

# SUBLEASE SPACE LAKESIDE CORPORATE CENTER

630 W. Carmel Dr, Suite 100  
Carmel, IN 46032



**PRESENTING A TURNKEY OPPORTUNITY FOR CLASS A OFFICE SPACE**



# Building & Space Information

## LAKESIDE CORPORATE CENTER

### BEAUTIFUL LAKE VIEWS

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

- ✓ Modern multi-story glass atrium
- ✓ Outdoor lakeside patio
- ✓ Common building conference space
- ✓ Owner and property manager on-site
- ✓ 5.2 per 1,000 square foot parking ratio

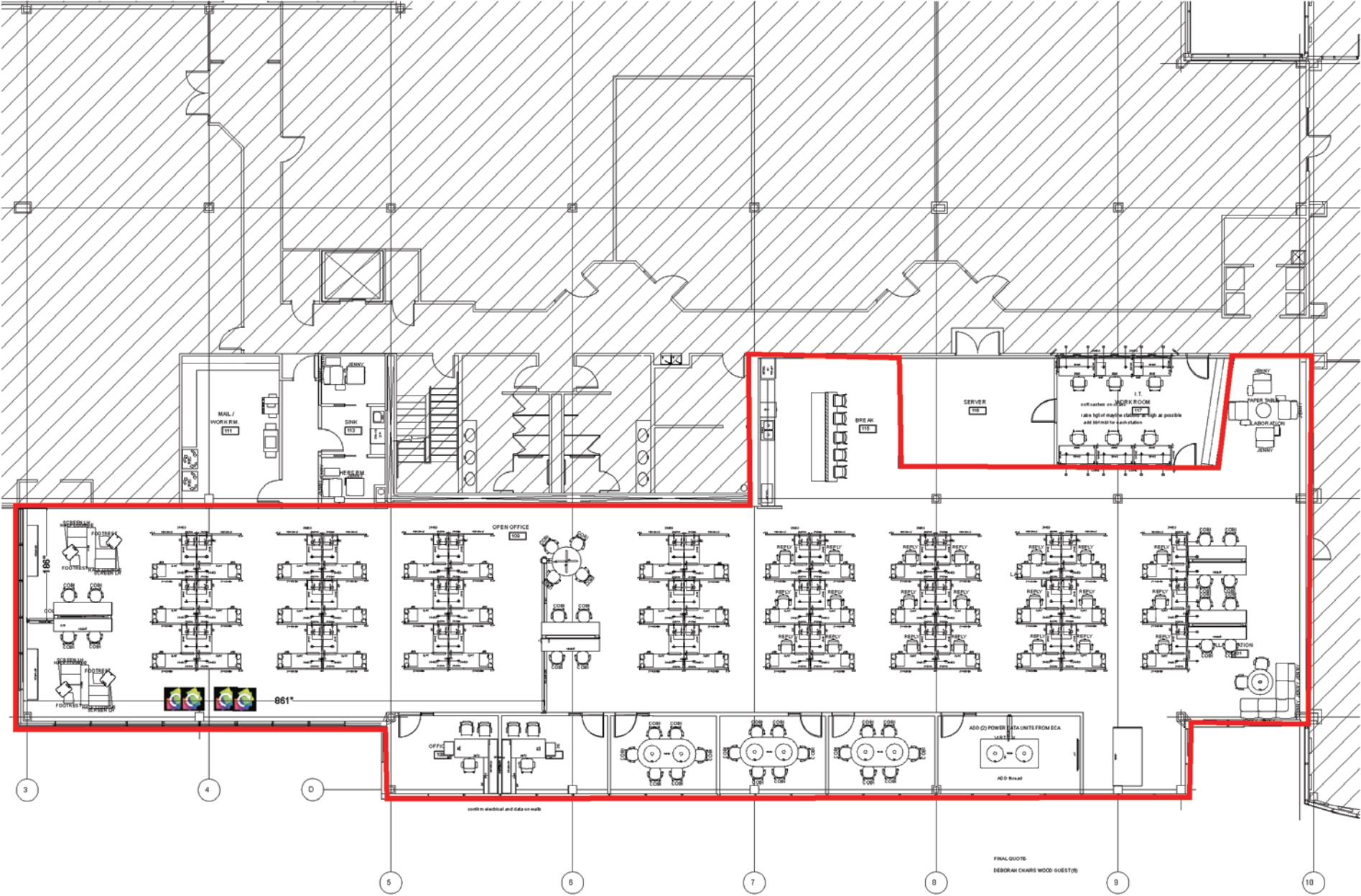


Presenting a turn-key opportunity for Class A Office tenants. New furniture and fixtures within space are available.

