



LEASE

Prime Commercial Spaces Near Carmel City Center

99 EAST CARMEL DRIVE, SUITES 130 & 160

Carmel, IN 46032

PRESENTED BY:

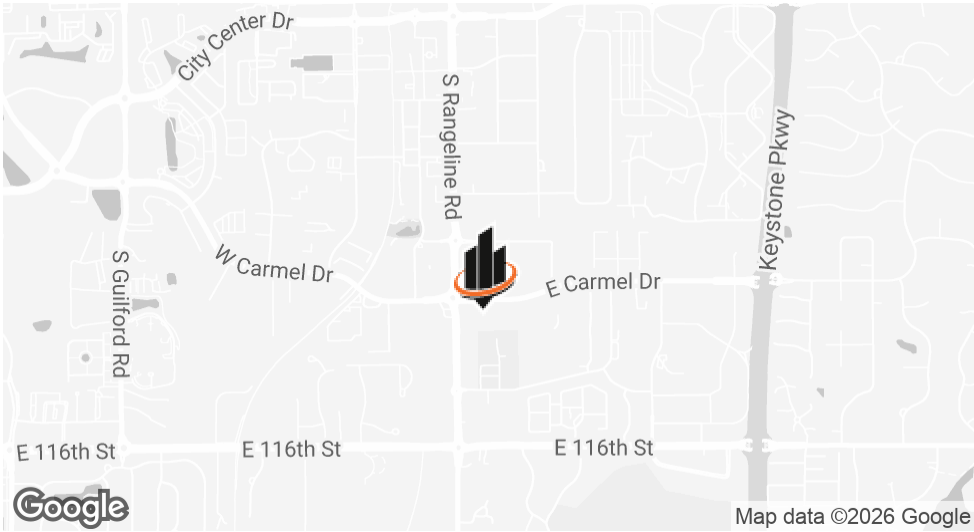
**JESS LAWHEAD, SIOR, CCIM,
CBI**

Phone: 317.447.4403

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IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28 SF/yr (NNN)
AVAILABLE SF:	1,135 - 1,310 SF
ZONING:	B8
LOT SIZE:	1.463 Acres

SUITE 130: 3D TOUR

SUITE 160: 3D TOUR

PROPERTY HIGHLIGHTS

- Located just east of Rangeline Road in downtown Carmel with convenient access to US 31 and Keystone Parkway
- Surrounded by a strong mix of office, retail, restaurant, and service users within an established downtown Carmel setting
- Minutes from the Carmel Arts & Design District, Carmel City Center, and the Monon Trail
- Suite 130 offers approximately 1135 SF and Suite 160 offers approximately 1310 SF of modern commercial space
- Both suites feature flexible layouts with updated finishes suitable for a variety of office, retail, or service-oriented users, with an ideal fit for professional office users

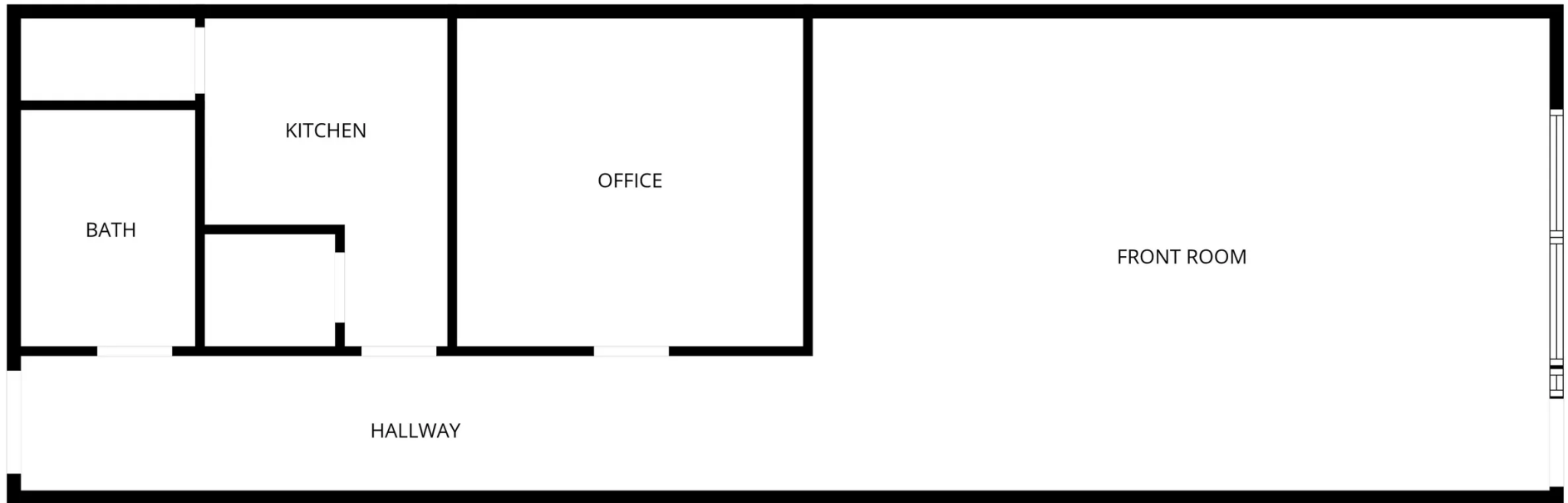
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ADDITIONAL PHOTOS



