

FOR LEASE
Office

11405
&
11495

N Pennsylvania St.

Carmel, IN 46032

**Multi-Tenant
Office**

Pennwood Office Park is a two building multi-tenant office park totaling +/- 77,004 square feet. Situated on a fully improved 7.64 acres site, the property is conveniently located in the US-31 Carmel Office Corridor and close proximity to Carmel amenities and I-465 access. This property is very well maintained and offers the ideal space for a wide variety of users looking for high quality office space.



Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

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Building Specifications

Lease Rate:	\$22.50/RSF Full Service
Available Space:	+/- 1,379 to +/- 3,060 RSF
Total Building Size:	+/- 77,004 SF
Land Size:	7.64 Acres
Zoned:	C-3
Parking:	250 Spaces
Space Type:	Office

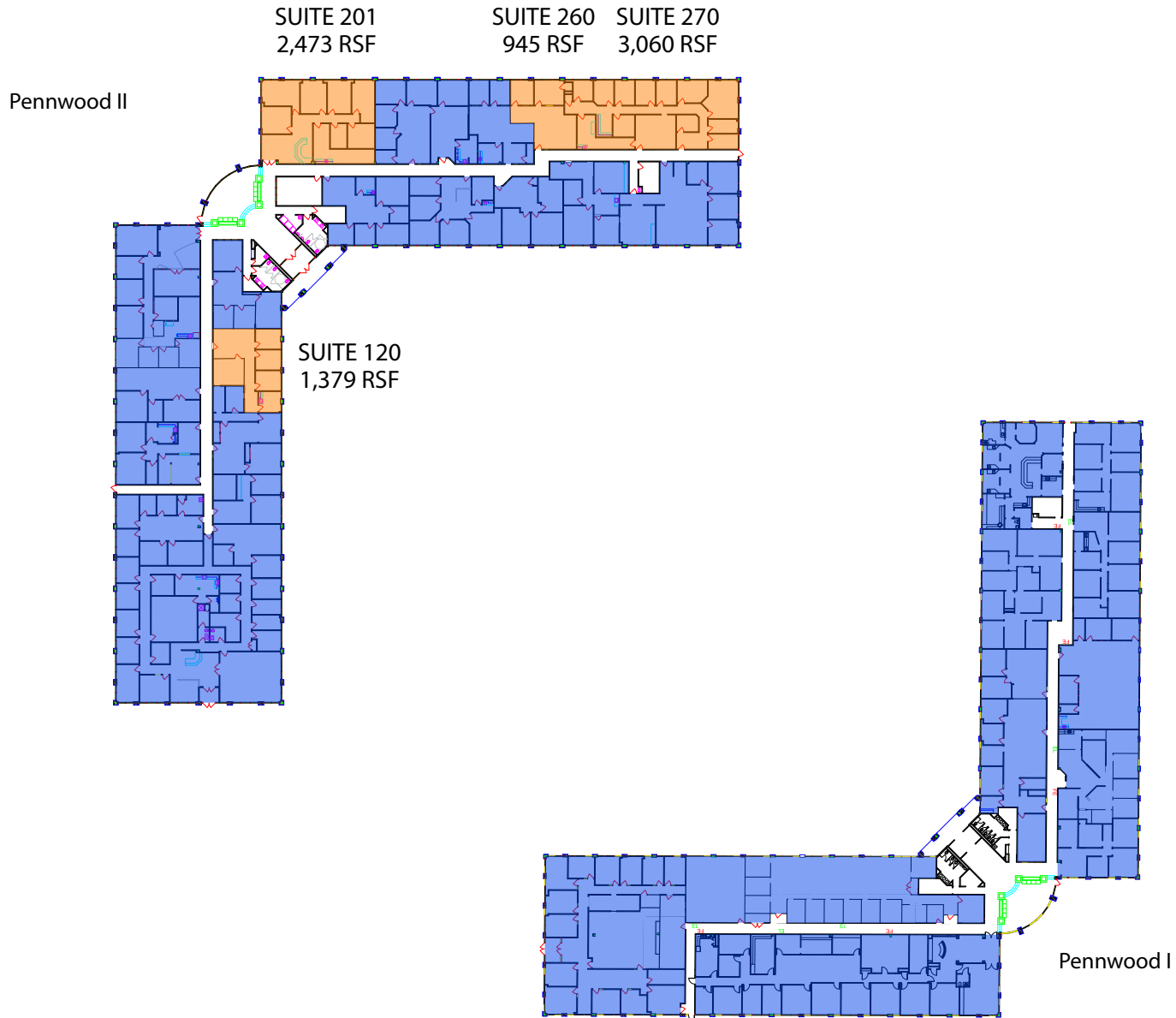
Pennwood Office Park includes beautifully maintained grounds, a common conference room, common his and hers restrooms, Wi-Fi, and inviting lobbies.



