



**FOR LEASE**

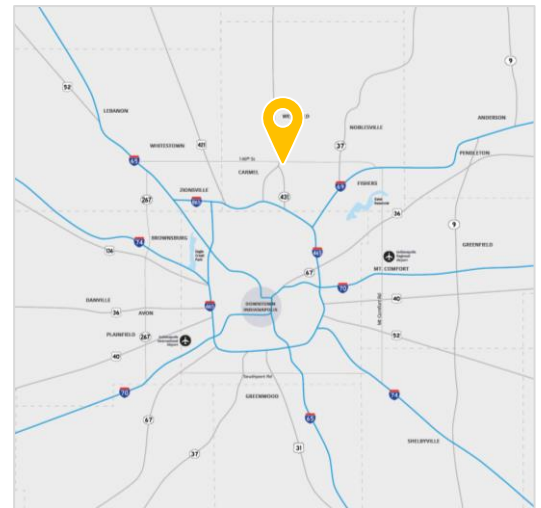
# Fidelity Plaza Tower II

11350 N Meridian St, Carmel IN

## Located in Meridian Street Corridor

### Property Highlights

- ± 9,000 SF available for lease
- Recently completed common area improvements
- Excellent north & south bound visibility from Meridian Street
- Exterior signage available on Meridian Street
- Walking distance to new development, The Bridges
- Proximity to numerous retail, restaurants, banking, medical & hotels options
- On-site vending offering quick snacks and beverages
- Extensive window lines around the perimeter of each floor
- Less than 5 minutes from I-465



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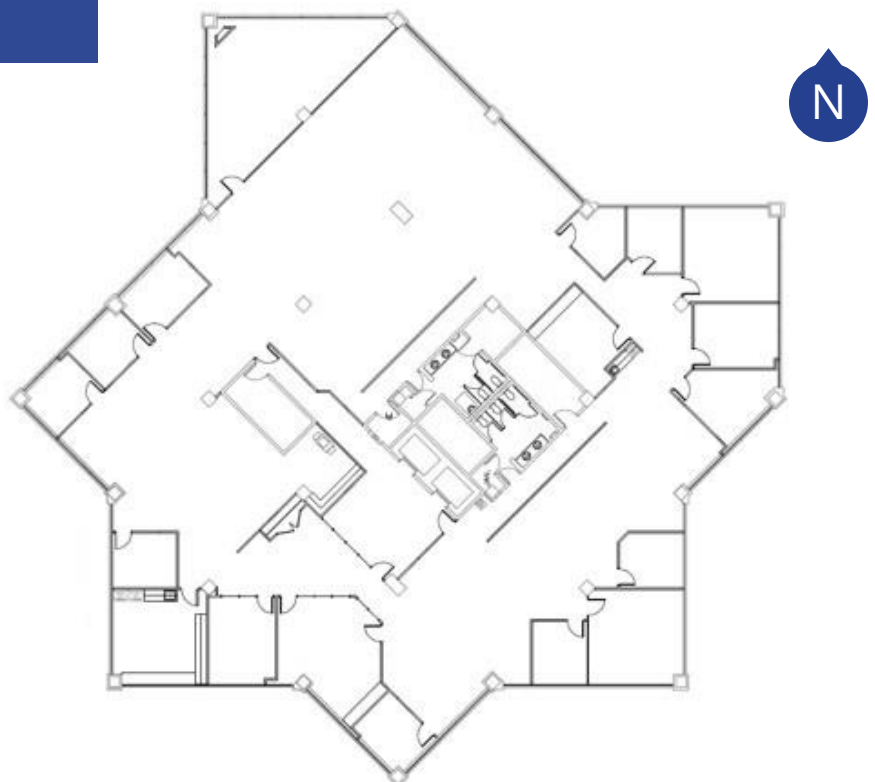
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## Typical Floor Plate

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
- Caffé Buondi'
- Convivio Italian Artisan Cuisine
- CVS
- GetGo Café + 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*