

CARMEL CITY CENTER

CARMEL CITY CENTER

NOW LEASING

• PHASE I & THE NASH •

1,000 SF - 2,756 SF

\$28.00 psf NNN *retail*

\$32.00 psf NNN *restaurant*

• UNITED FIDELITY BANK BLD. •

950 SF - 7,000 SF

\$28.00 psf NNN *retail*

\$32.00 psf modified gross *office*

\$32.00 psf NNN *restaurant*



carmelcitycenter.com

Call Melissa Averitt at
317.705.7982 for Information

CARMEL CITY CENTER OVERVIEW

For Leasing
Information:

Melissa Averitt

P: 317.705.7982

C: 317.509.2894

melissaa@pedcor.net

Pedcor Companies
770 3rd Ave SW
Carmel, IN 46032



carmelcitycenter.com

Carmel City Center is a one million square foot, \$300 million, mixed-use development located in the heart of Carmel, Indiana. A destination like no other in central Indiana, the project offers the appeal of a neighborhood and the vibrancy of a downtown.

Phase I of Carmel City Center includes luxurious residences and 62,427 square feet of specialty retail, restaurants and premier office space. The Nash, a three-story, mixed-use building, is just south of Phase I of Carmel City Center on the west side of Rangeline Road. It contains 31 one, two and three-bedroom apartments on the second and third floors and roughly 8,000 square feet of commercial space at street level. The United Fidelity Bank building sits between Phase I and the Nash.

For more information or to view a directory of all businesses, please visit carmelcitycenter.com.



Plaza level photo of the United Fidelity Bank Building



Street view of the United Fidelity Bank Building

LOCATION

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Carmel City Center is the location for The Center for the Performing Arts, which includes a 1,600 seat world-class concert hall named “The Palladium,” a 500-seat theater named “The Tarkington” and a 200-seat black box theater and the Hotel Carmichael. The Center Green in Carmel City Center is also the home of the Carmel Farmers Market and the Carmel Christkindlmarkt.

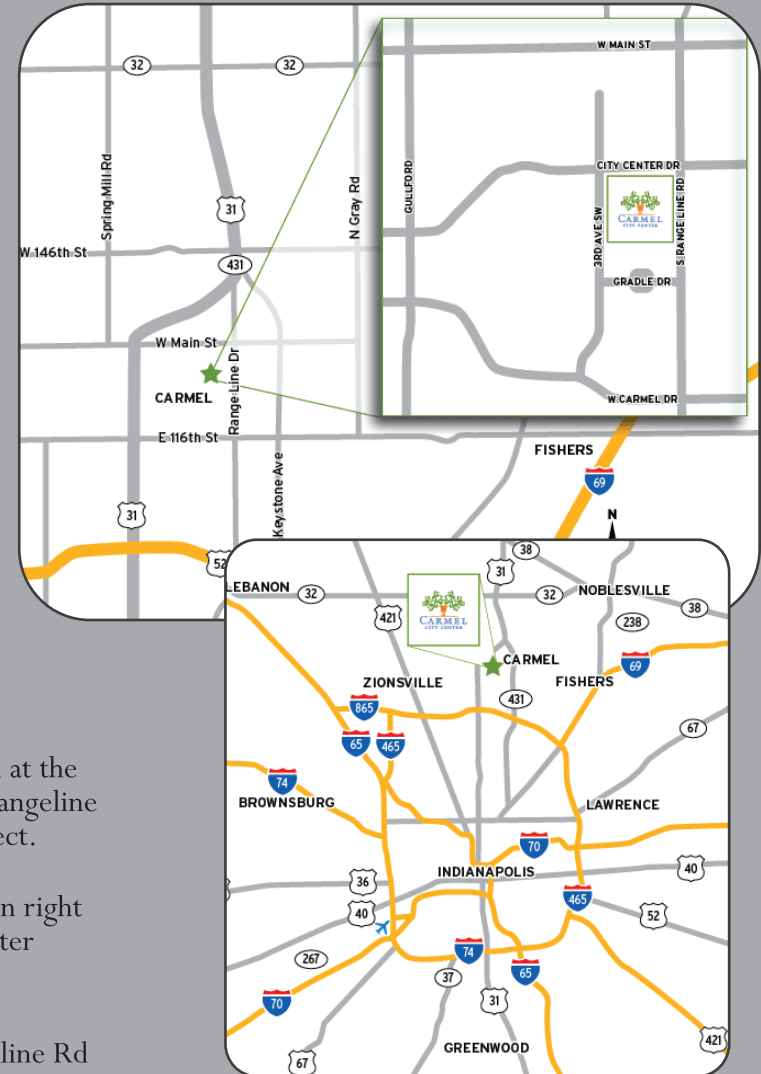
This pedestrian-based master plan development is located at the southwest corner of Rangeline Road and City Center Drive (126th Street). The Monon Greenway runs directly through the project.

