

SUBLEASE SPACE | LAKESIDE CORPORATE CENTER

630 W. Carmel Drive
Carmel, IN 46032



CARMEN THE
TENANT
ADVISOR



**ONE SUITE
AVAILABLE**



Building & Space Information

LAKESIDE CORPORATE CENTER

BEAUTIFUL LAKE VIEWS

An expansive window line immerses you with spectacular lake views and scenic surroundings

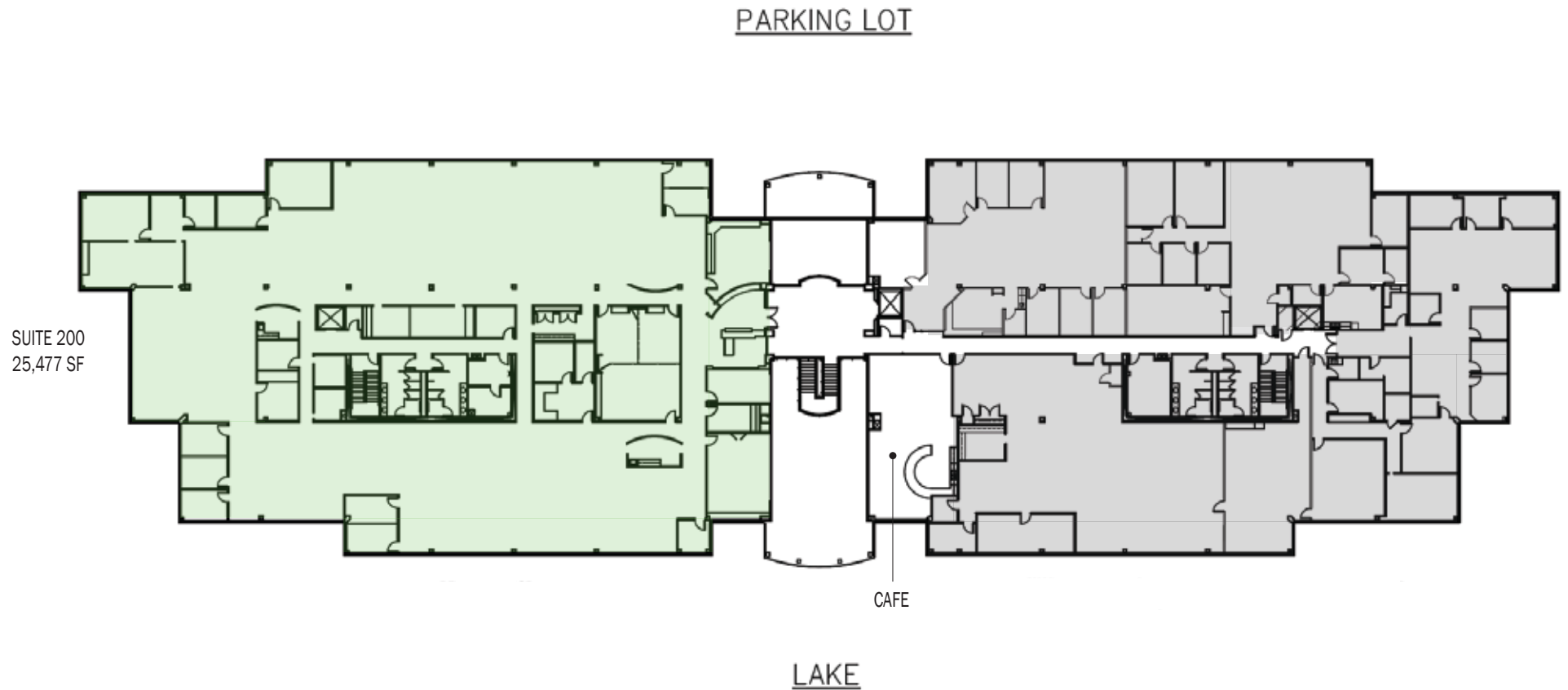
- Modern multi-story glass atrium
- Outdoor lakeside patio
- Owner and property manager on-site
- 5.2 per 1,000 square foot parking ratio
- 2nd floor full kitchen cafe

Presenting multiple space opportunities for Class A Office tenants.

- Suite 200 – 25,477 sq. ft.
- Lease Expiration: 11/30/2026
- Starting Rent: \$21.75/sq. ft.
- Convenient location to downtown Carmel and city center
- Two minute walk to Monon Trail



Floor Plan



TOTAL BLDG. SQ. FT. 85,703



LAKESIDE CORPORATE CENTRE, BUILDING ONE

630 WEST CARMEL DRIVE
SECOND FLOOR

FEBRUARY 12, 2019
NO SCALE



Lakeside Corporate Center



Aerial



Retail Map



About Carmel, IN

Carmel, Indiana is a fast-growing, economically-thriving suburban edge city on the North Side of Indianapolis. Home to about 91,065 residents (2016 U.S. Census Bureau), the once sleepy suburban community has been transformed over the past 20 years by ambitious redevelopment projects that have led to the making of a vibrant city that is no longer simply a place to sleep at night.

The City of Carmel spans 47 square miles across Clay Township in Hamilton County. Known for its highly educated and affluent population, Carmel households have average median income levels of \$106,444 and the median average price of a home is \$304,400, according to the U.S. Census Bureau.

With excellent schools, low taxes, safe neighborhoods and ease of transportation, Carmel has emerged as one of the most coveted places to live, not just in Indiana, but in the United States. In 2012, CNN Money Magazine named Carmel the No. 1 place to live in America.

In addition, a progressive city government has adopted a new-urbanism approach to planning, welcoming in certain city areas a high-density approach to development. This has attracted a growing number of apartments and condominium developments designed to cater to a younger population just starting out in their careers and a place for our seasoned citizens who are seeking empty-nester living. Such developments are also benefitting from the City's approach to walkability, where a system of trails and bike-lanes have made Carmel one of the most bike-friendly communities in Indiana. Many residents can live, work, shop and enjoy entertainment without using their cars.

Sourced from Carmel.in.gov/about-carmel



Demographics



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