- ✓ 9,673 RSF
- ✓ Lease Expiration: 11/30/2026
- ✓ Starting Rent: \$21.70/rsf
- ✓ Newly built out office space
- ✓ Small data center available
- ✓ Dedicated Kitchenette
- ✓ 2 Wellness/Mother's Rooms
- ✓ Multiple Conference rooms
- ✓ Private offices
- ✓ Furniture Available
- ✓ Newly renovated bathroom facilities
- ✓ Convenient location to Carmel downtown and city center
- ✓ Two minute walk to Monon Trail

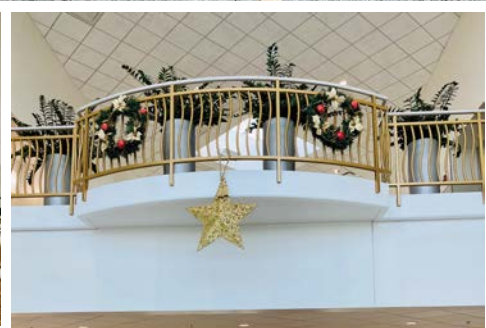
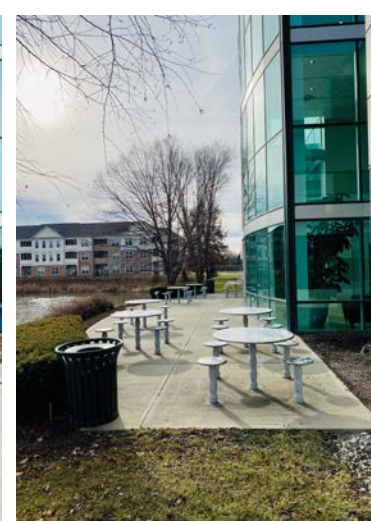


# Floor Plan

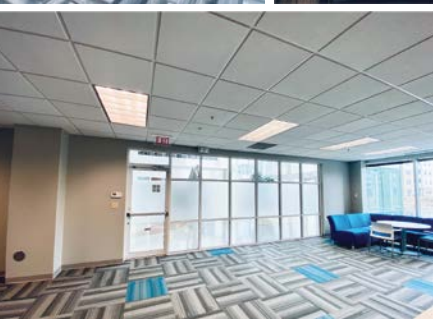
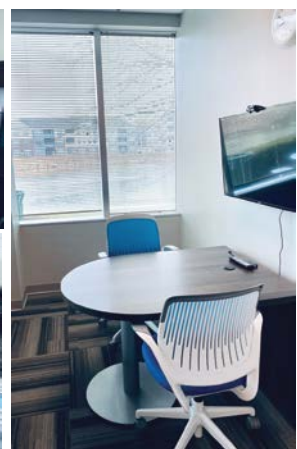
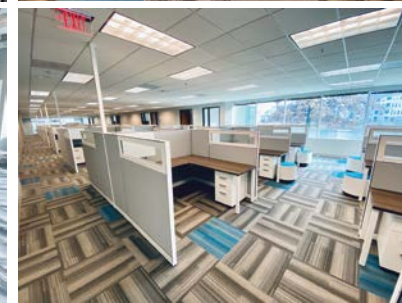
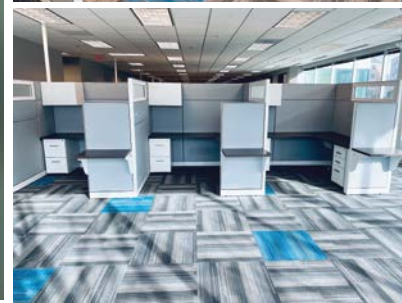
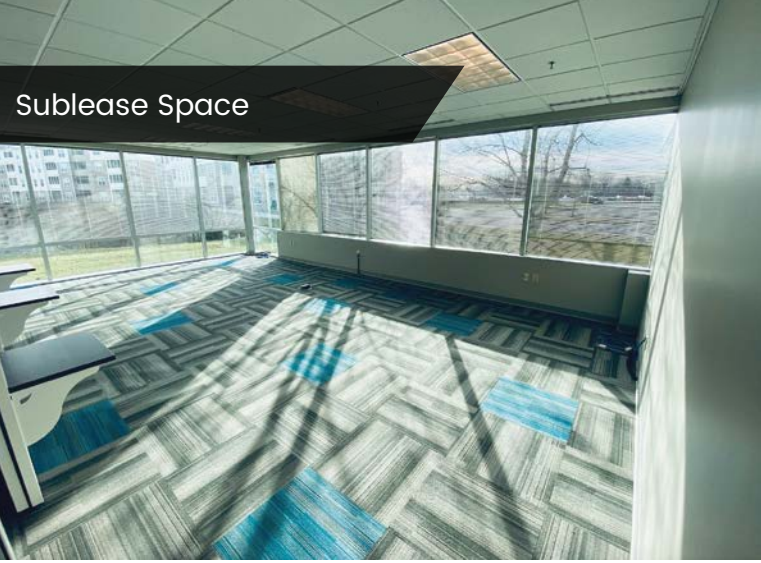