Directions

Carmel City Center is located in the heart of central Carmel at the southwest corner of City Center Drive (126th Street) and Rangeline Road. The Monon Greenway runs directly through the project.

From the South: From I-465, travel north on US-31; turn right on 116th St; turn left at Rangeline Rd; turn left on City Center Drive; turn left at the entrance to Carmel City Center.

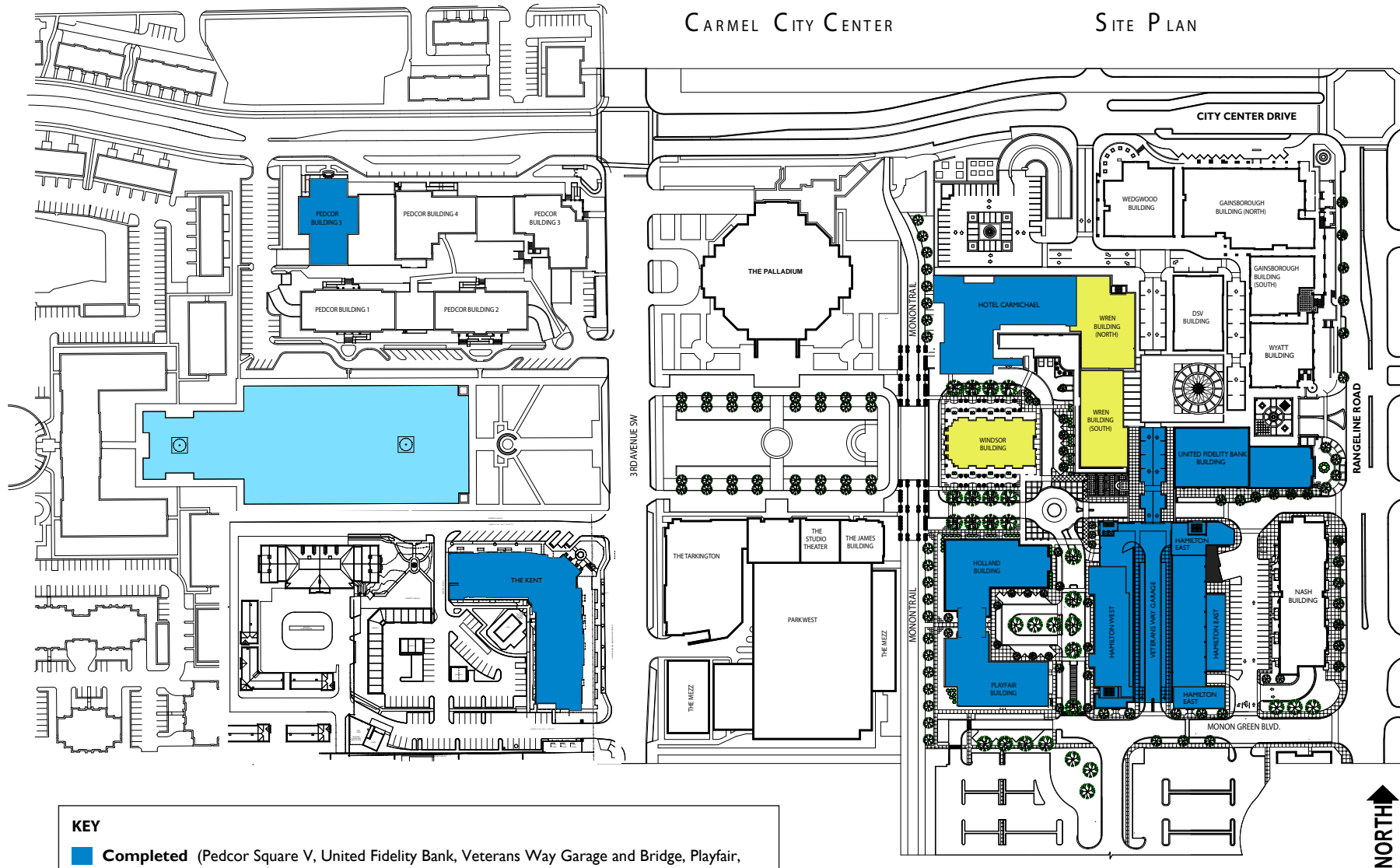
From the North: Travel South on US-31; take the Rangeline Rd exit; turn right on City Center Drive; turn left at the entrance to Carmel City Center.



