

SUBLEASE SPACE | 6,818 SF | Executive Creative Office

550 Congressional Blvd, Suite 110
Carmel, IN 46032



THE
TENANT
ADVISOR



Building & Space Information

HAMILTON CROSSING III

- Outdoor patio area with grill station overlooking pond, bocce ball court and fire pit
- Common area conference room with LED TV and complete wireless presentation system
- Building bike share program
- Vending offering quick snacks and beverages
- Located directly off popular Meridian Corridor
- Abundant parking (expandable)
- Major upgrades to US-31 complete
- Exterior signage available
- Surrounded by numerous dining and retail amenities

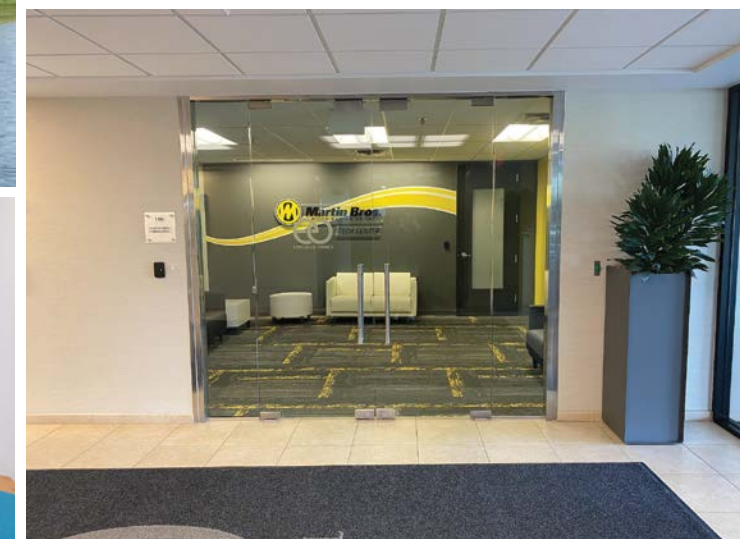


SUBLEASE FEATURES

The location in Carmel, Indiana's most exclusive community, was picked in 2019 as #2 Best Place to Live in America (Niche.com). The location will provide your staff with easy access to all of Central Indiana via US 31 or Carmel Drive, as well as the wide variety of recreation, dining, and housing located in Carmel.

- 6,818 SF
- Lease Expiration: 9/30/2024
- Starting Rent: \$20.05/rsf
- Directly off lobby entrance
- Private, Secure Entry to suite
- Large Conference Room
- Kitchen
- 3 Private Offices
- Large tech/educational room
- Workstations throughout



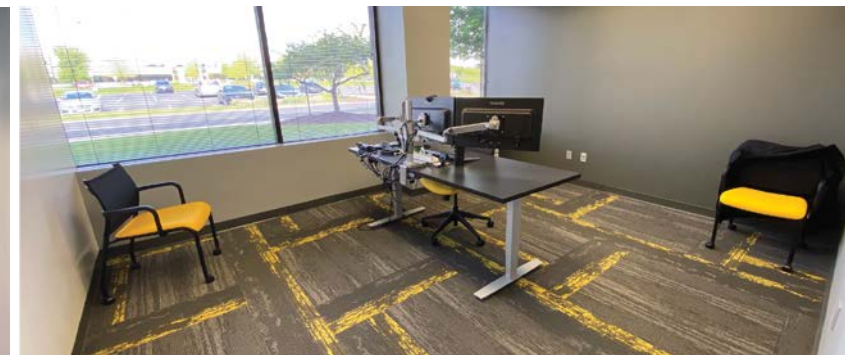
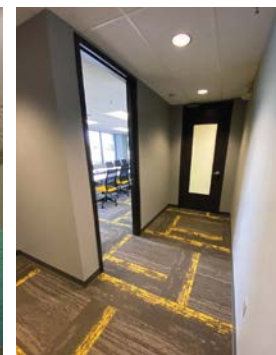
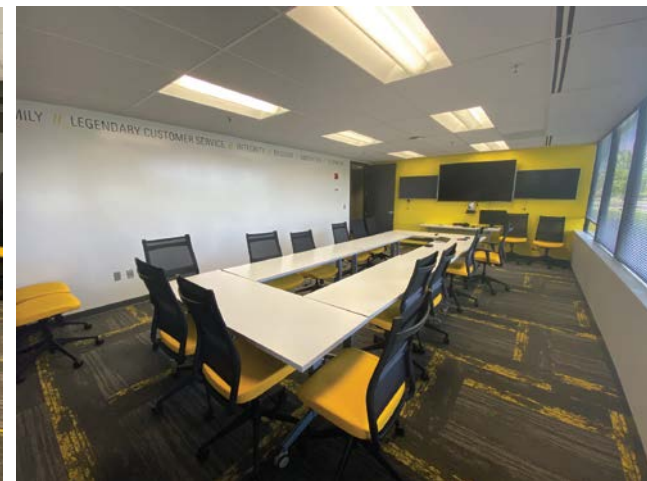


