

FOR LEASE
Office

755
W Carmel Drive

Carmel, IN 46032

**Multi-Tenant
Office**

755 W Carmel Drive is a multi-tenant class A office property totaling +/-45,255 square feet. Situated on a fully improved 2.99 acre site, the property is conveniently located in the heart of Carmel close to the Carmel City Center and Carmel Arts District.



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

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Building Specifications

Lease Rate:	\$18.00 to \$21.00/SF Modified Gross
Available Space:	+/- 1,277 SF to +/- 1,800 SF
Total Building Size:	+/- 45,255 SF
Land Size:	2.99 Acres
Zoned:	M-3
Parking:	156 Spaces
Space Type:	Office



Suite	SF	Lease Rate	Lease Type	Availability	Details
203	+/- 1,277 SF	\$21.00/SF	Modified Gross	5/1/2024	Four offices, conference room, and break room. Furniture available for sale.
215	+/- 1,694 SF	\$21.00/SF	Modified Gross	9/1/2024	One office, four dentist chair stations, lab, breakroom, waiting room, and front desk.
B5 & B7	+/- 1,800 SF	\$18.00/SF	Modified Gross	Now	Open area with temporary dividing wall down the middle.



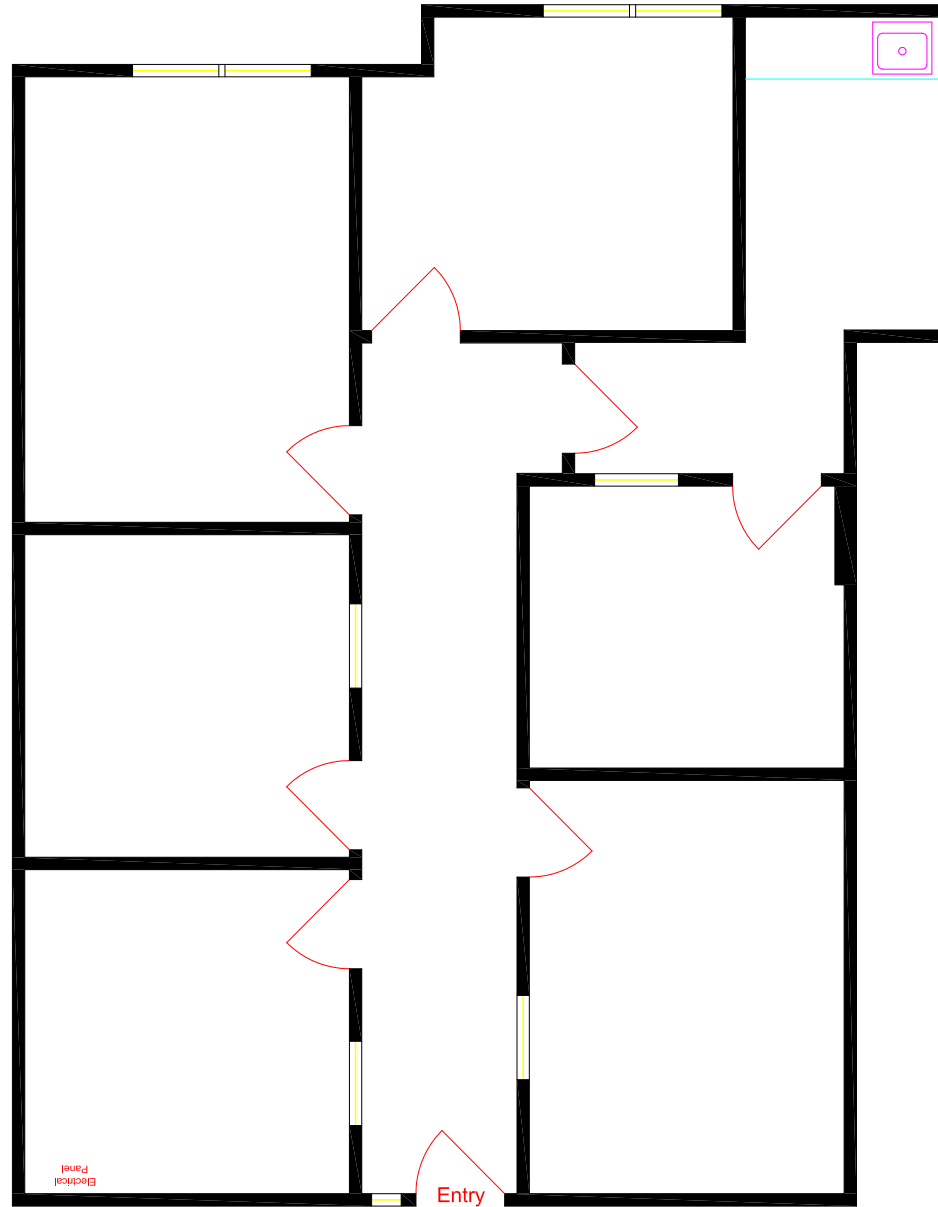
Aerial Photo



Location Overview



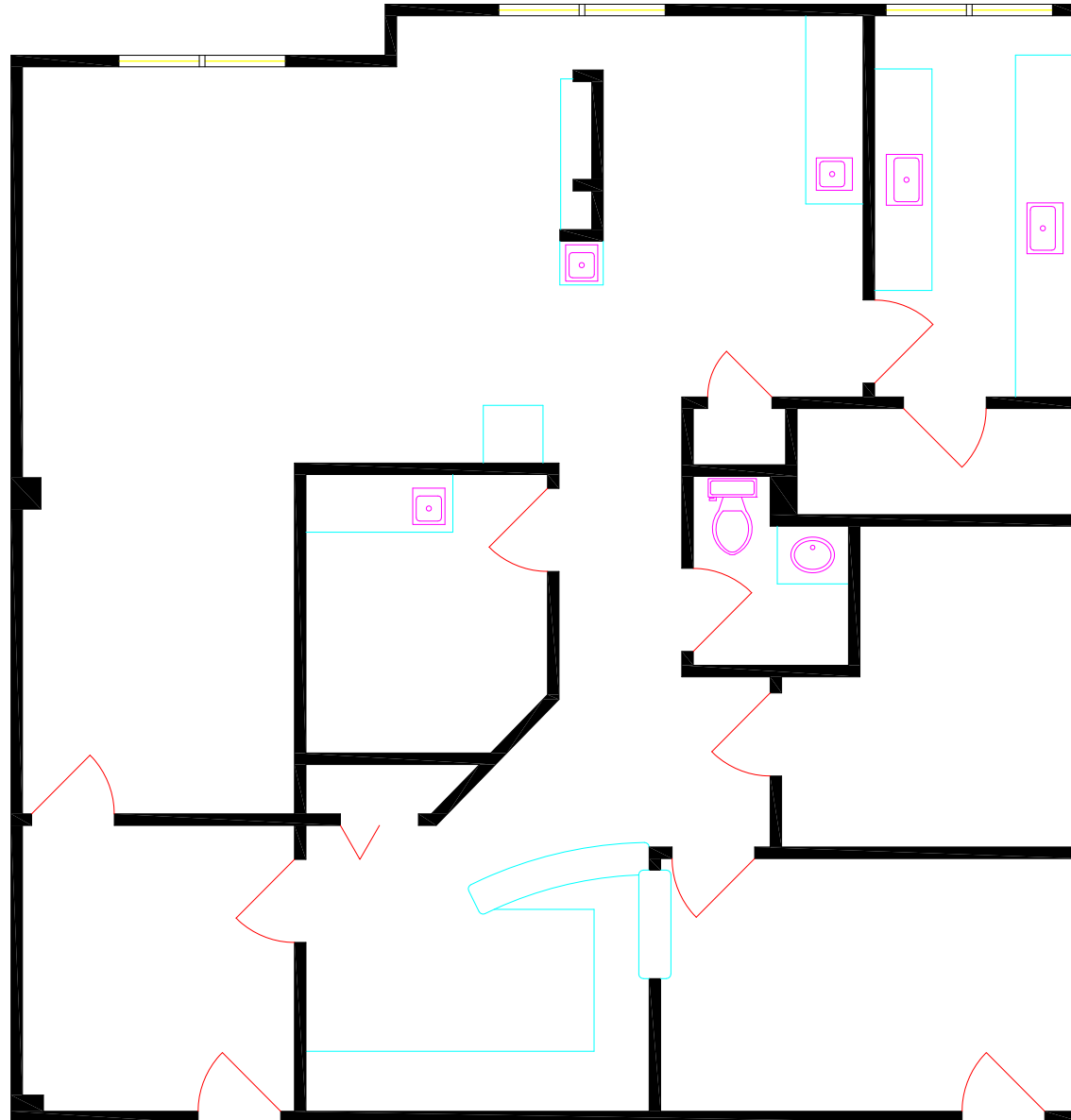
Suite 203 - Floorplan







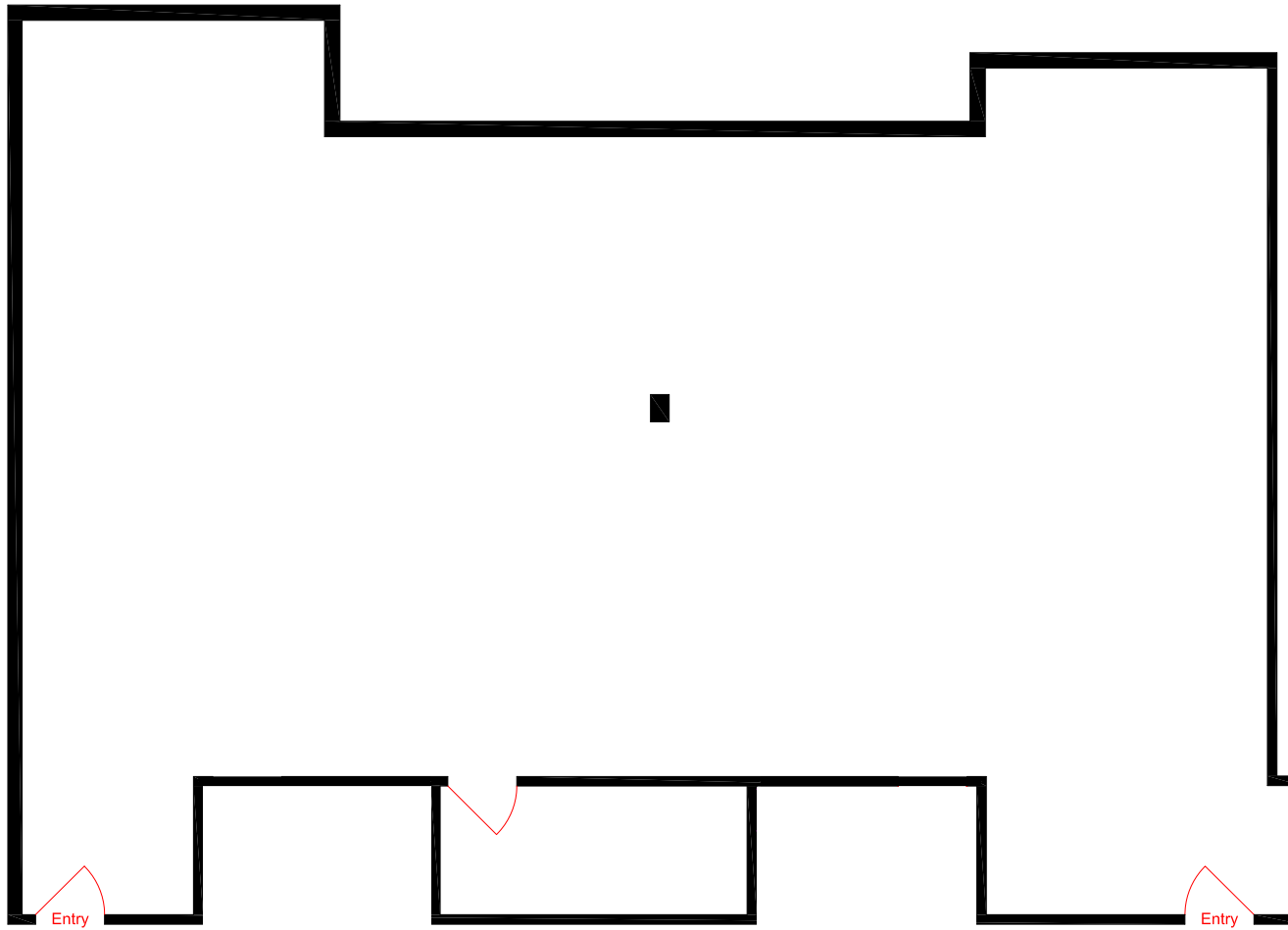
Suite 215 - Floorplan







Suite B5 & B7 - Floorplan



755 W Carmel Dr