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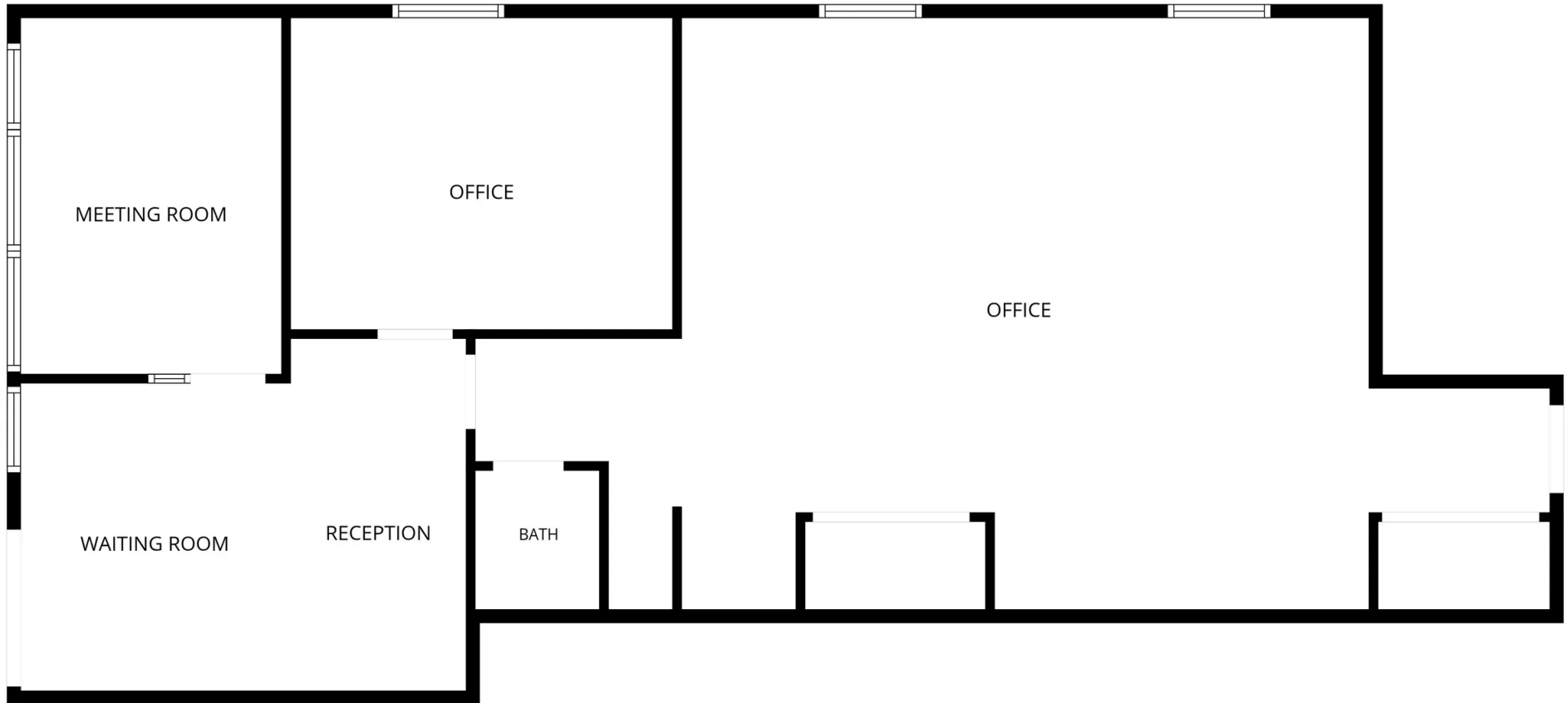
SUITE 130