SITE PLAN

CARMEL CITY CENTER

SITE PLAN



KEY

- **Completed** (Pedcor Square V, United Fidelity Bank, Veterans Way Garage and Bridge, Playfair, Holland, The Kent, Hotel Carmichael, Hamilton East, Hamilton West)
- **Construction started 2020/2021** (Windsor, Wren)

PHASE I & NASH LEASE PLAN



PHASE I & NASH LEASE PLAN - PLAZA LEVEL

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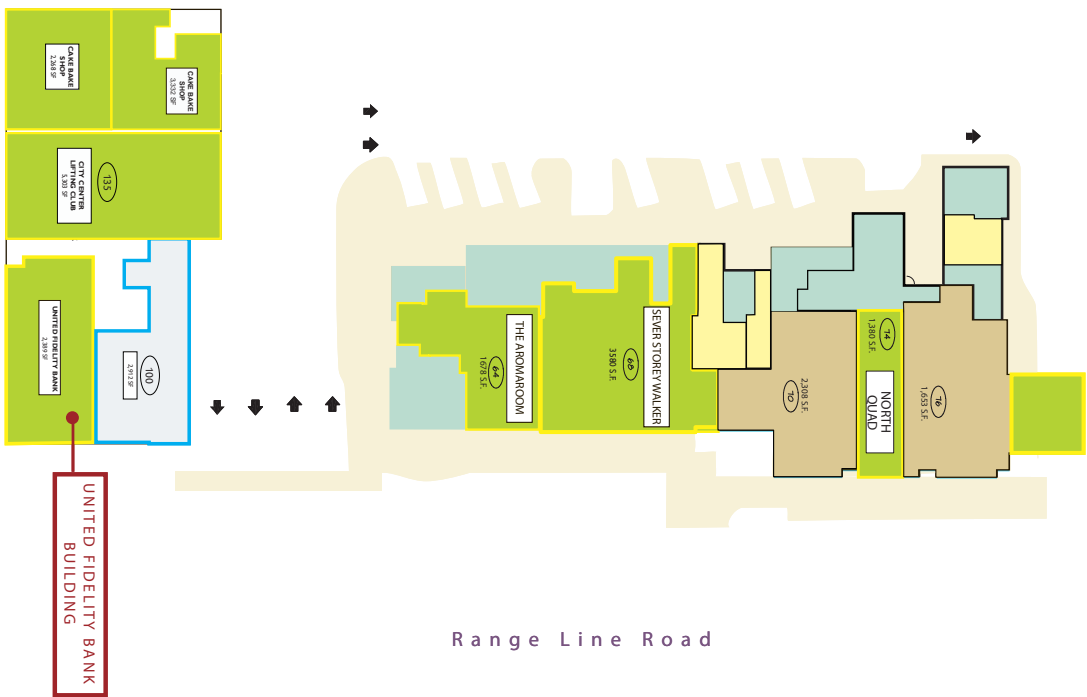
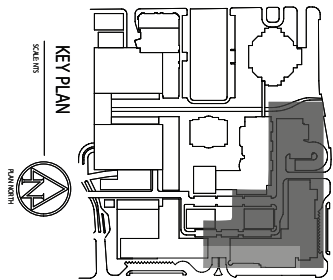


PHASE I PARKING LEVEL LEASE PLAN

City Center Drive

CARMEL CITY CENTER

Range Line Road



PHASE I & UNITED FIDELITY BANK BLD LEASE PLAN - PARKING LEVEL

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p: 317.218.0000

NASH LEASE PLAN

Phase 2 Retail - Street Level

- Restaurants/Food/Entertainment
1,022 S.F.
- Retail
7,306 S.F.

Phase 2 Parking

- Parking: Phase 2 - 92
- Garage-42
- Surface-39
- Street-11
- Retail Parking Ratio - 54/1000 S.F.

