

SALE / LEASE
Pro Med Professional Offices

695 PRO MED LANE

Carmel, IN 46032

PRESENTED BY:

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

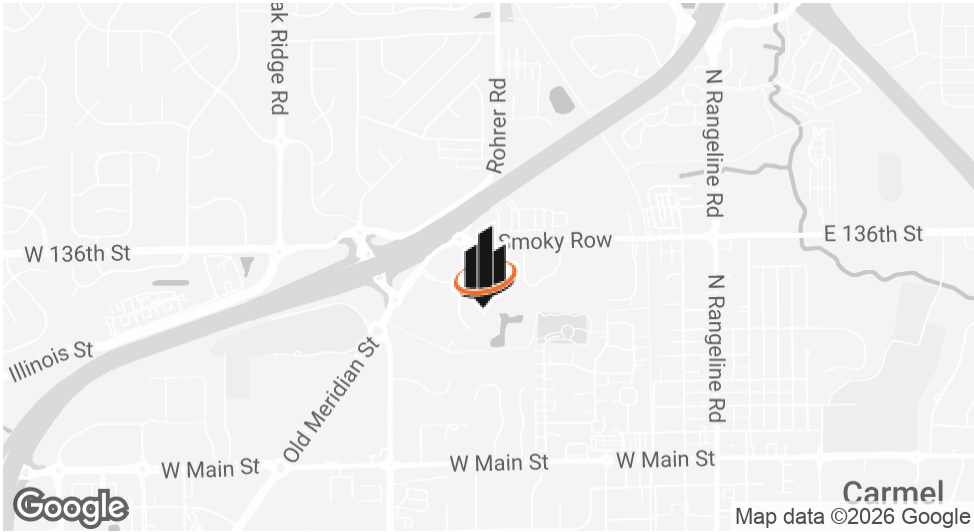
Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,250,000
LEASE RATE:	\$19.50 SF/yr (Full Service)
AVAILABLE SF:	1,760 - 6,000 SF
BUILDING SIZE:	18,138 SF
ZONING:	B6

PROPERTY HIGHLIGHTS

- Available for Sale: 18,138 SF office and medical building at 695 Pro Med Lane
- Available for Lease: 100 Level - 1,760 SF suite with open office layout, full kitchen, full-sized windows, outdoor access, and on-level restrooms
- Available for Lease: 200 Level - 2,121 SF suite with three private offices, waiting room, break/small meeting room, and kitchenette
- Available for Lease: 300 Level - 6,000 SF suite with private restrooms, large open workspace, full kitchen, and 15 private offices or meeting rooms
- Technology & Infrastructure: flexible HVAC, dedicated server room, and fiber connectivity from AT&T, MetroNet, and Spectrum
- Security & Amenities: secure 24/7 building access with mobile entry and customizable access control system; views of Meadowlark Park with trails, playground, pickleball, basketball, and walking access to restaurants, coffee shops, a cidery, and Main Street Carmel

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,760 - 6,000 SF	LEASE RATE:	\$19.50 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

100 Level	Available	1,760 SF	Full Service	\$19.50 SF/yr	The 100 level has one tenant in place and is accessible from the main lobby via stairs or elevator. There is one 1,760 SF suite available for lease featuring an open office layout with a full kitchen. Although located on the lower level, the suite benefits from full sized windows and direct outdoor access. Restrooms are also located on this level.
200 Level	Available	2,121 SF	Full Service	\$19.50 SF/yr	The 200 level is accessible directly from the lobby and currently offers 2,121 SF available for lease. This suite includes three private offices, a waiting room, a break room or small meeting room, and a kitchenette, providing a functional layout for a variety of office users.
300 Level	Available	6,000 SF	Full Service	\$19.50 SF/yr	The 300 level, also accessible by elevator or stairs from the main lobby, features 6,000 SF available for lease. The space includes private restrooms, a large open workspace, a full kitchen, and 15 private rooms suitable for offices, call rooms, group meeting areas, or conference rooms.

