

1016

LEASE

Central Carmel Private Office Suites

1016 3RD AVENUE SW

Carmel, IN 46032

PRESENTED BY:

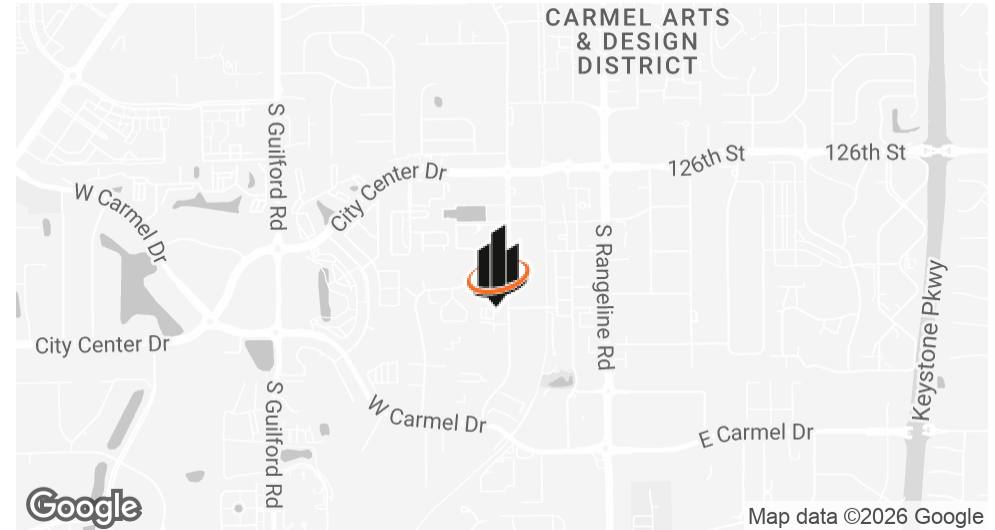
**JESS LAWHEAD, SIOR, CCIM,
CBI**

Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--|
| LEASE RATE: | \$650 - 1,150 per month (Full Service) |
| AVAILABLE SF: | 125 - 615 SF |
| LOT SIZE: | 1.38 Acres |
| BUILDING SIZE: | 5,310 SF |

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PROPERTY DESCRIPTION

Available office suites within this two-story professional building offer efficient layouts suitable for small businesses or satellite teams. Each suite includes private entrances, shared restrooms, and access to surface parking. The property features modern office finishes, central HVAC, and 24/7 building access. Suite sizes vary and may include a mix of open work areas and private offices.

PROPERTY HIGHLIGHTS

- Common areas currently being updated
- Surface parking on-site (25 spaces total)
- Central HVAC and professional office finishes
- Located in central Carmel
- Minutes from U.S. 31 and the Monon Trail
- Secured access to individually demised suites
- Ideal for solo practitioners such as therapists, attorneys, or accountants

LEASE SPACES

LEASE INFORMATION

| | | | |
|---------------------|--------------|--------------------|---------------------------|
| LEASE TYPE: | Full Service | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 125 - 615 SF | LEASE RATE: | \$650 - \$1,150 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------|-----------|-----------|--------------|-------------------|
| Suite 104 | Available | 125 SF | Full Service | \$650 per month |
| Suite 105 | Available | 615 SF | Full Service | \$1,150 per month |
| Suite 107 | Available | 210 SF | Full Service | \$750 per month |

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ADDITIONAL PHOTOS



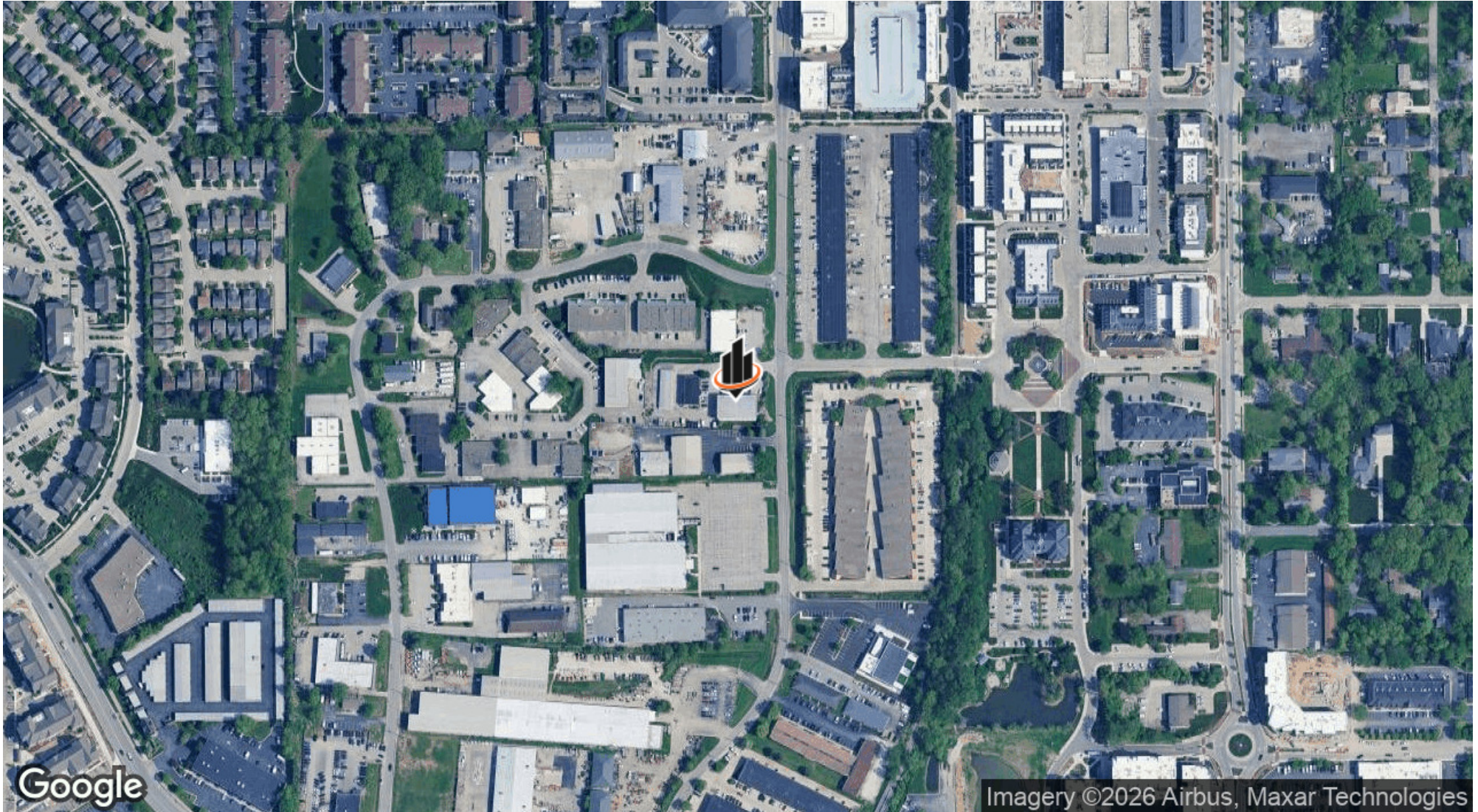
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