- Retail Common
- Residential/Office Lobby or Service Area
- Residential
- Pedestrian Only

- SIGNED LEASE
- SIGNED LOI
- LOI NEGOTIATION
- AVAILABLE SPACE

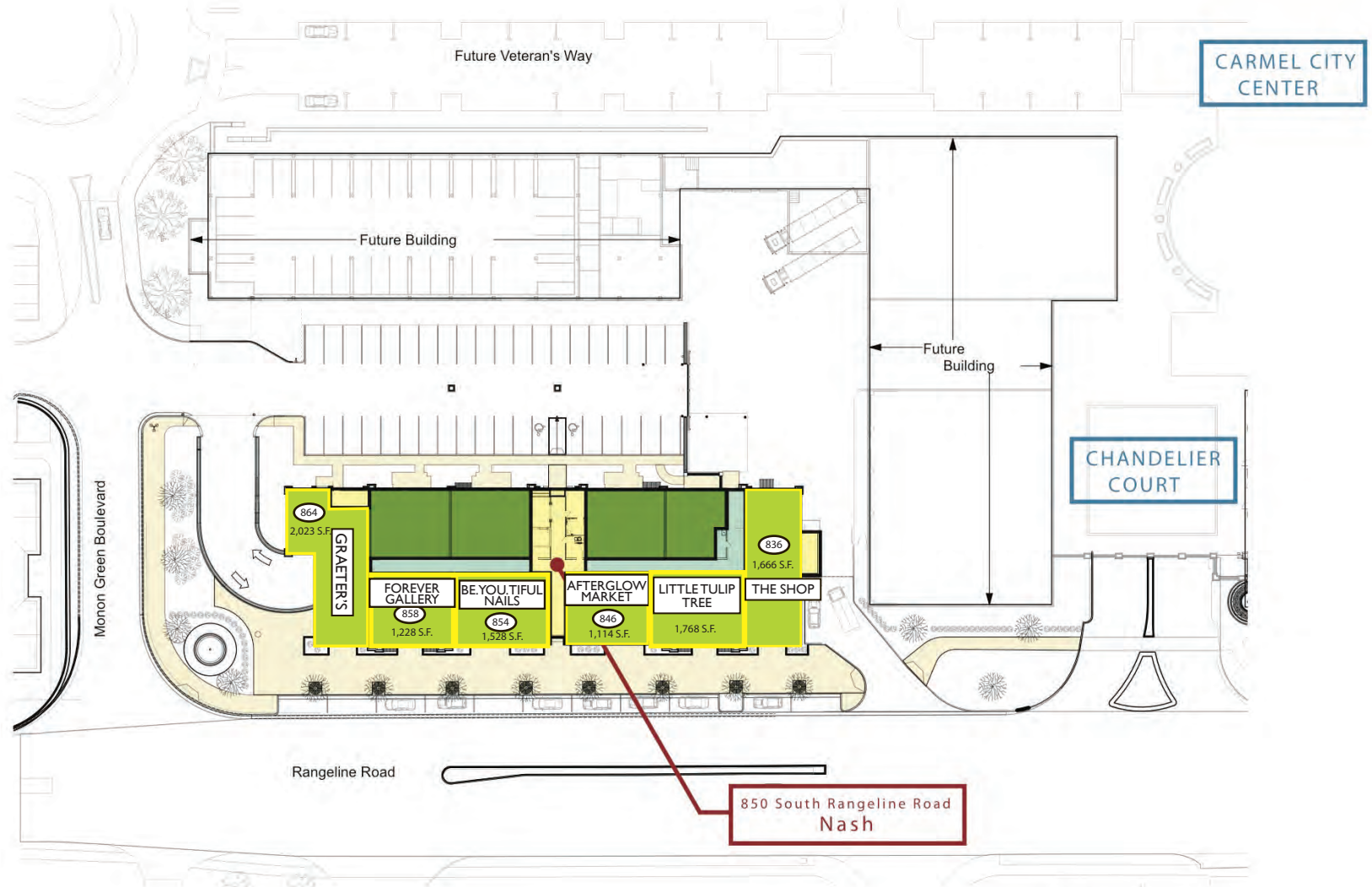


KEY PLAN