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100 LEVEL



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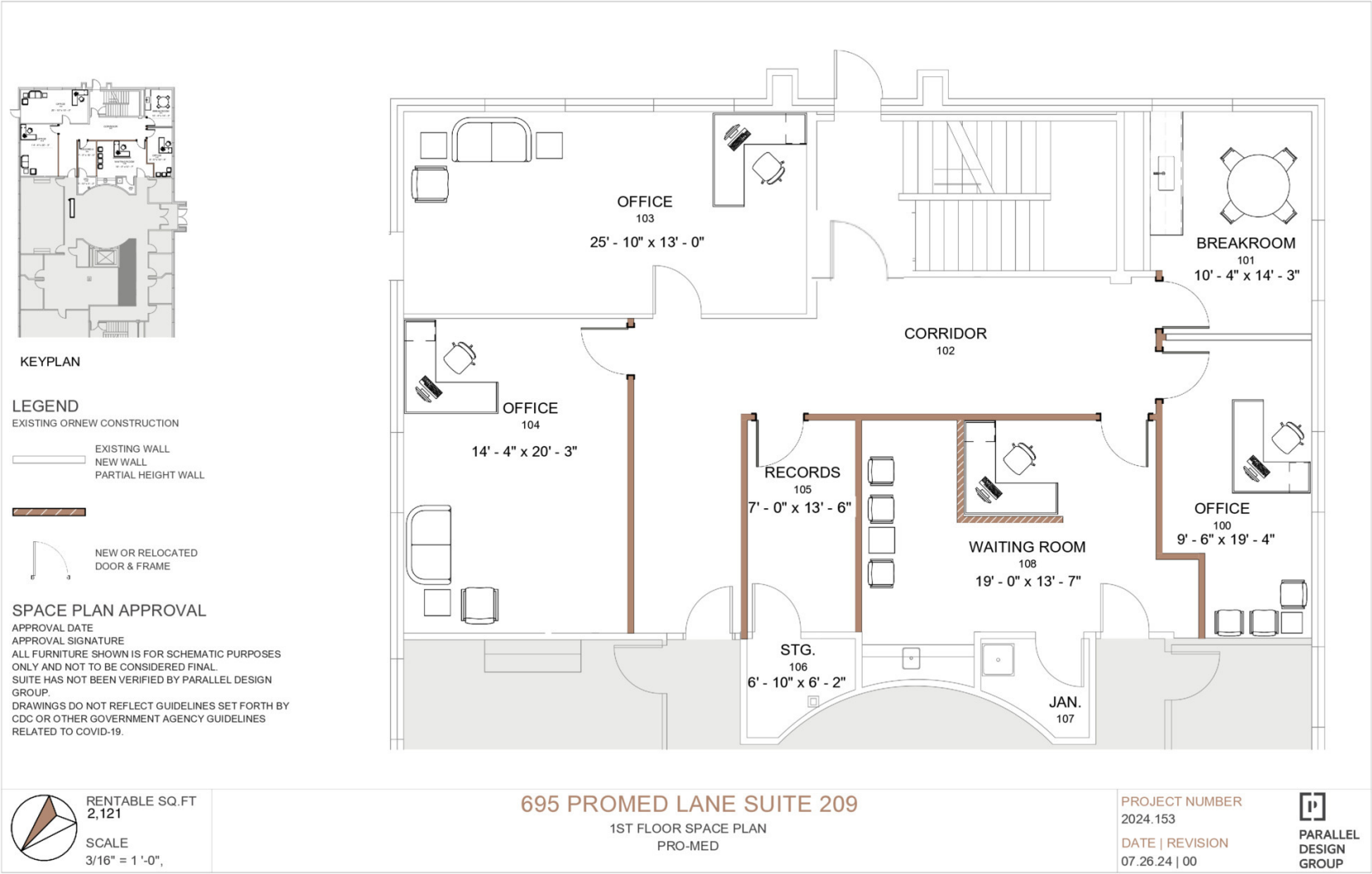
3D TOUR