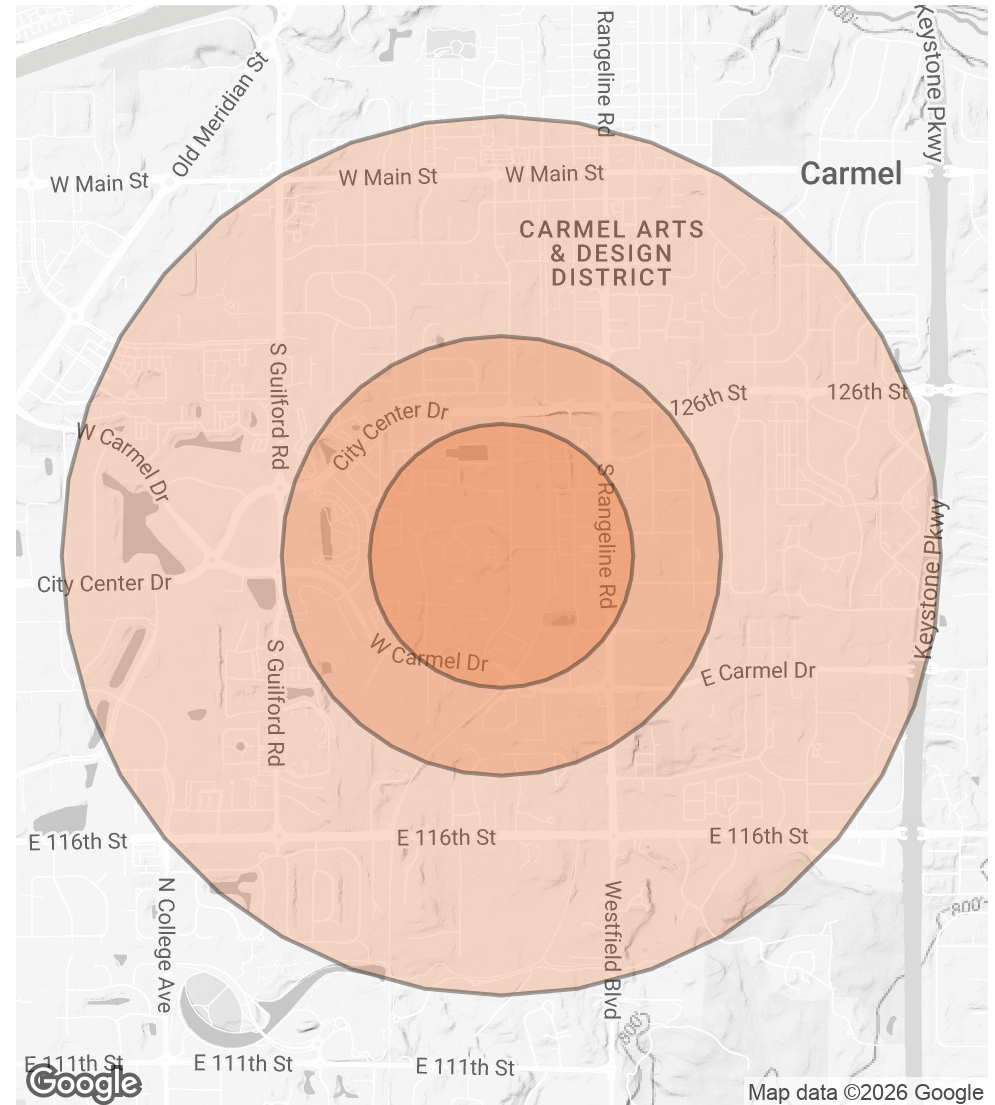
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|-----------|-----------|--------|
| TOTAL POPULATION | 744 | 2,584 | 10,674 |
| AVERAGE AGE | 46 | 45 | 42 |
| AVERAGE AGE (MALE) | 43 | 42 | 40 |
| AVERAGE AGE (FEMALE) | 48 | 47 | 44 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 388 | 1,303 | 5,273 |
| # OF PERSONS PER HH | 1.9 | 2 | 2 |
| AVERAGE HH INCOME | \$102,835 | \$99,374 | \$100,180 |
| AVERAGE HOUSE VALUE | \$510,361 | \$491,183 | \$480,923 |

2020 American Community Survey (ACS)



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