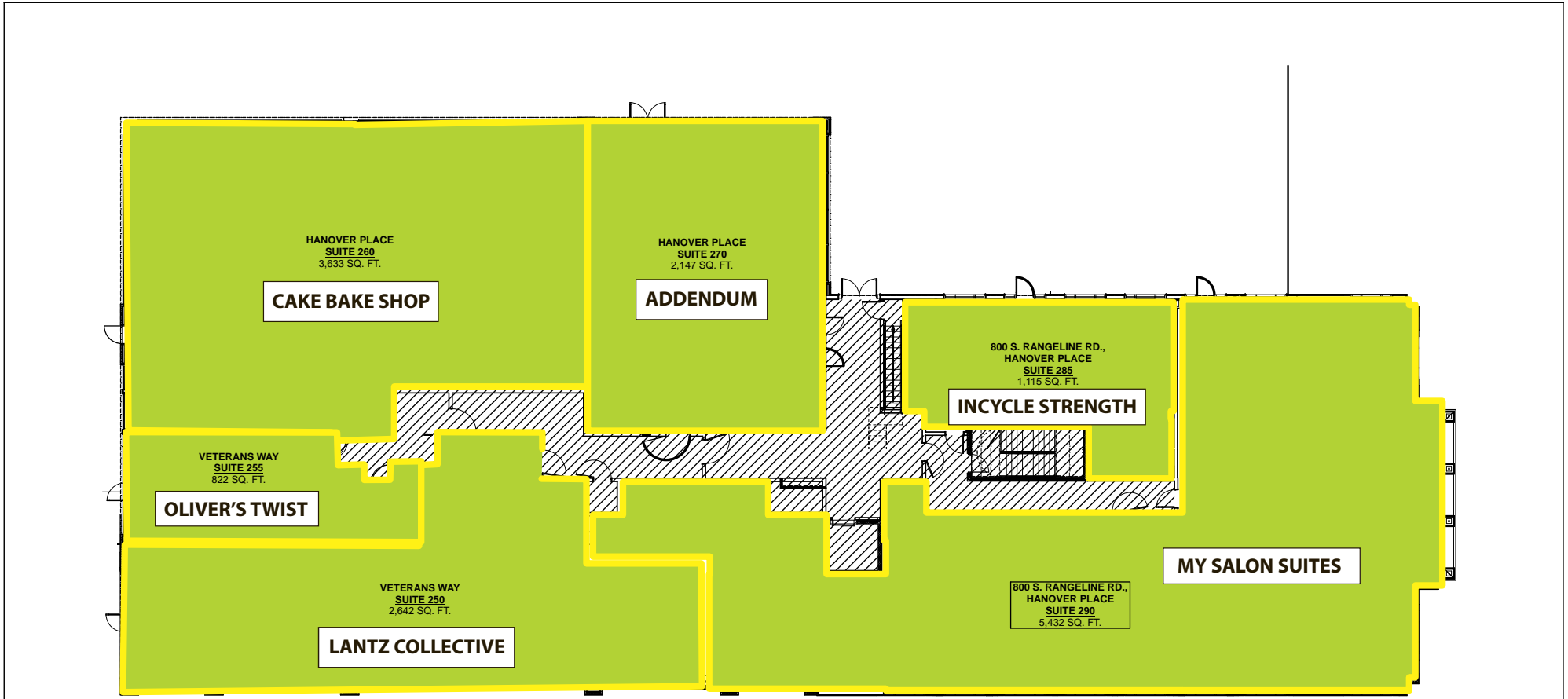
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PLAN NORTH



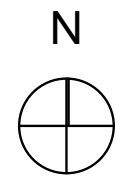
UNITED FIDELITY BANK BLD.



1
LLP

UFB BUILDING SECOND FLOOR LLP

SCALE: 1/16" = 1'-0"