100 LEVEL



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200 LEVEL



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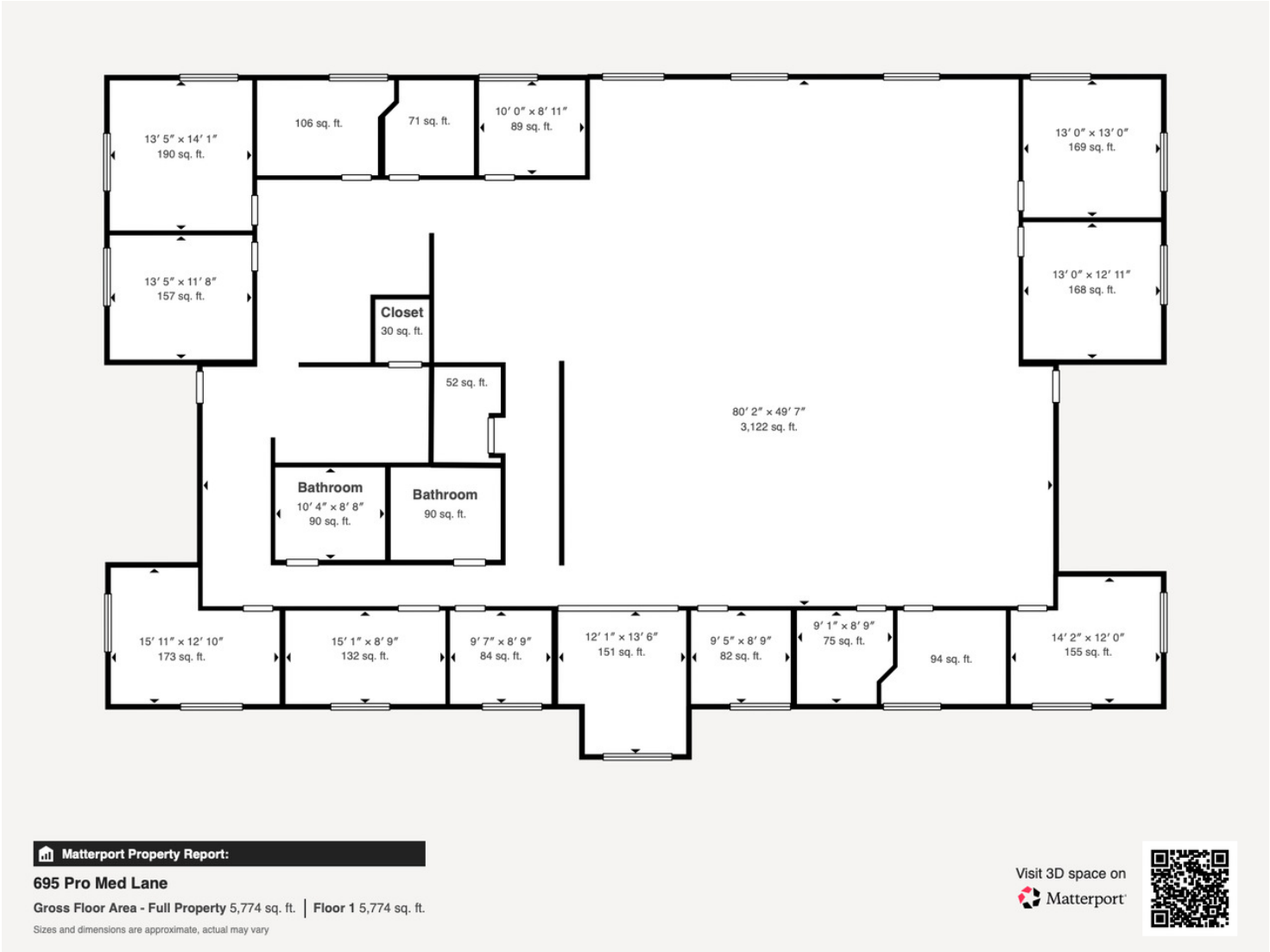
3D TOUR

200 LEVEL



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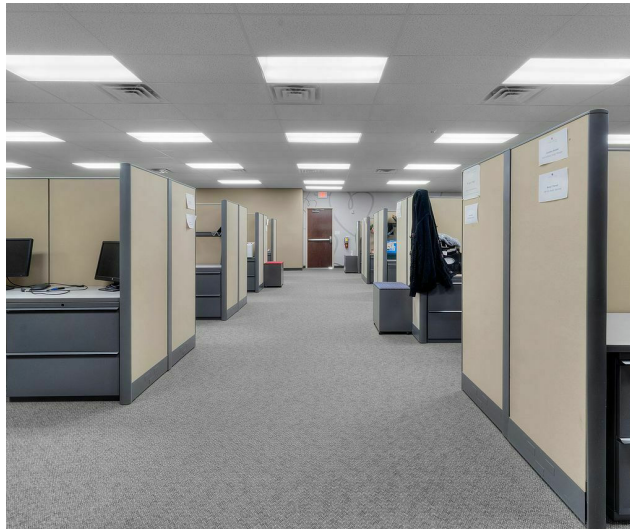
300 LEVEL