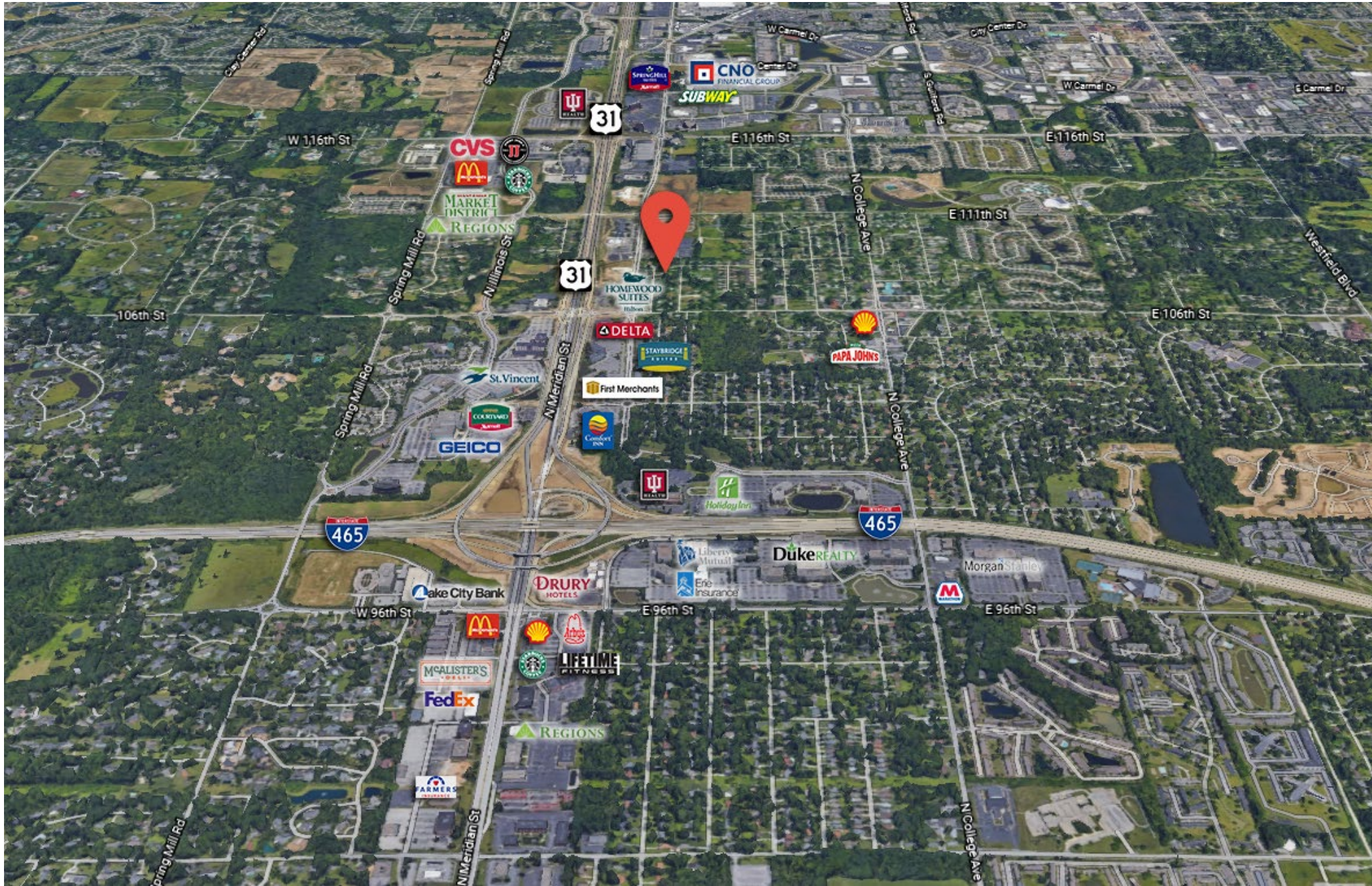
Suite	SF	Lease Rate	Space Type	Availability	Details
PW II 120	+/- 1,379 RSF	\$22.50/SF Full Service	Sublease - Office	30 Days	Three offices, conference room, break room
PW II 201	+/- 2,473 RSF	\$22.50/SF Full Service	Office	30 Days	Five offices, conference room, break room, reception area
PW II 260	+/- 945 RSF	\$22.50/SF Full Service	Office	30 Days	Three offices, break room, reception area
PW II 270	+/- 3,060 RSF divisible to +/- 1,530 RSF	\$22.50/SF Full Service	Office	30 Days	Four offices, conference room, break room, reception area