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SUITE 130: 3D TOUR

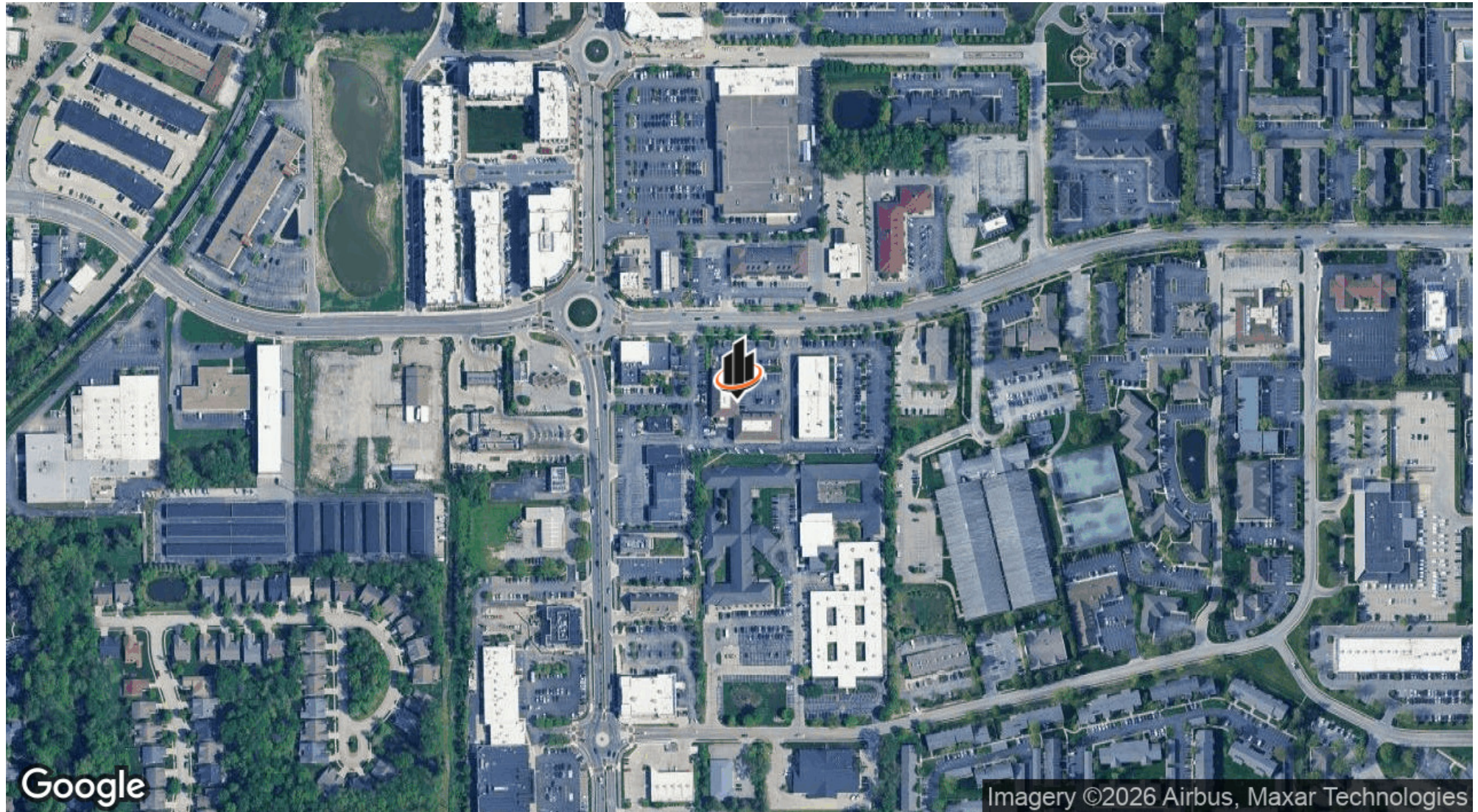
SUITE 160



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SUITE 160: 3D TOUR

LOCATION MAP



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