Sublease Space

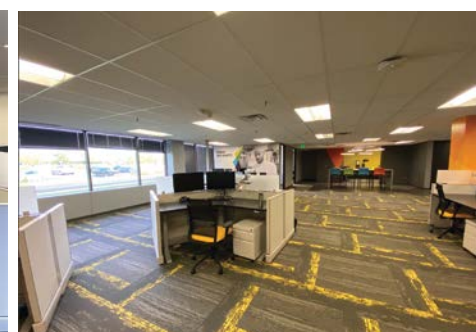
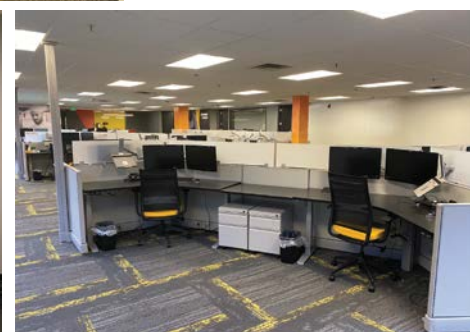
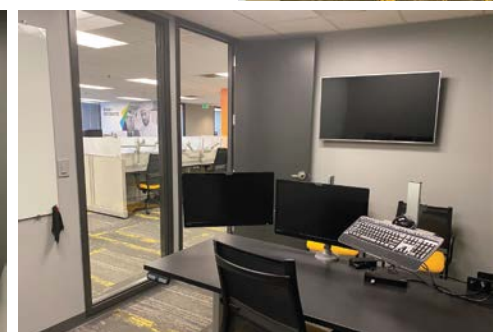
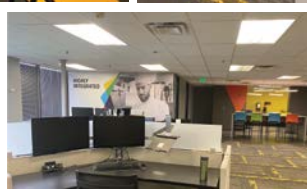
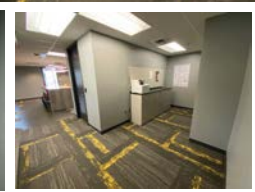
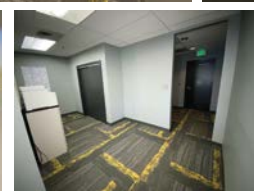
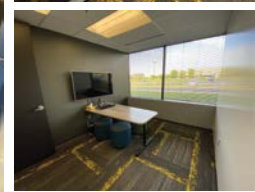
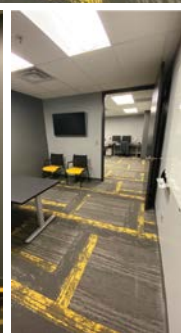
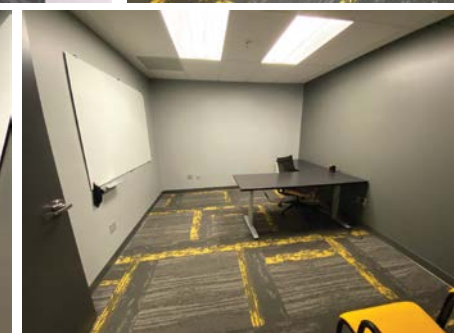
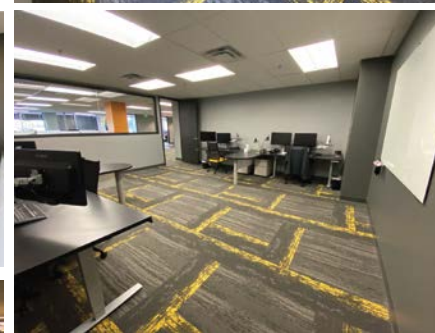
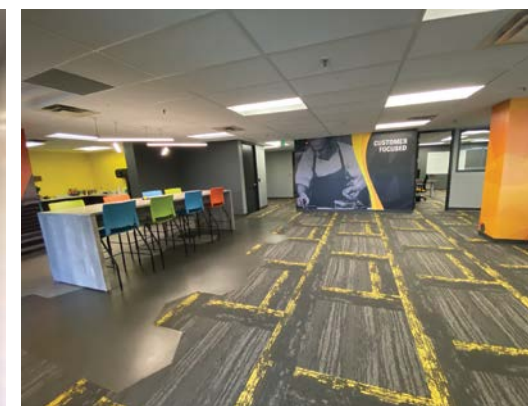
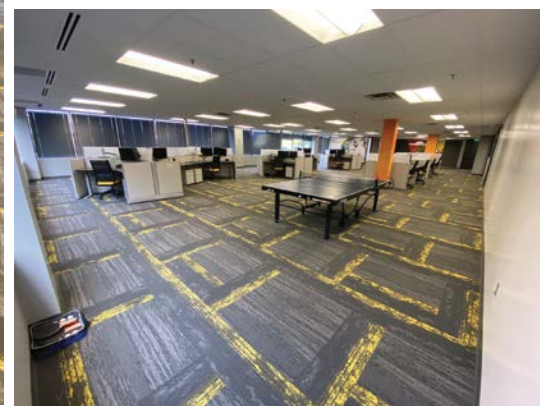


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TECH CENTER



Sublease Space



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.