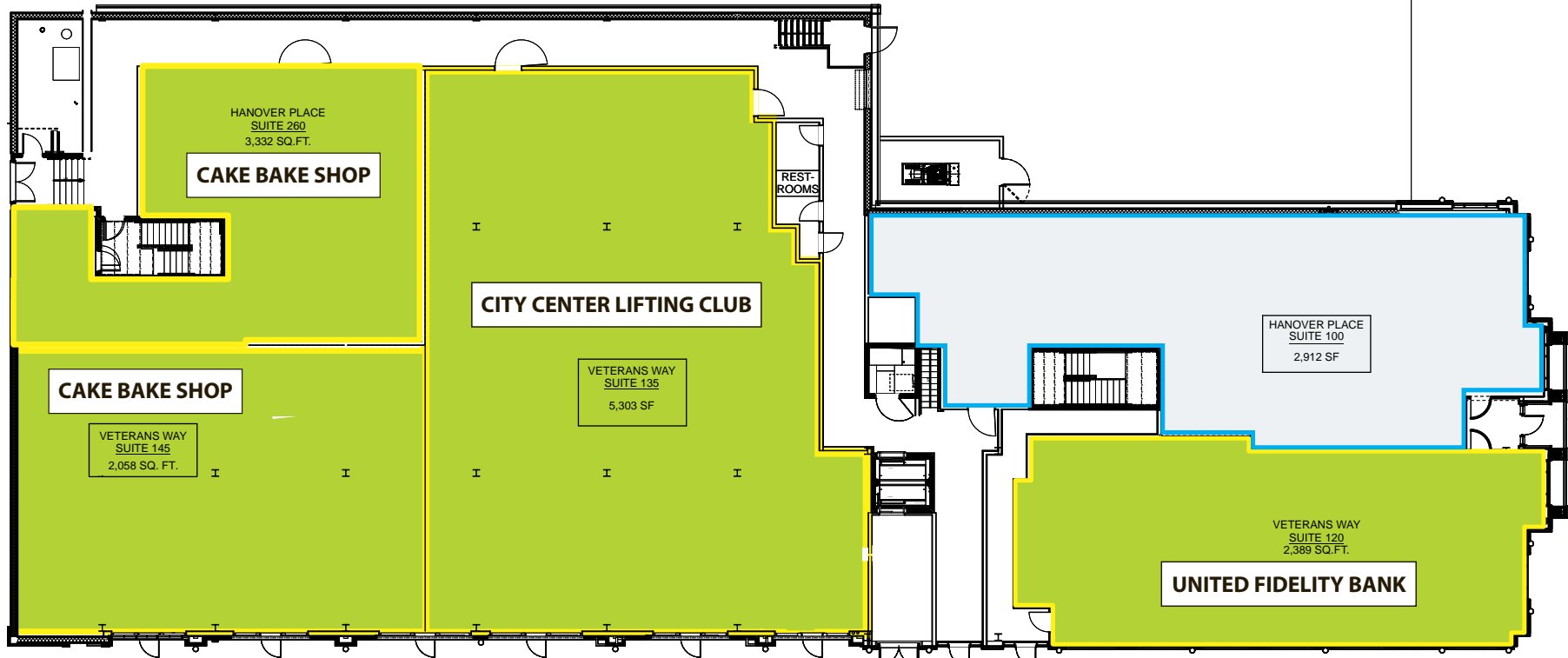
	SIGNED LEASE
	SIGNED LOI
	LOI NEGOTIATION

PEDCOR
Architecture / Project Management
355 City Center Drive
Carmel, Indiana 46032
317.705.7979 (voice)
317.705.7980 (fax)

UNITED FIDELITY BANK BUILDING
CARMEL CITY CENTER
UFB BUILDING, CARMEL, IN 46032
SUPPLEMENTAL PLANS
7/9/19

LLP

UNITED FIDELITY BANK BLD.



1
LP1.1

UNITED FIDELITY BANK BUILDING FIRST FLOOR LLP

SCALE: 1/16" = 1'-0"

- SIGNED LEASE
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- AVAILABLE SPACE

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UNITED FIDELITY BANK BUILDING
CARMEL CITY CENTER
UFB BUILDING, CARMEL, IN 46032
SUPPLEMENTAL PLANS
3/9/23

