

Fidelity Plaza Tower II

11350 N Meridian St, Carmel IN

Property Highlights

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- A map of the Springfield, Massachusetts area. The city of Springfield is highlighted in a light purple circle in the center. Major highways are shown in blue with their respective shields: I-91, I-75, I-290, I-495, and I-5. Surrounding towns and cities are labeled, including Lebanon, Westtown, North Cannel, Northfield, Andover, Fitchburg, Greenfield, Shelburne, Greenwood, Plainfield, and Danville. A yellow location pin is placed near North Cannel, indicating the location of the Springfield Regional Airport. The map also shows various state routes and local roads.

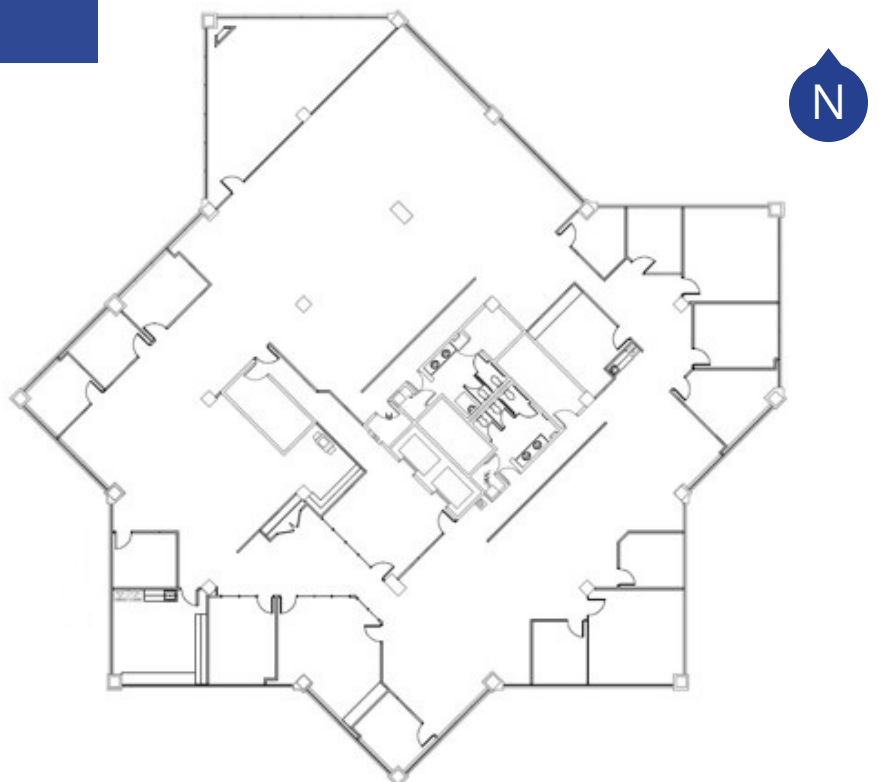
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Typical Floor Plate

Floor Plan | $\pm 12,651$ SF



General Information

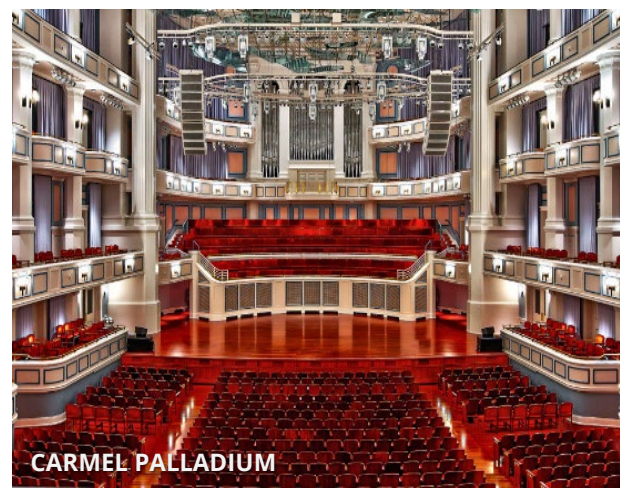
Property Information

Total Area	± 72,000 SF
# of Floors	6
Typical Floor Plate	± 12,651 SF
Parking	Abundant surface parking located at both building entrances
HVAC	Provided via roof top units
Lease Rate	\$20.00/SF Full Service

Demographic Information

	1 Mile	3 Mile	5 Mile
Population	4,757	63,869	175,638
Households	2,138	28,551	74,938
Average Household Size	2.22	2.21	2.32
Median Age	43.7	40.9	39.3
Average Household Income	\$177,576	\$154,095	\$157,165
Annual Average Daily Traffic	85,557 (Meridian Street) & 24,155 (116th Street)		

Carmel Destinations





The Bridges

- BIBIBOP Asian Grill
- Blo Carmel
- Caff  Buondi'
- Convivio Italian Artisan Cuisine
- CVS
- GetGo Caf  + Market
- Great Clips
- Jimmy John's
- Los Arroyos
- Market District
- Massage Luxe
- Mathnasium
- McDonald's
- Posh Nails
- Potbelly Sandwich Shop
- Prime IV Hydration & Wellness
- Regions Bank
- Shred 415
- Tangled Up Salon- Carmel
- The Cookery
- Tropical Smoothie Cafe
- YogaSix

Corporate Neighbors

- Allegion (Ingersoll Rand)
- Baker Hill
- Blue & Co., LLC
- Capital Group
- CNO Financial Group
- Delta Faucet
- Liberty Mutual Insurance
- Merchant's Bank of Indiana
- MISO Energy
- NextGear Capital
- OPENLANE
- Renaissance North
- Telamon
- Zotec Partners

City of Carmel – Awards & Recognitions

- #1 Best Place to Move to in the Midwest, *Consumer Affairs*
- #1 Best Place to Live in Indiana, *Niche*
- #1 Best Place to Raise a Family in Indiana, *Niche*
- #1 Place with the Best Public Schools in Indiana, *Niche*
- #1 Best Medium-Sized City, *U.S. News and World Report*
- #1 Best Small City in America, *WalletHub*
- #1 Best Overall Program, *Sister Cities International*
- #1 Best Suburb to Live in America, *Niche*
- #1 Best Place to Live in U.S., *Livability's*
- #1 Holiday Market in the USA, *USA Today*

- #1 Most Affordable Safe Suburb, *Smart Asset*
- #1 Best City in Indiana to Live and Visit, *Touropia*
- #1 Best Place to Retire in the U.S., *Money*
- #1 Most Caring City in Indiana, *Insurify Insights*
- #1 Safest Midsize City in America, *AdvisorSmith*
- #1 Best City for Fit Lifestyle in Indiana, *BarBend*
- #1 Residents Most Financially Prepared For Retirement, *LendEdu*
- #1 Place to Launch a Career, *Money Magazine*
- #1 Best City for Veterans, *Military Times*