Lakeside Corporate Center

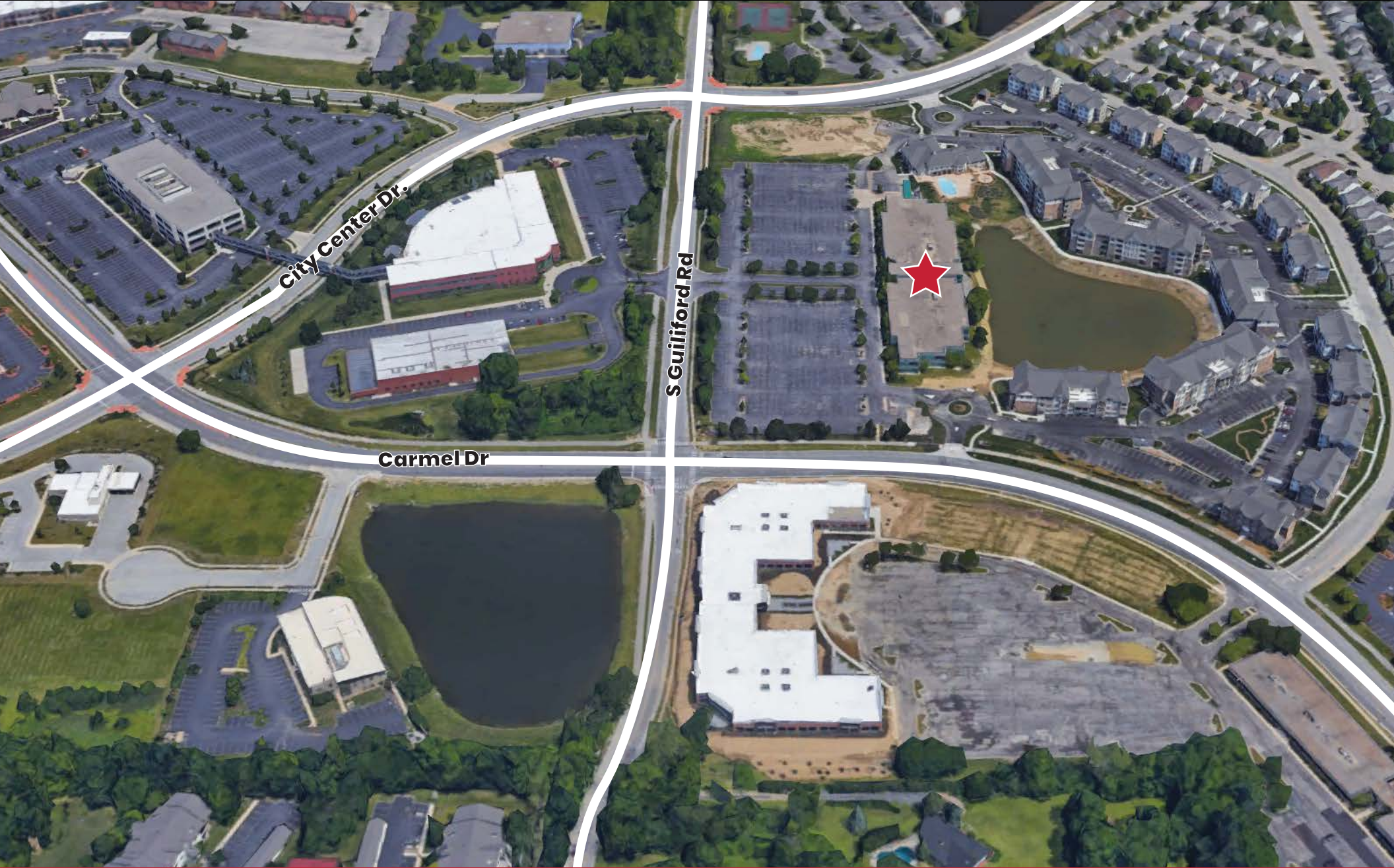








# Aerial





# Retail Map





# 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](http://Carmel.in.gov/about-carmel)





# Demographics



2019 Summary	1 Mile	3 Miles	5 Miles
Population	8,934	65,574	163,991
Households	4,971	26,908	65,343
Families	1,911	17,445	42,585
Average Household Size	1.77	2.41	2.49
Owner Occupied Housing Units	1,681	17,713	43,543
Renter Occupied Housing Units	3,290	9,195	21,800
Median Age	39.9	40.7	38.5
Median Household Income	\$70,016	\$94,833	\$98,062
Average Household Income	\$94,240	\$128,856	\$132,309

2024 Summary	1 Mile	3 Miles	5 Miles
Population	10,610	71,993	180,185
Households	5,964	29,811	71,726
Families	2,256	19,083	46,741
Average Household Size	1.75	2.39	2.49
Owner Occupied Housing Units	1,995	19,541	48,367
Renter Occupied Housing Units	3,969	10,270	23,358
Median Age	41.9	41.6	39.1
Median Household Income	\$79,577	\$104,512	\$108,259
Average Household Income	\$108,225	\$141,297	\$146,108



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