

**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

Keith Dedrick CCIM, SIOR  
keith@ccgbrokers.com  
317-502-3622

Emma Cook  
emma@ccgbrokers.com  
317-750-8226

## Building Specifications

<b>Lease Rate:</b>	<b>\$15.00 to \$21.00/SF Modified Gross</b>
Available Space:	+/- 350 SF to +/- 2,000 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
207	+/-1171	\$2049/mo	Modified Gross	Now	
215	+/-1694	\$2965/mo	Modified Gross	Now	
216	+/- 1175	\$2056/mo	Modified Gross	Now	
B5 & B7	+/- 1800	\$2700/mo	Modified Gross	Now	
B10	+/- 1115	\$1673/mo	Modified Gross	Now	
B30	+/- 350	\$550/mo	Modified Gross	Now	
B110	+/-2000	\$3000/mo	Modified Gross	Now	





# Aerial Photo



# Location Overview