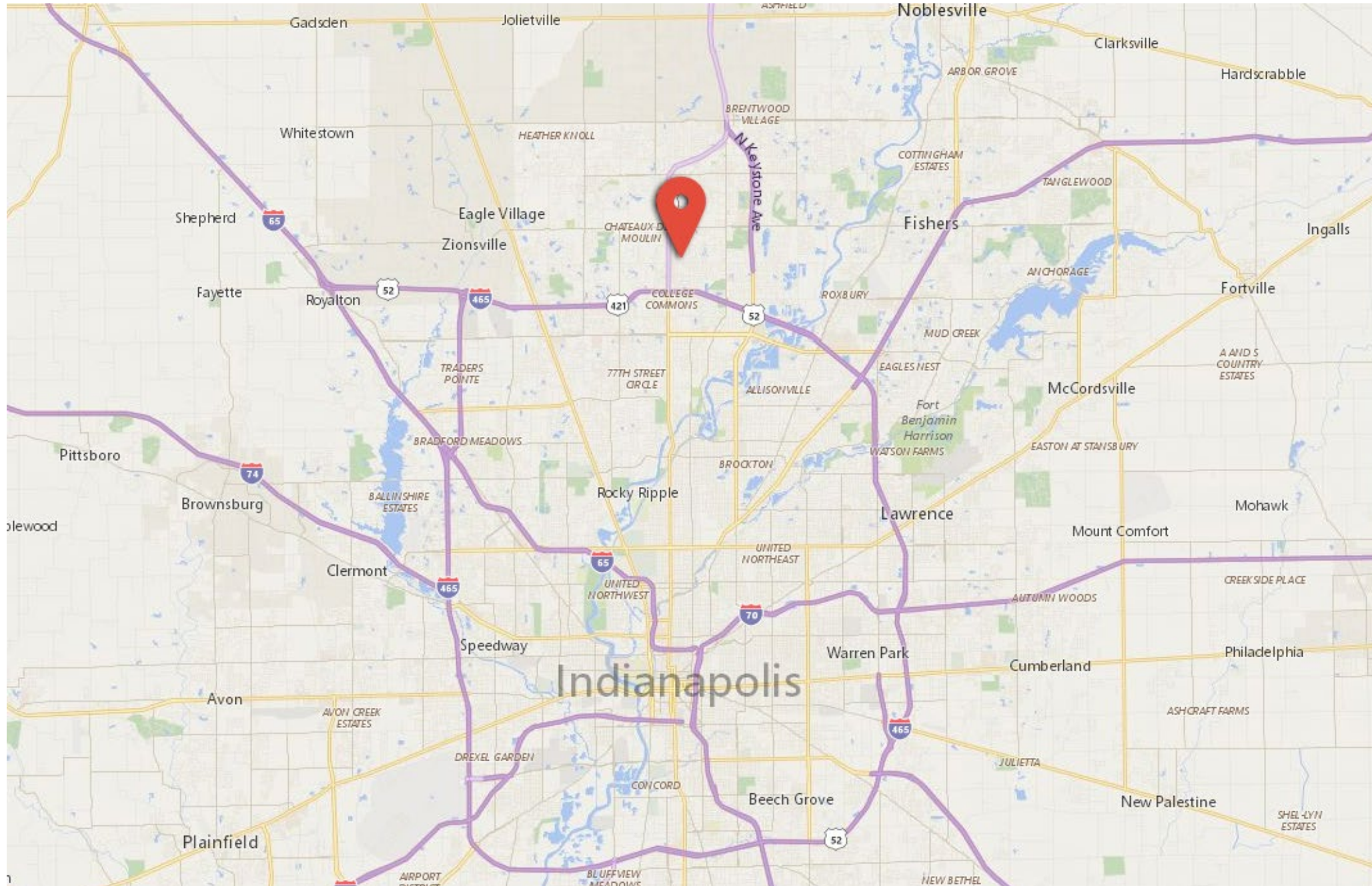
Site Plan



Location Overview

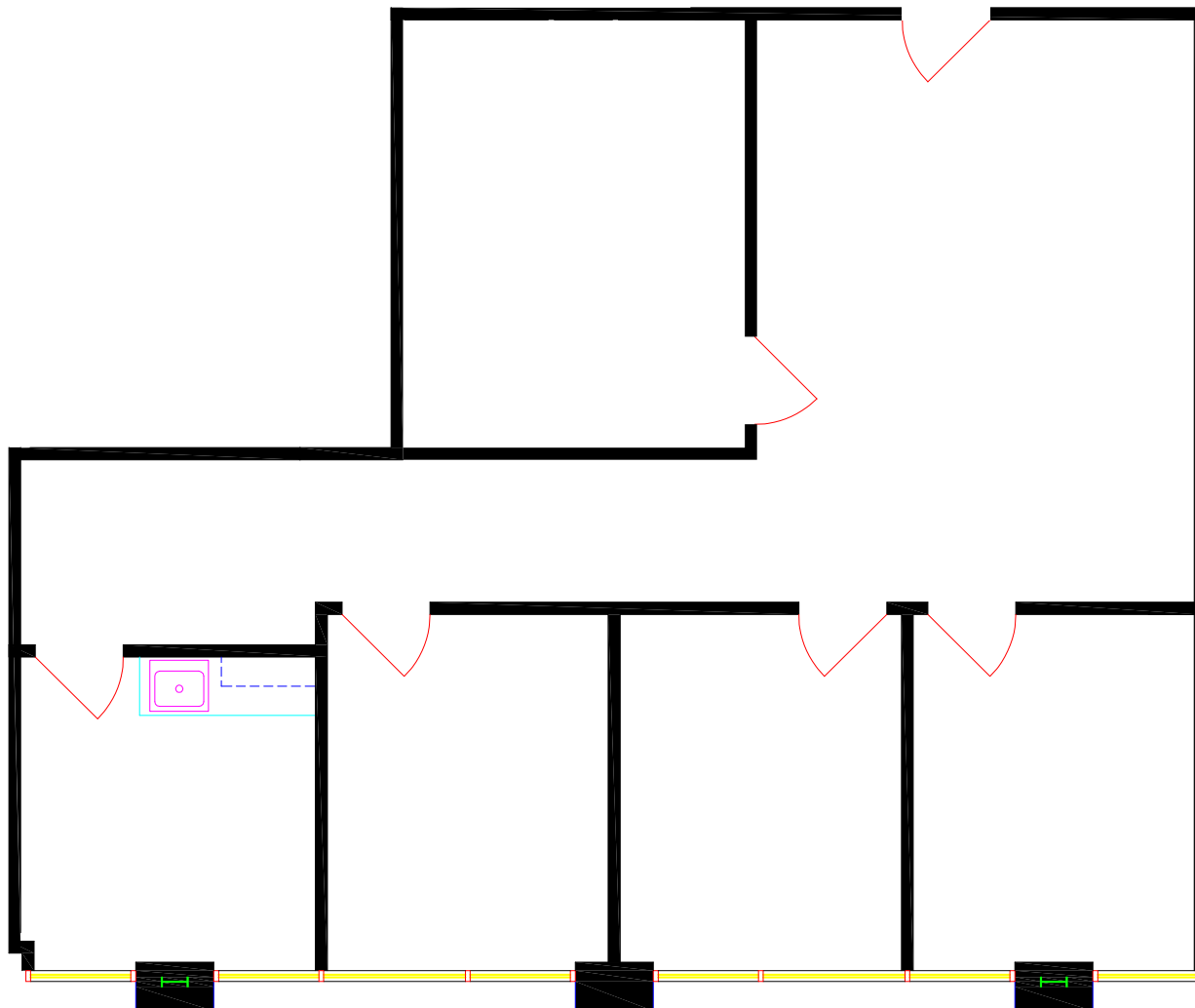


Location Overview



Suite	SF	Lease Rate	Space Type	Availability	Details
PW II 201	+/- 2,473 RSF	\$22.50/SF Full Service	Office	30 Days	Five offices, conference room, break room, reception area

