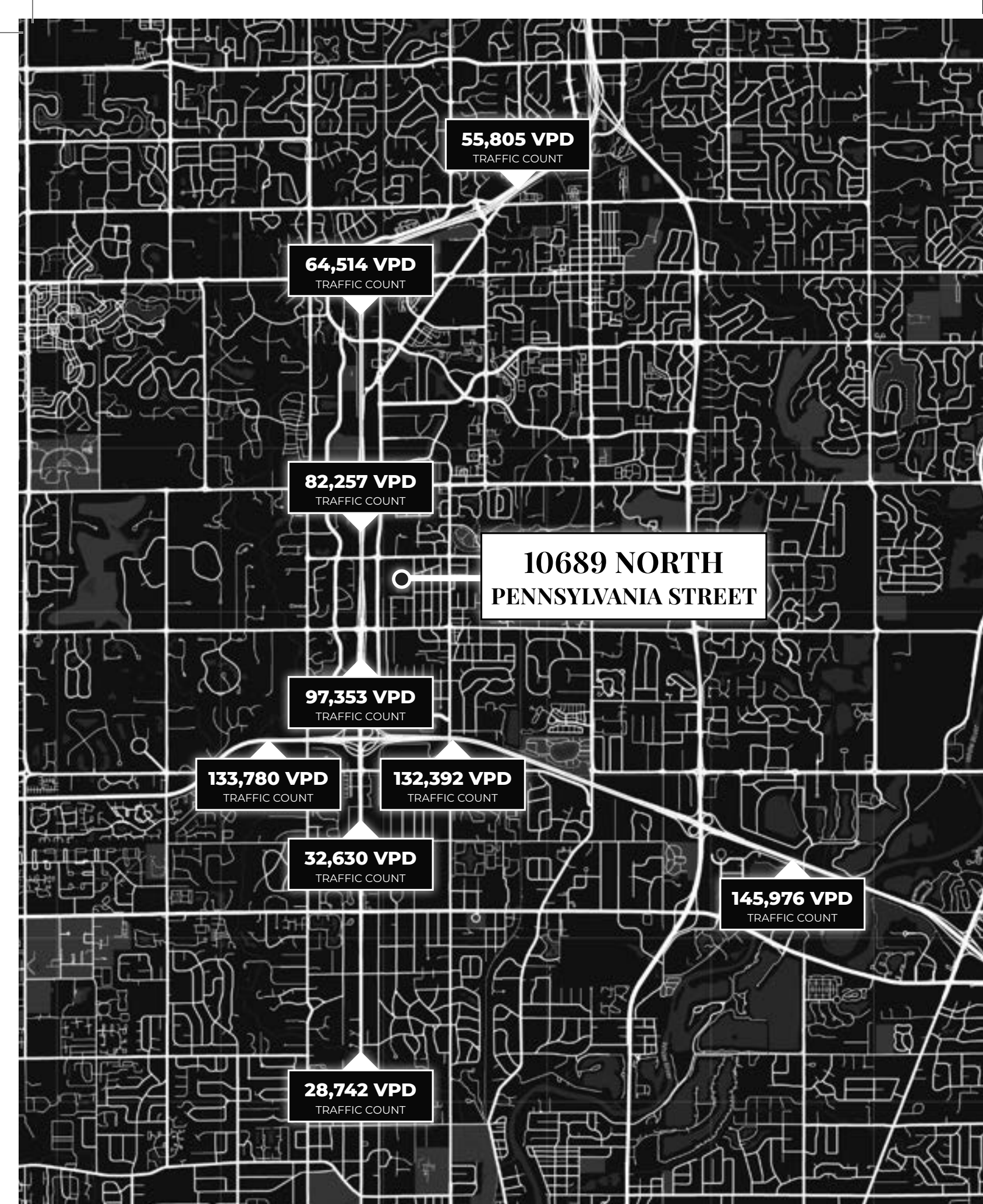
30 Minutes
to IND International
Airport

Voted #1
in America's Best
Places to Live

- Niche.com



100,800
Carmel, Indiana
Residents



RESTAURANTS



RETAILERS



Demographics

2022 Summary	1 mile	3 miles	5 miles
Population	4,436	60,870	179,363
Households	1,984	27,754	76,860
Families	1,211	15,483	45,608
Average Household Size	2.23	2.16	2.31
Owner Occupied Housing Units	1,450	15,658	46,870
Renter Occupied Housing Units	534	12,096	29,990
Median Age	43.8	41.8	39.1
Median Household Income	\$87,059	\$83,852	\$91,172
Average Household Income	\$133,422	\$134,450	\$140,213
2027 Summary	1 mile	3 miles	5 miles
Population	5,008	64,560	185,307
Households	2,261	29,808	79,940
Families	1,389	16,569	47,593
Average Household Size	2.21	2.14	2.29
Owner Occupied Housing Units	1,489	16,435	48,972
Renter Occupied Housing Units	772	13,373	30,968
Median Age	44.1	43.0	40.1
Median Household Income	\$102,021	\$96,859	\$104,821
Average Household Income	\$149,238	\$149,786	\$157,789
Trends: 2022-2027 Annual Rate			
Population	2.46%	1.18%	0.65%
Households	2.65%	1.44%	0.79%
Families	2.78%	1.37%	0.86%
Owner Households	0.53%	0.97%	0.88%
Median Household Income	3.22%	2.93%	2.83%

5 - MILE HIGHLIGHTS

KEY FACTS

179,363
POPULATION

39.1
MEDIAN AGE

2.3
AVG. HH SIZE

BUSINESSES

 **9,762**
TOTAL
BUSINESSES

 **168,892**
TOTAL
EMPLOYEES

81%
White Collar


10%
Blue Collar

10%
Services

INCOME

 **\$140,213**
AVERAGE
HH INCOME

 **\$60,096**
PER CAPITA
INCOME


 **\$201,670**
MEDIAN
NET WORTH


AERIAL

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MAJOR RETAILERS

-  MCDONALDS
- STARBUCKS
- JIMMY JOHNS
- CHIPOTLE MEXICAN GRILL
- PANDA EXPRESS
- TACO BELL
- KFC
- DUNKIN' DONUTS
- PANERA BREAD
- CHICK-FIL-A
- ARBY'S
- + MORE

-  MEIJER
- GOODWILL
- KROGER
- OLLIE'S BARGAIN OUTLET
- DOLLAR TREE
- WHOLE FOODS MARKET
- DICK'S SPORTING GOODS
- ALDI
- WALMART
- KOHL
- CIRCLE K
- BARNES & NOBLE
- BEST BUY
- HOME DEPOT
- + MORE

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