

OFFICE BUILDING FOR LEASE

# 3965 W 106TH STREET | SUITE 120

Carmel, IN 46032

FOR MORE INFORMATION, CONTACT:

**MIKE SHORT**

Vice President

317.800.4664

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3965

120





# PROPERTY SUMMARY

**For Lease** | 3965 W 106th Street | Suite 120, Carmel, IN 46032



## PROPERTY DESCRIPTION

3965 W 106th Street is a 10,397 SF multi-tenant medical and professional office building located near the intersection of Michigan Road and 106th Street in Carmel. The property offers a convenient setting with easy access to Carmel, Zionsville, northwest Indianapolis, and the greater Indianapolis market, along with connectivity to I-465 and other major northside corridors.

The building is surrounded by an established mix of retail, dining, services, residential neighborhoods, and other commercial uses, creating a convenient environment for patients, clients, and employees. The property also benefits from a complementary mix of healthcare-related tenants, including dental, orthodontic, and aesthetics practices.

A 2,974 SF suite is currently available and includes a reception area, five exam rooms, and two restrooms. The suite offers a functional layout for medical, wellness, or professional office users. Surface parking provides convenient access directly adjacent to the building.

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$24 SF/yr (NNN) |
| Available SF:  | 2,974 SF         |
| Building Size: | 10,397 SF        |

## PROPERTY HIGHLIGHTS

- Well suited for medical, wellness, or professional office users
- Functional layout featuring a welcoming reception area, five private exam rooms, and two restrooms
- Surface parking with convenient building access
- Convenient access to I-465
- Easy connectivity to Carmel, Zionsville, and northwest Indianapolis
- Surrounded by established retail, dining, services, and residential neighborhoods

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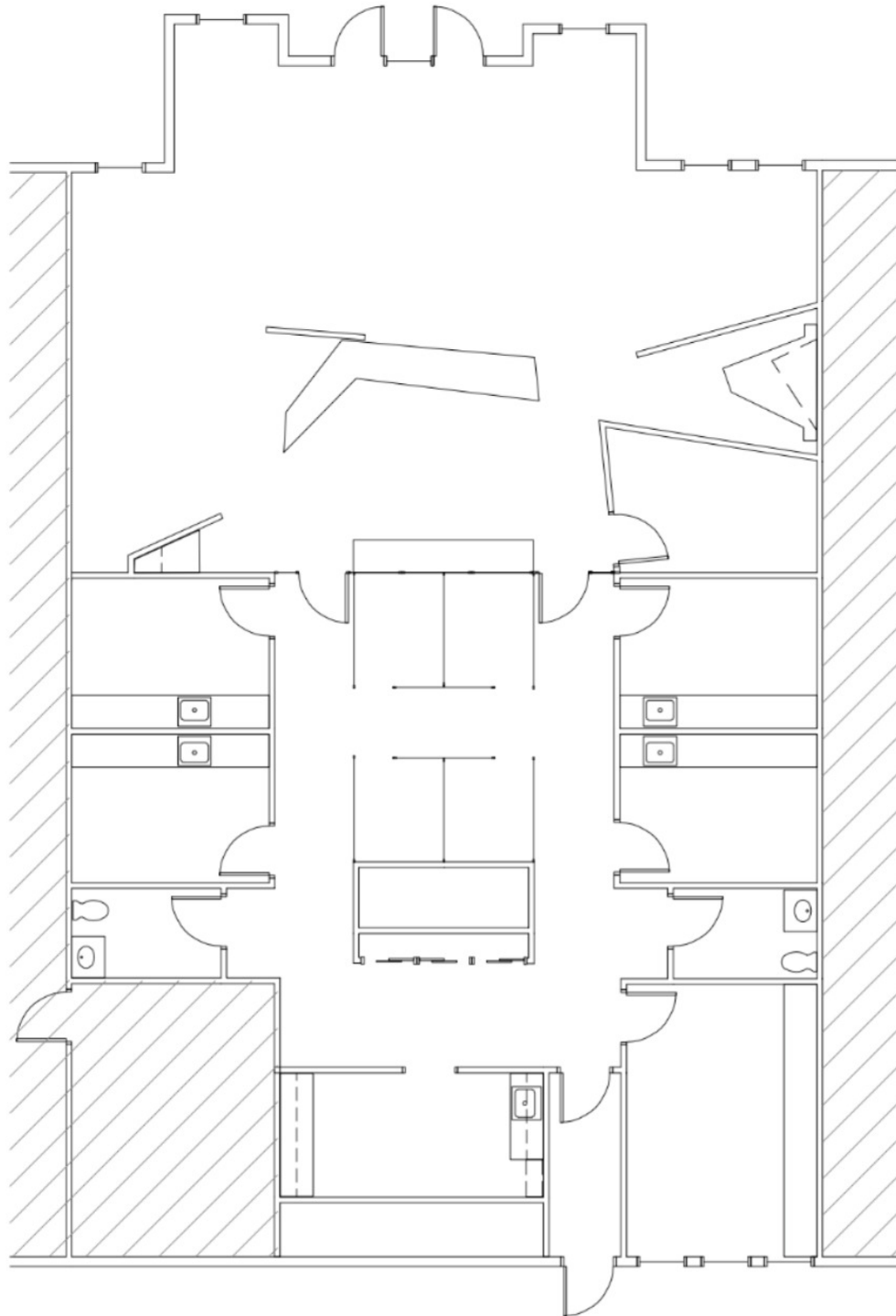
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9075 N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
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# FLOOR PLAN