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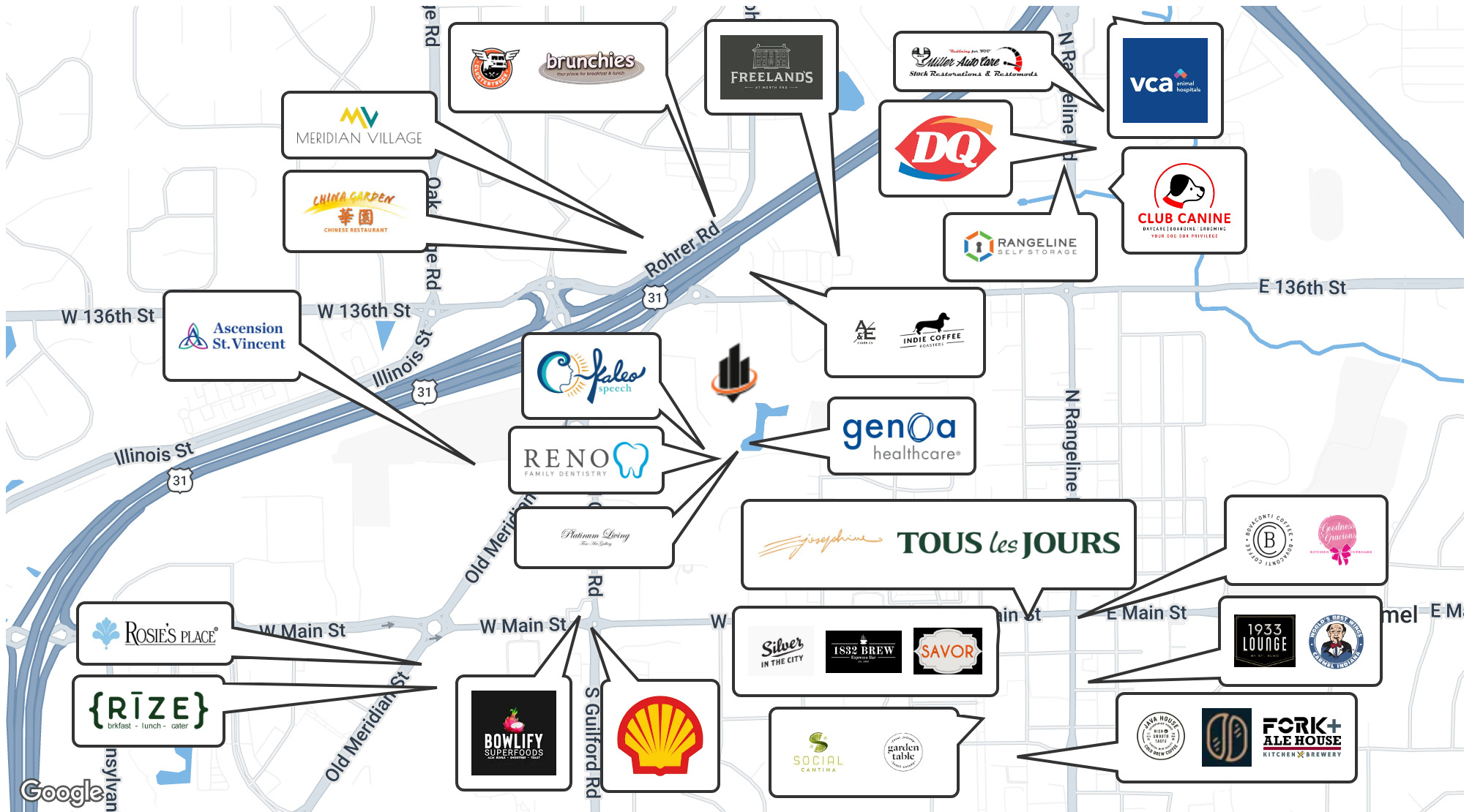
3D TOUR

