

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:	+/- 675 SF to +/- 2,060 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
113	+/- 2,060 SF	\$21.00/SF	Modified Gross	Now	Two offices, four examination rooms, reception area, and break room.
206	+/- 1,826 SF	\$21.00/SF	Modified Gross	Now	
B2	+/- 675 SF	\$18.00/SF	Modified Gross	30 Days	Six offices, reception area, and front desk room.
B5 & B7	+/- 1,800 SF	\$18.00/SF	Modified Gross	Now	Whitebox Open area with temporary dividing wall down the middle.





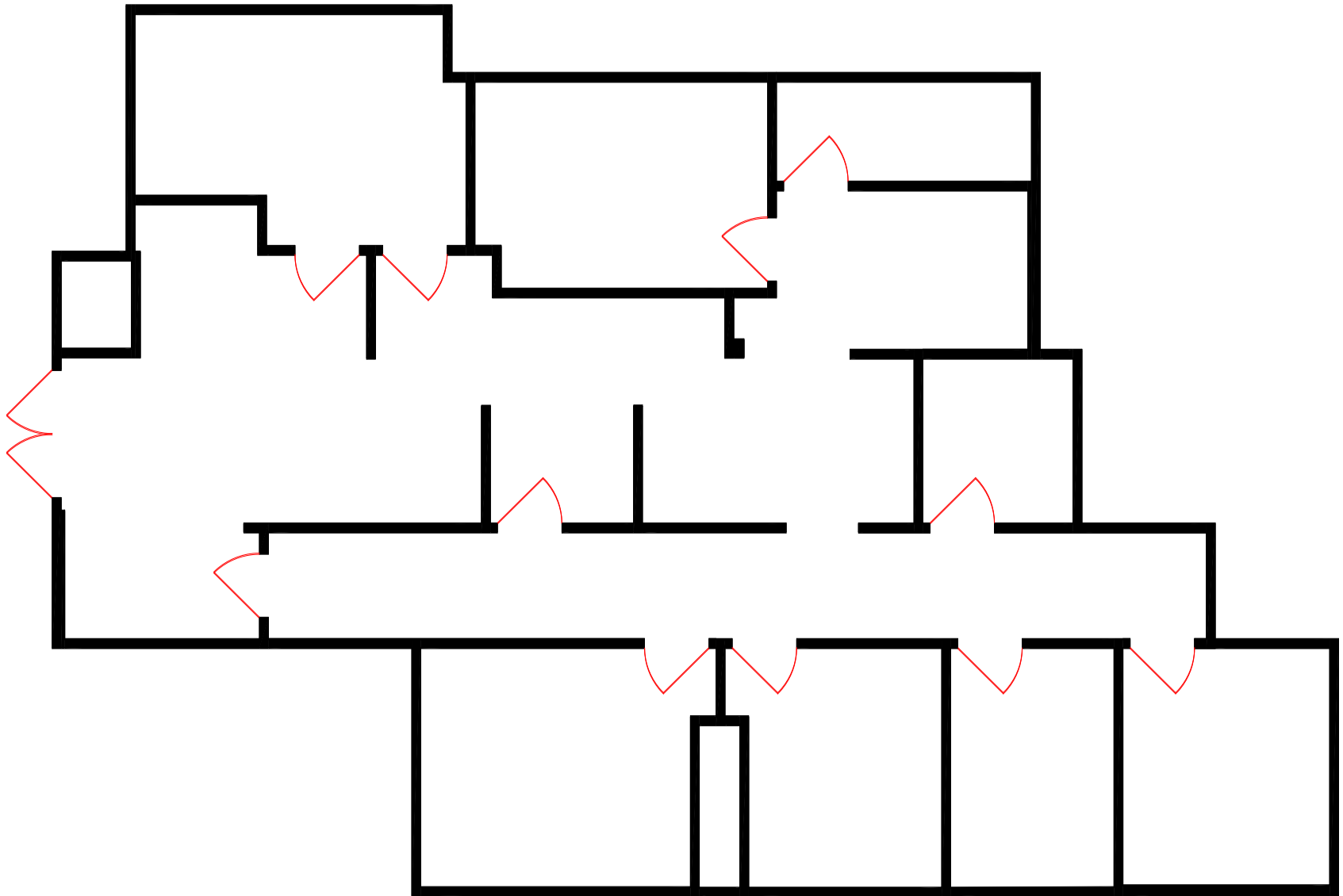
Aerial Photo



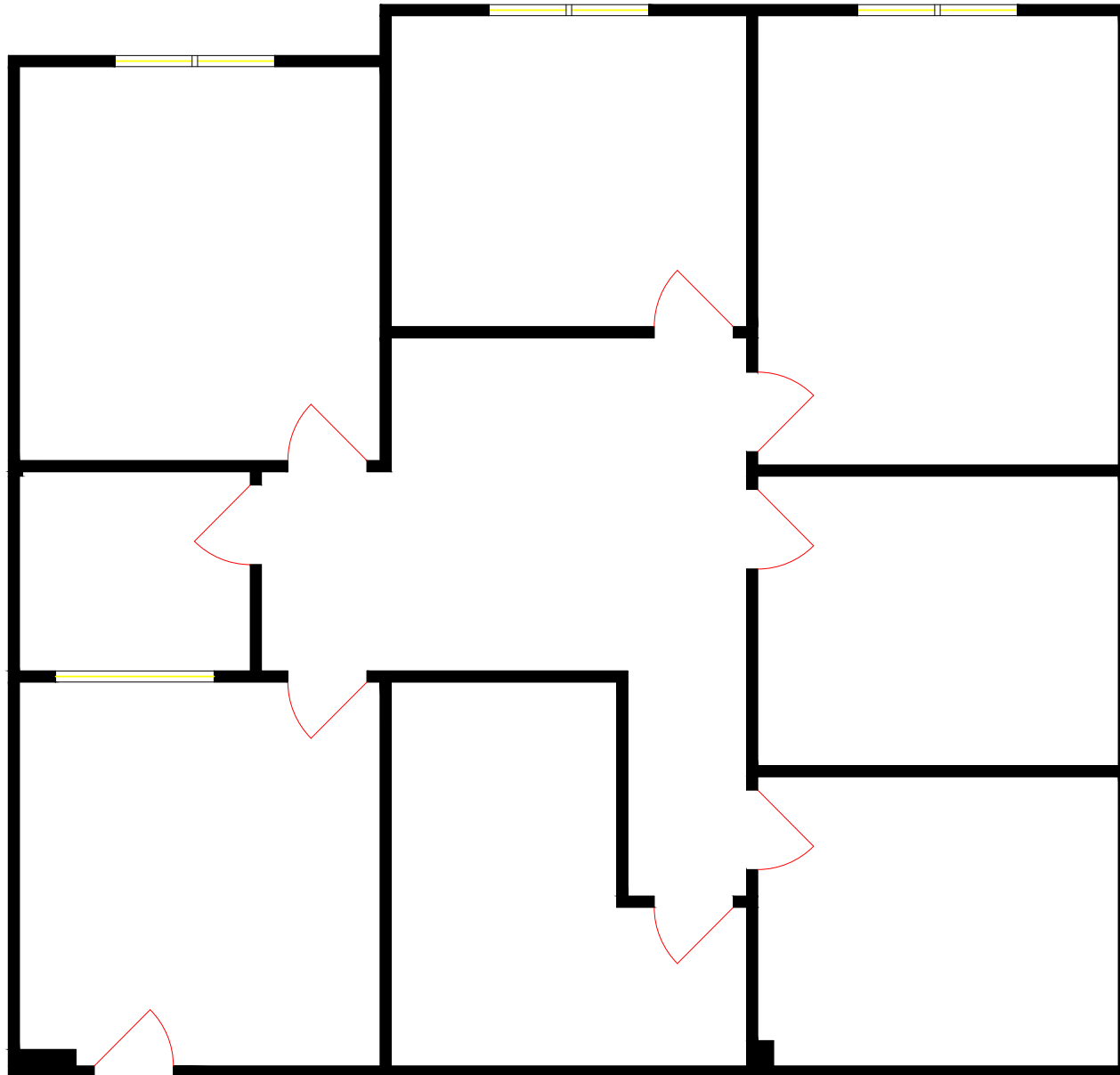
Location Overview



Suite 113 - Floorplan



Suite 206 - Floorplan





Suite B5 & B7 - Floorplan