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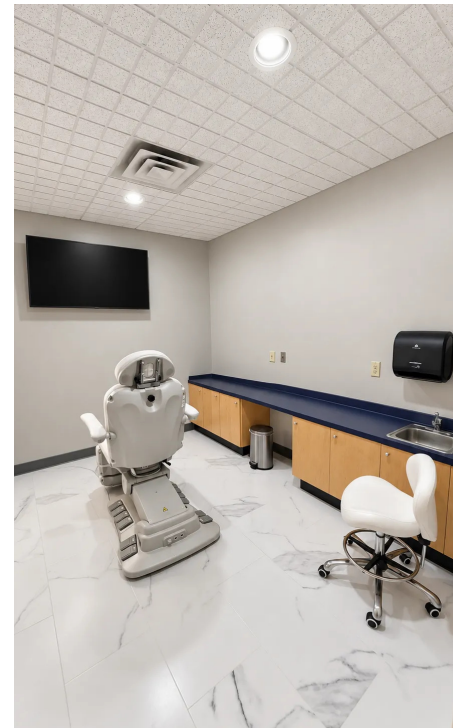
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# INTERIOR PHOTOS

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# EXTERIOR PHOTOS

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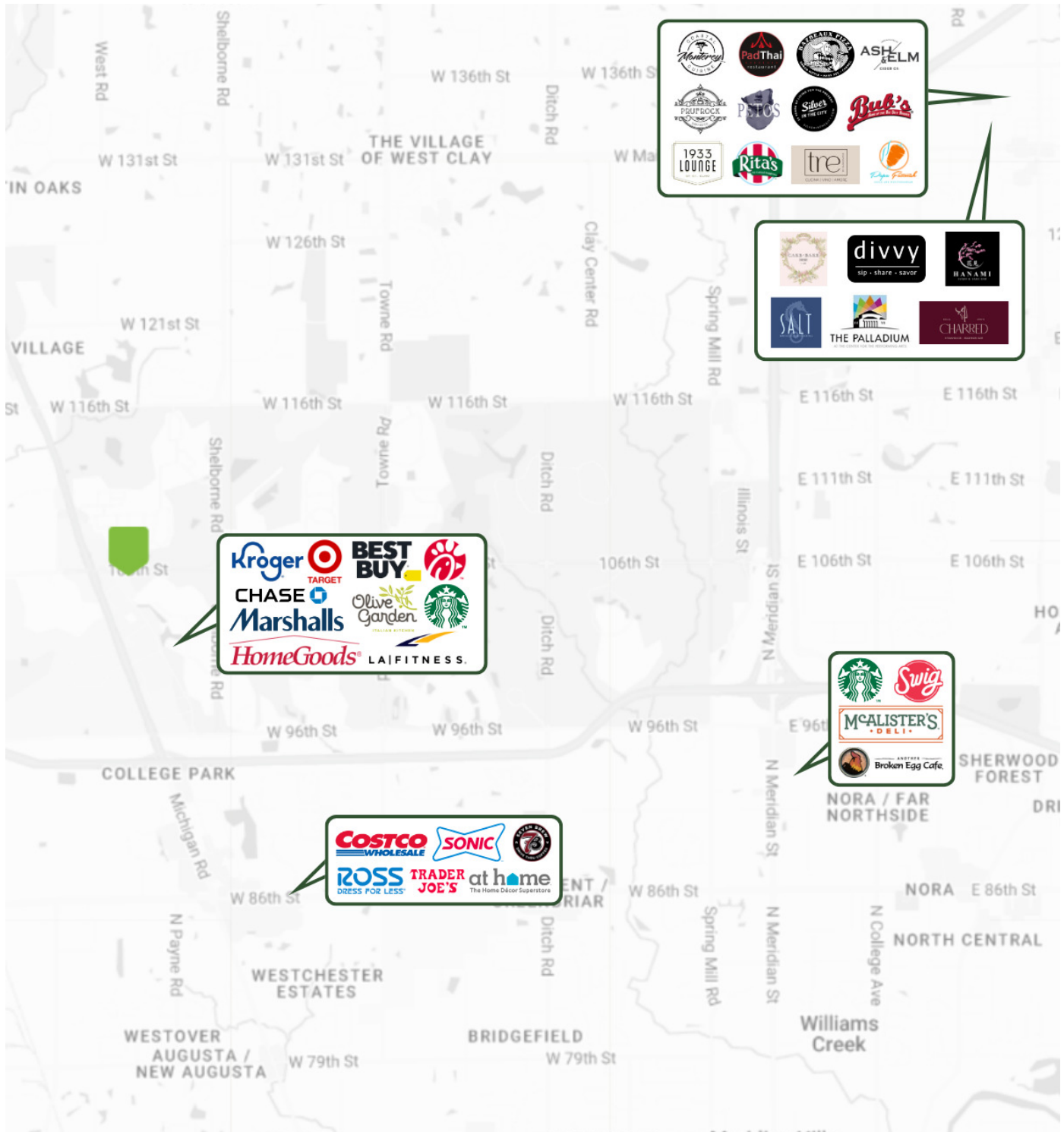
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# RETAIL MAP

