SUBLEASE SPACE | LAKESIDE CORPORATE CENTER





MULTIPLE SUITES 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
- 2nd floor meeting center including exercise room

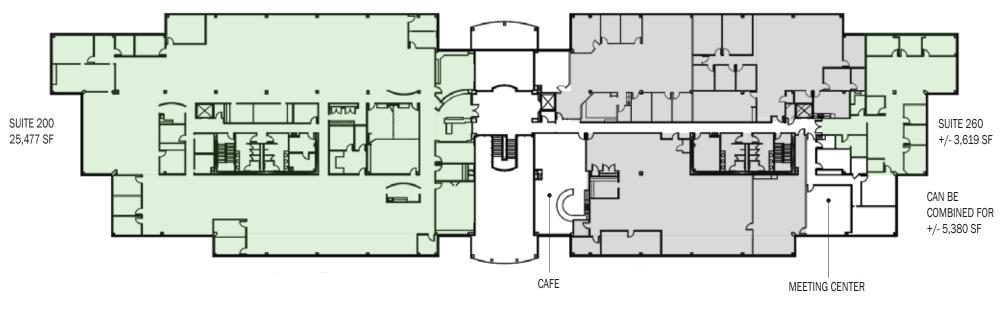


Presenting multiple space opportunities for Class A Office tenants.

- Suite 200 25,477 sq. ft.
- Suite 260 +/- 3,619 sq. ft. (can be combined for +/- 5,380 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

PARKING LOT



<u>LAKE</u>

TOTAL BLDG.SQ.FT. 85,703

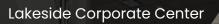
LAKESIDE CORPORATE CENTRE, BUILDING ONE



630 WEST CARMEL DRIVE SECOND FLOOR

FEBRUARY 12, 2019 NO SCALE





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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

till R. Ridge P	S 10th	Stonycre	Stonycreek Golf Club	
ng M	2022 Summary	1 Mile	3 Miles	5 Miles
W 161stSt 0 E 161stSt	Population	11,630	70,325	175,102
	Households	6,155	28,375	69,214
Mol Contraction of the Contracti	Families	1,911	17,445	42,585
	Average Household Size	1.90	2.40	2.50
W 146th St	Owner Occupied Housing Units	2,651	19,438	17,975
	Renter Occupied Housing Units	3,504	8,937	21,239
W-136m St	Median Age	39	41	42
W Itain St. Carmel E Main St.	Median Household Income	\$67,009	\$100,442	\$101,589
E 126th S	Averag <mark>e</mark> Household Income	\$93,251	\$129,081	\$131,150
The state of the s	CHANNEL STREET			Golf CI
V-P1stSt	2027 Projection	1 Mile	3 Miles	5 Miles
W-116th S E 116th St	Population	13,540	79,682	196,254
Central Park ey st	Households	7,184	32,206	77,257
W 106th St	Families E 106th St	2,256	19,083	46,741
3 Miles	Average Household Size	1.89	2.39	2.50
Ham ilton 421 E 96 th St	Owner Occupied Housing Units	3,792	32,753	81,077
	Renter Occupied Housing Units	5,466	11,752	27,610
5 Miles	Median Age	42	42	42
5 Miles 86th St 2 E 86th St	Median Household Income	\$79,577	\$104,512	\$108,259
E Band	Average Household Income	\$108,225	\$141,297	\$146,108
in a second s	ue Rd	E 79th St	Fox Rd upput	N-Carrolt

CARMEN THE TENANT ADVISOR

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