LLP 1.1

THE HAMILTON

NOW LEASING

1,000 SF +

\$28.00 psf NNN *retail*

\$32.00 psf modified gross *office*

\$32.00 psf NNN *restaurant*

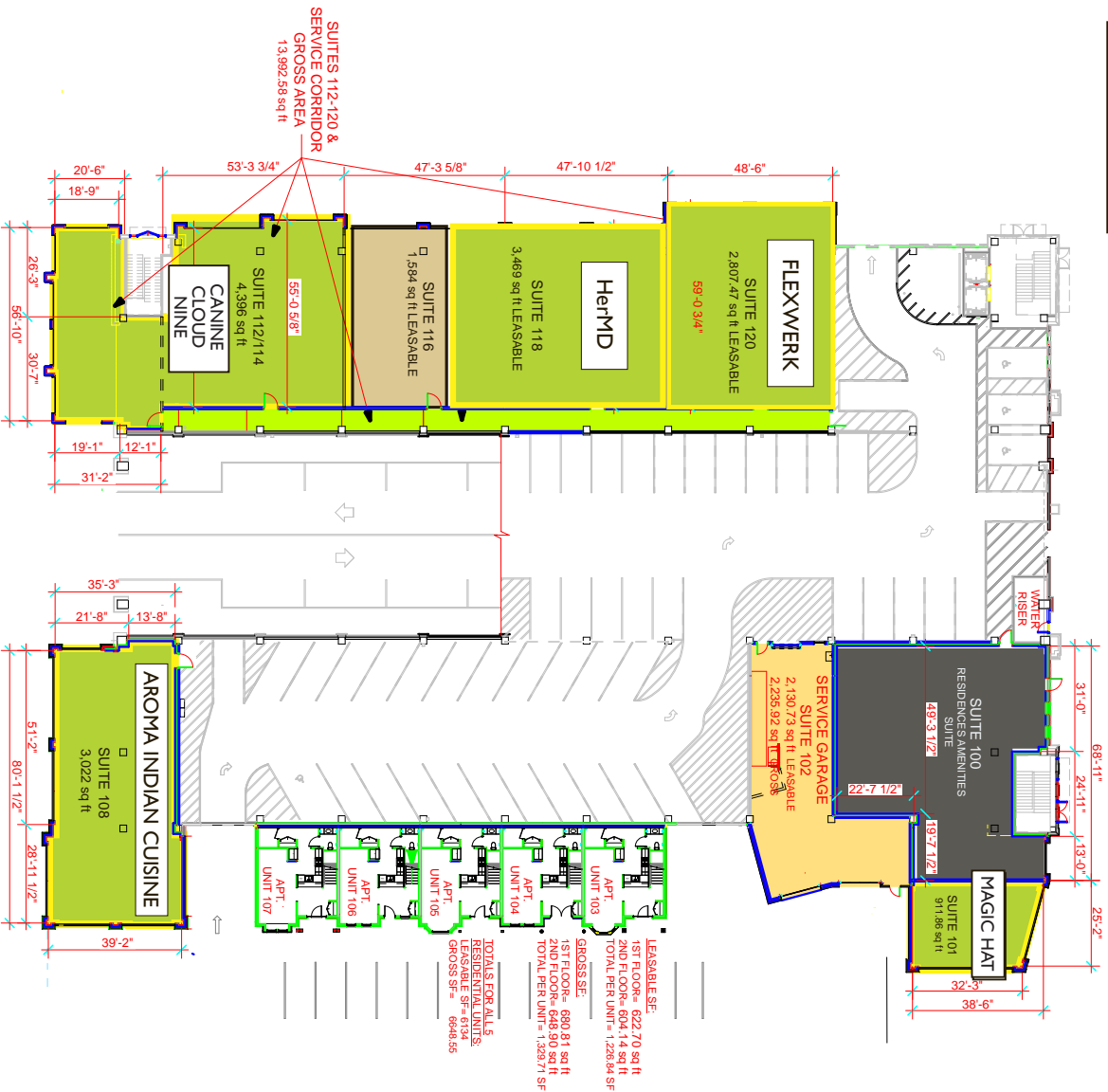


carmelcitycenter.com

THE HAMILTON


Thursday, November 8, 2018, BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/BLDG E/Building E Retail, 86 of 104

	SIGNED LEASE
	SIGNED LOI
	LOI NEGOTIATION
	RESIDENTIAL CLUBHOUSE
	AVAILABLE SPACE



COMMERCIAL/RESIDENTIAL SQ FOOTAGE

01

		THE HAMILTON		COMMERCIAL/RESIDENTIAL SQ. FT.	
Project:	Architect:	Sheet #:			
Date: 11/08/2018	Architectures / Project Management:	01			
Drawn By: LSA	355 City Center Drive Carmel, Indiana 46032 317.705.7979 (phone) 317.705.7980 (fax)	Ref: Drawing:			
	PEDCOR DESIGN GROUP LLC				

PHOTOS OF CARMEL CITY CENTER