Floor Plan - PW II Suite 201

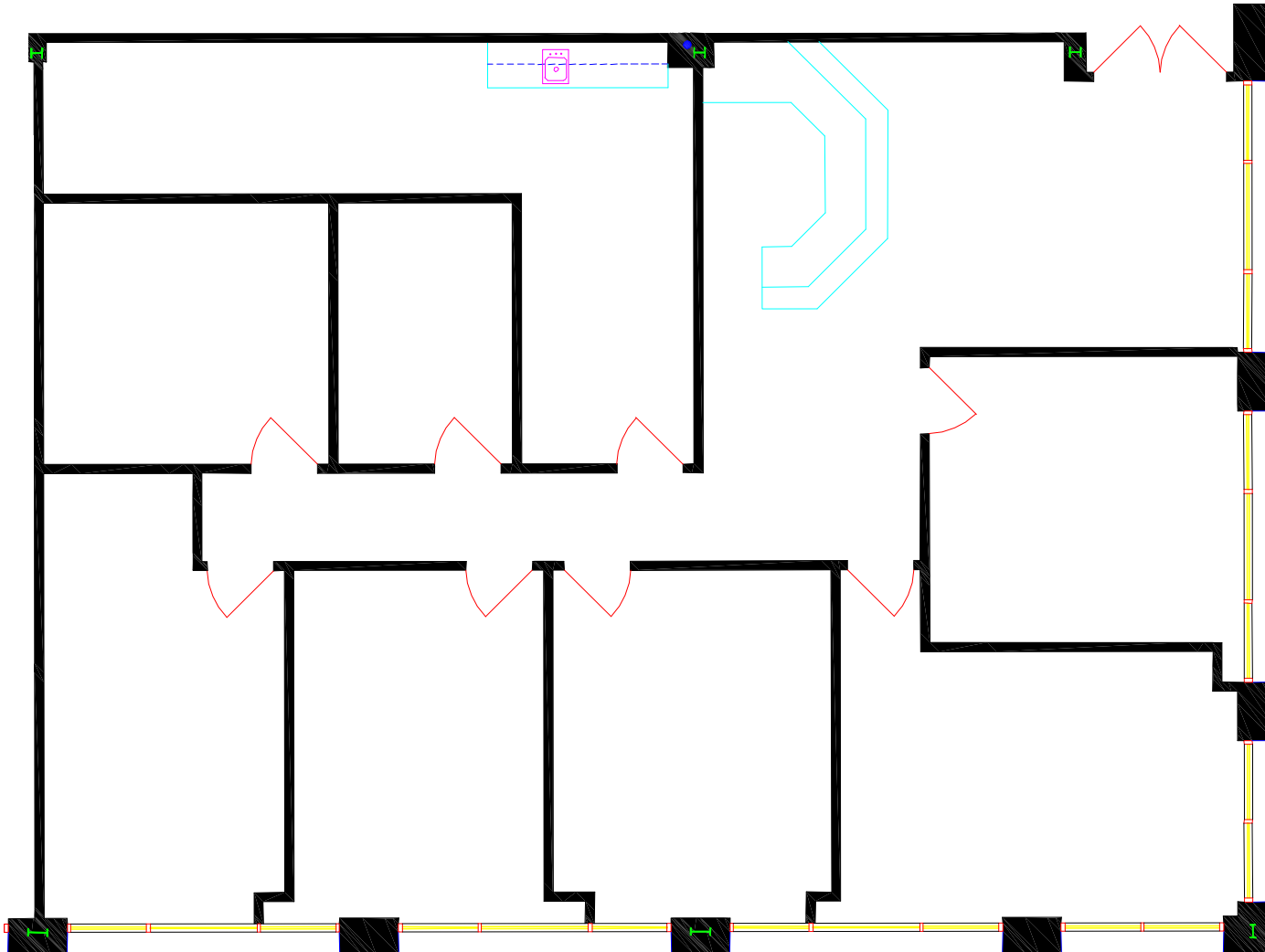


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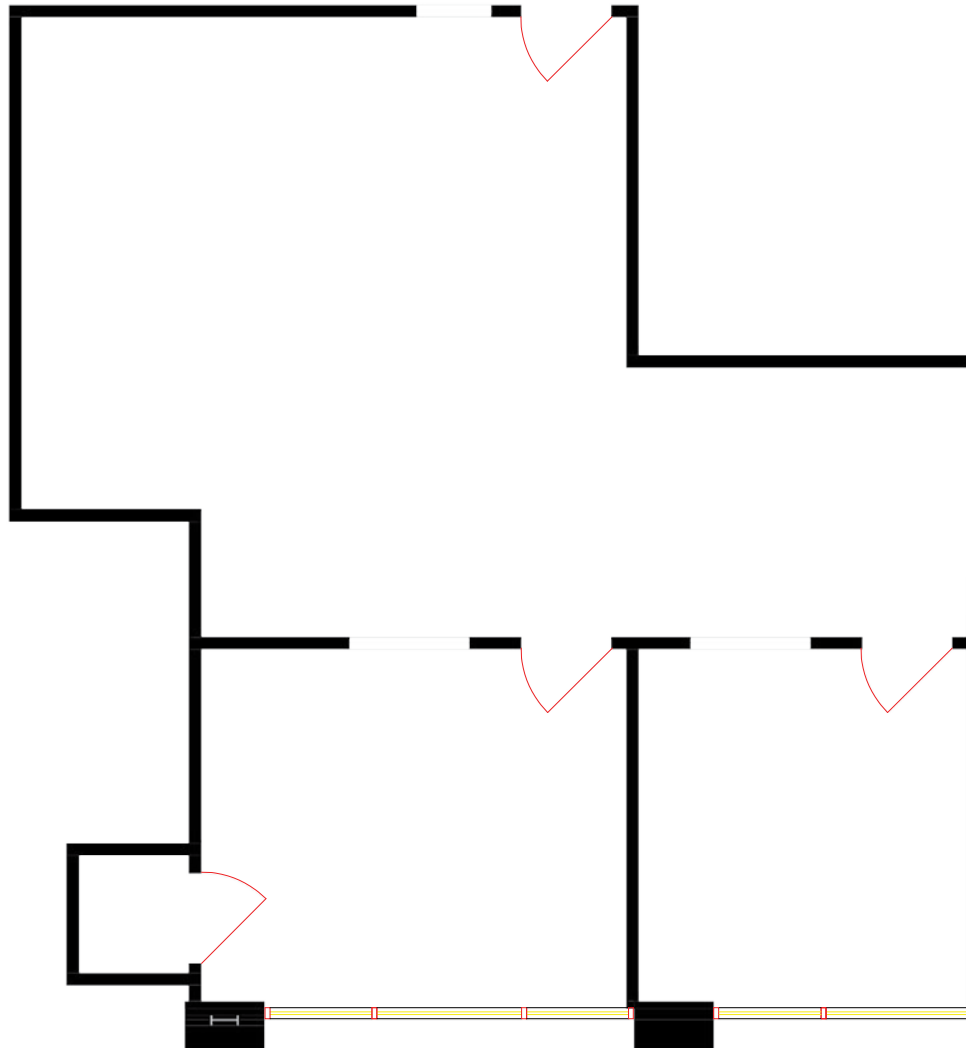
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Floor Plan - PW II Suite 201



Suite	SF	Lease Rate	Space Type	Availability	Details
PW II 260	+/- 945 RSF	\$22.50/SF Full Service	Office	30 Days	Three offices, break room, reception area

Floor Plan - PW II Suite 260



Suite	SF	Lease Rate	Space Type	Availability	Details
PW II 270	+/- 3,060 RSF divisible to +/- 1,530 RSF	\$22.50/SF Full Service	Office	30 Days	Four offices, conference room, break room, reception area

Floor Plan - PW II Suite 270