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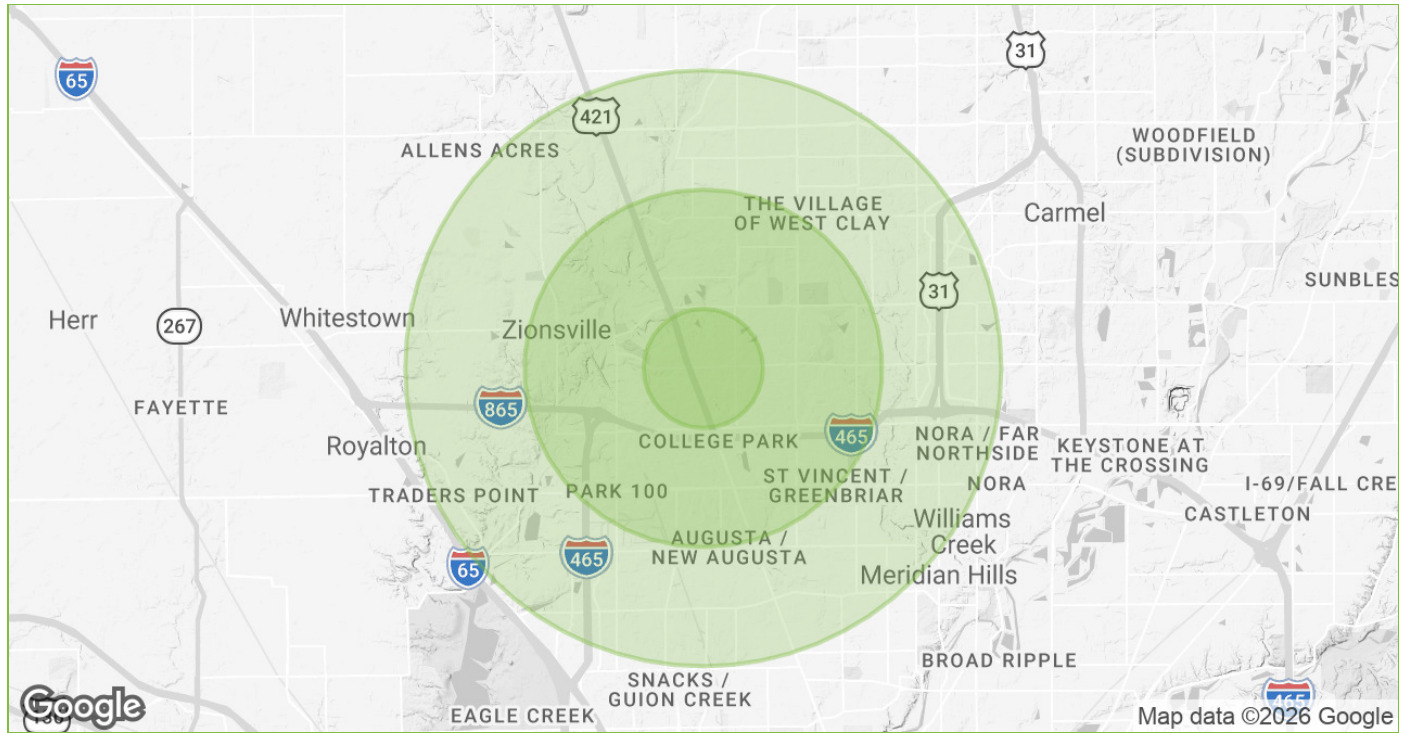
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# DEMOGRAPHICS MAP & REPORT

For Lease | 3965 W 106th Street | Suite 120, Carmel, IN 46032



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,366  | 41,011  | 126,514 |
| Average Age          | 41.3   | 40.5    | 39.3    |
| Average Age (Male)   | 40.3   | 38.0    | 37.6    |
| Average Age (Female) | 43.4   | 43.6    | 41.0    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,251     | 17,139    | 50,475    |
| # of Persons per HH | 2.7       | 2.4       | 2.5       |
| Average HH Income   | \$228,639 | \$165,407 | \$157,920 |
| Average House Value | \$533,435 | \$504,631 | \$487,143 |

2023 American Community Survey (ACS)

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