300 LEVEL



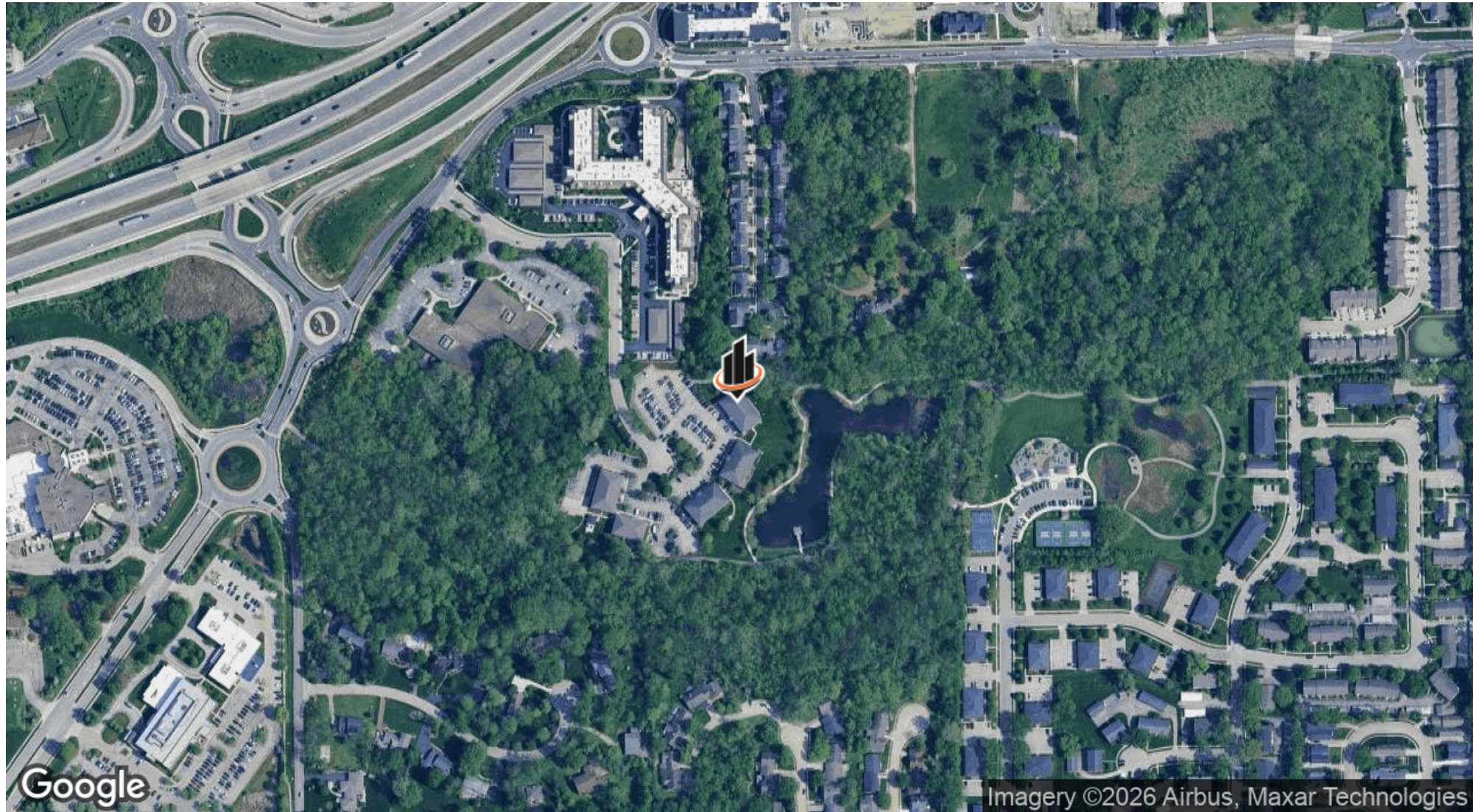
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RETAILER MAP



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LOCATION MAP



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