

Prime Carmel Office for Lease

10 Shoshone Dr, Carmel, IN 46032



Available For Lease

JEFF NORRIS

Broker – Merrill Property Group

P: 317-525-3955

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OFFERING SUMMARY

LIST PRICE:

\$25/SF MG

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!

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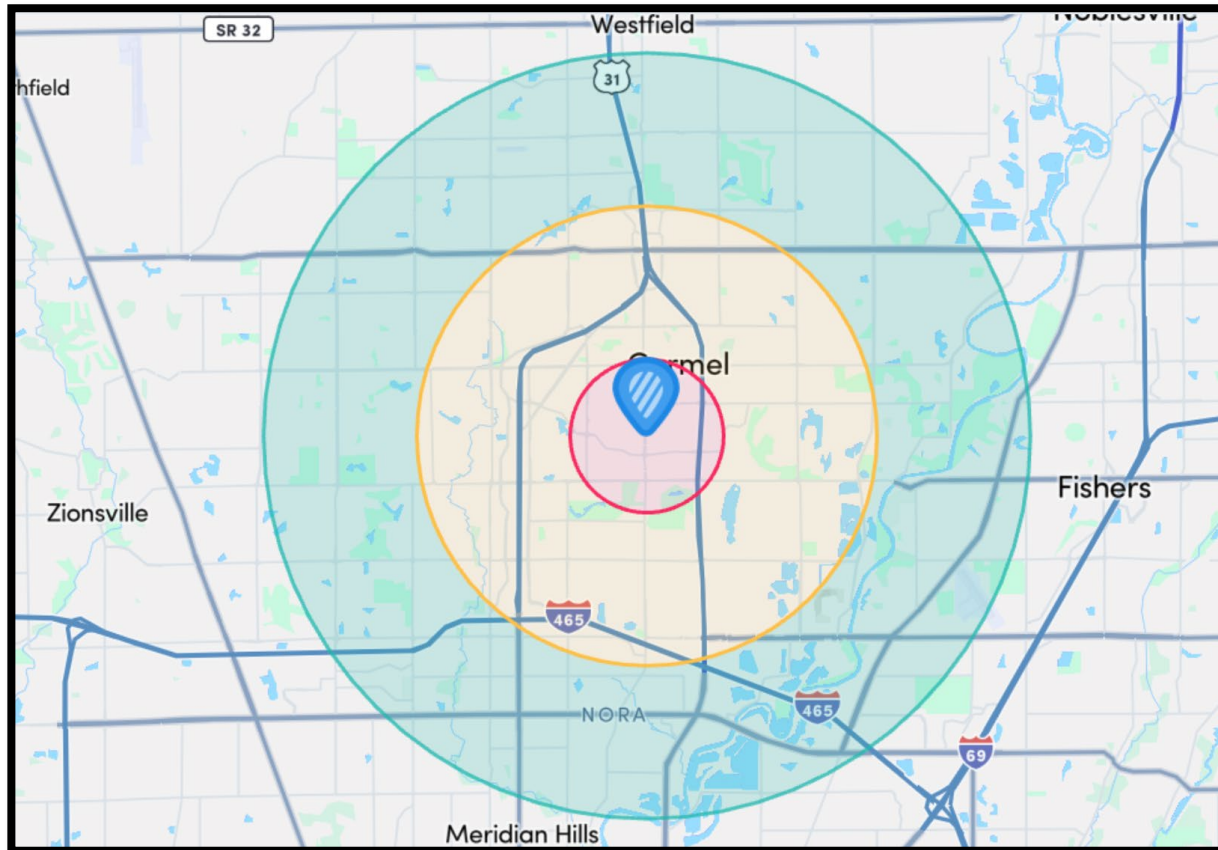
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DEMOGRAPHICS



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