

# Prime Carmel Office for Lease

10 Shoshone Dr, Carmel, IN 46032



## Available For Lease

**JEFF NORRIS**

Broker – Merrill Property Group

P: 317-525-3955

jeff@merrillpropertygroup.com

### OFFERING SUMMARY

**LIST PRICE:**

**\$27/SF NNN**

**BUILDING SIZE:**

**2,992 SF**

**SUITES:**

**1**

**LOT SIZE:**

**0.6 Acres**

**ZONING**

**B7**

**BUILT/RENOVATED:**

**1968/2002**

**TRAFFIC COUNT:**

**5,414 AADT**

**USES:**

**Professional Office**



### PROPERTY HIGHLIGHTS

- **Prime Carmel Location:** Strategically located on Rangeline Road in Carmel, IN.
- **Government Center Proximity:** Situated on the same block as the Carmel Government Center.
- **Single-Tenant Exclusive Use:** Enjoy the privacy and autonomy of a dedicated, single-tenant property.
- **Convenient Parking:** Ample off-street parking available for tenants and visitors.
- **Ideal for Start-ups:** A perfect environment for new and growing companies.
- **Comprehensive Layout:** Features an open lobby, two large offices, an executive office, a conference room, an open office area, a kitchen, two restrooms, and a gathering area.
- **Outdoor Amenities:** Includes an inviting outdoor patio and seating area.
- **Walkable Downtown Access:** Just a 7-minute walk from the vibrant downtown Carmel.

### PROPERTY OVERVIEW

An incredible opportunity awaits your burgeoning business in this prime Carmel, IN location! Imagine your team thriving in a dedicated single-tenant property, perfectly situated on Rangeline Road, just a stone's throw from the prestigious Carmel Government Center. This dynamic space offers the convenience of off-street parking, making daily commutes a breeze, and its independent nature provides the perfect environment for a start-up to innovate and flourish. Seize this chance to establish your company in the heart of a vibrant community, surrounded by resources and endless possibilities!

# Prime Carmel Office for Lease

10 Shoshone Dr, Carmel, IN 46032



**JEFF NORRIS**

Broker – Merrill Property Group

P: 317-525-3955

[jeff@merrillpropertygroup.com](mailto:jeff@merrillpropertygroup.com)

## Available For Lease



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# Prime Carmel Office for Lease

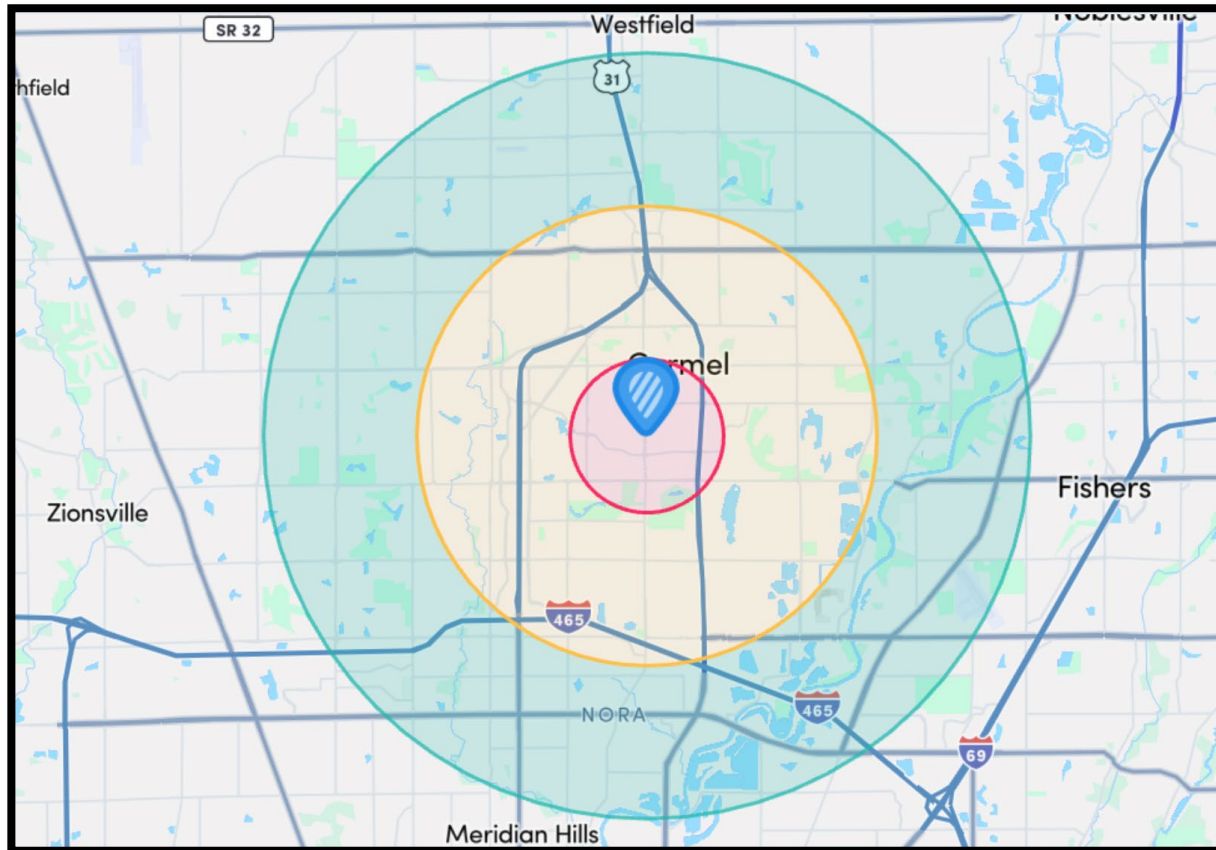
10 Shoshone Dr, Carmel, IN 46032



## Available For Lease

**JEFF NORRIS**  
Broker – Merrill Property Group  
P: 317-525-3955  
jeff@merrillpropertygroup.com

### DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	31,915	84,580
Female	34,055	90,549
Total Population	65,970	175,129

Age	3 Miles	5 Miles
Ages 0-14	11,179	31,733
Ages 15-24	8,491	23,021
Ages 25-54	24,941	66,239
Ages 55-64	9,008	22,531
Ages 65+	12,352	31,607

Income	3 Miles	5 Miles
Median	\$120,000	\$125,500
< \$15,000	1,073	2,988
\$15,000-\$24,999	739	2,372
\$25,000-\$34,999	1,178	3,209
\$35,000-\$49,999	2,546	6,620
\$50,000-\$74,999	4,628	11,114
\$75,000-\$99,999	3,552	8,688
\$100,000-\$149,999	4,986	12,527
\$150,000-\$199,999	3,367	8,121
> \$200,000	5,583	15,927

Housing	3 Miles	5 Miles
Total Units	29,317	76,452
Occupied	27,650	71,566
Owner Occupied	17,959	48,425
Renter Occupied	9,691	23,141
Vacant	1,667	4,886