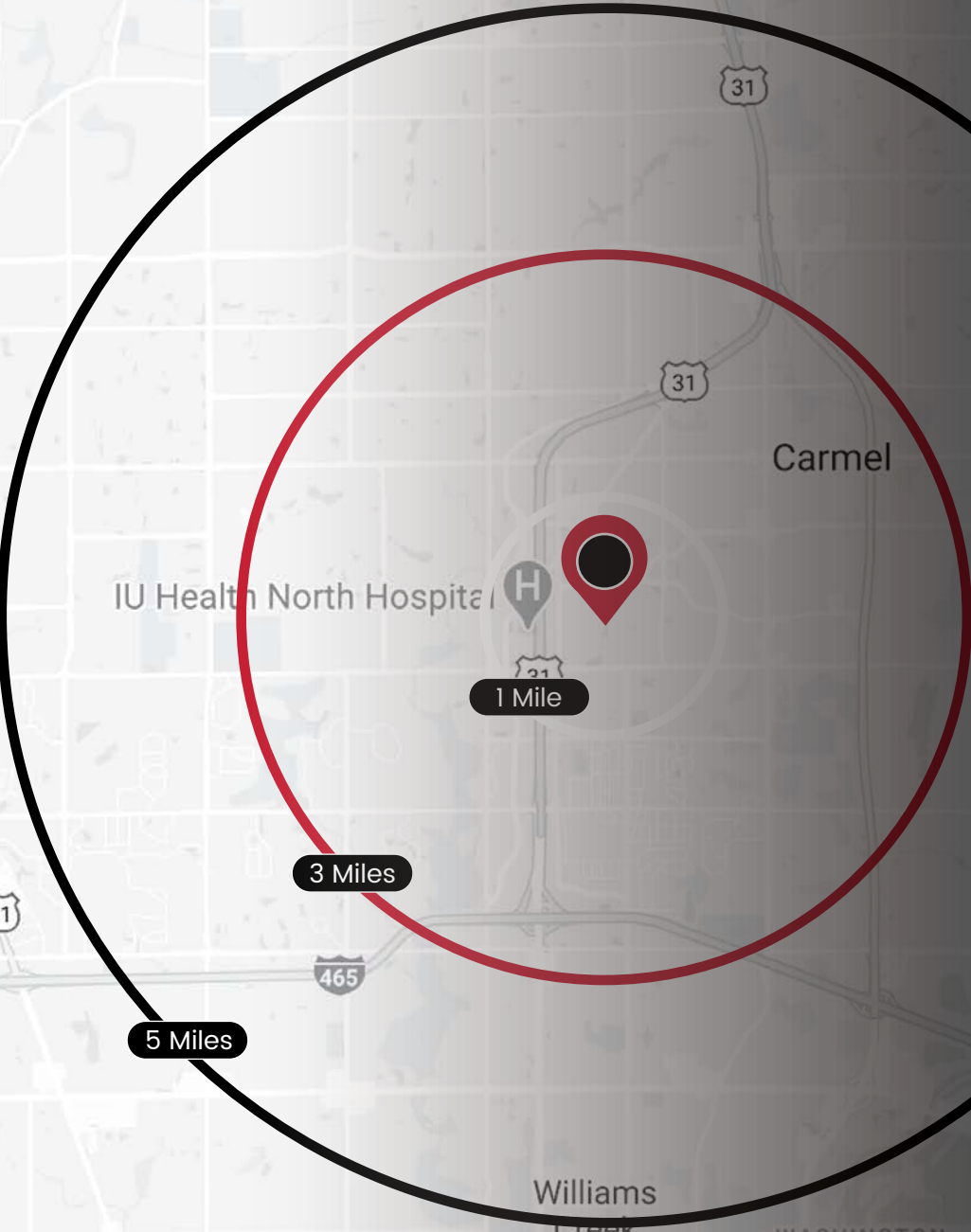
With excellent schools, low taxes, safe neighborhoods and ease of transportation, Carmel has emerged as one of the most coveted places to live, not just in Indiana, but in the United States. In 2012, CNN Money Magazine named Carmel the No. 1 place to live in America.

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



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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