

Common Area Improvements Underway!

Colliers

For Lease

Located in Meridian Street Corridor

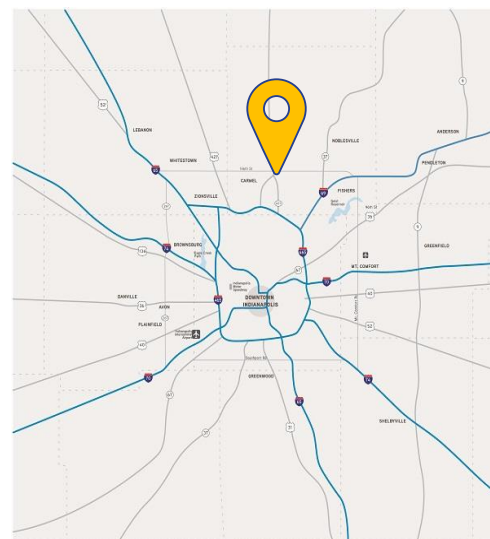
11350 N Meridian Street

Carmel, IN

Fidelity Plaza Tower II

Property Highlights

- ± 13,000 SF available for lease
 - Workstations in place:* Suite 210: 4,142 SF
- Excellent north & south bound visibility from Meridian Street
- Exterior signage available on Meridian Street
- Walking distance to new development, The Bridges
- Close 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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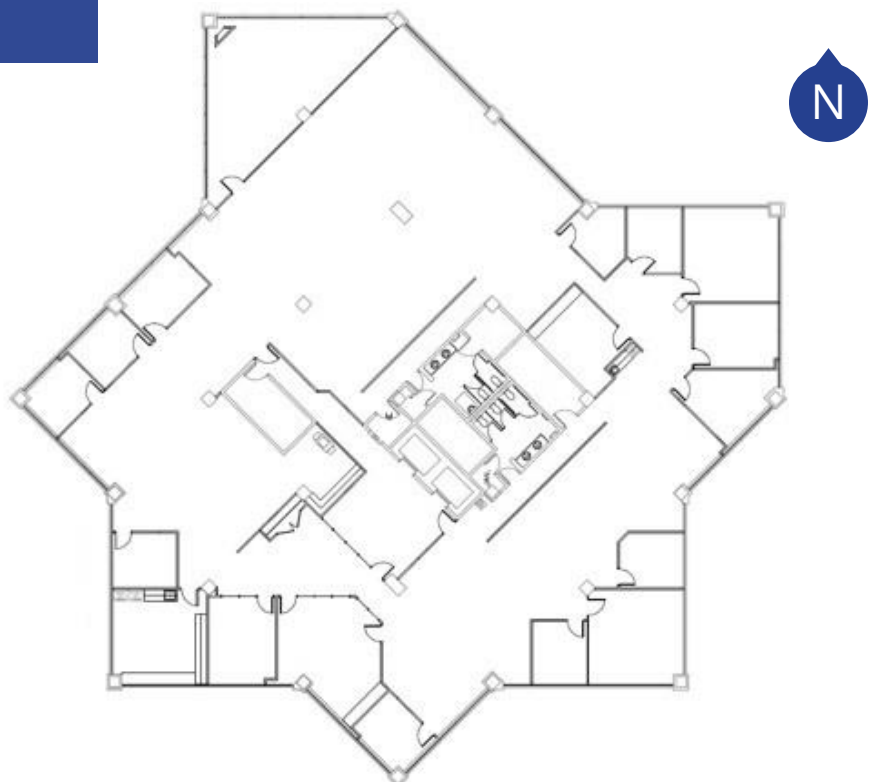
For more information, please visit Officelndy.com.

Colliers Indianapolis
colliers.com



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	\$19.50/SF Full Service

Demographic Information

	1 Mile	3 Mile	5 Mile
Population	3,552	62,752	170,303
Households	1,526	27,633	71,553
Average Household Size	2.32	2.24	2.35
Median Age	43.7	40.9	39.3
Average Household Income	\$186,158	\$141,095	\$141,892
Annual Average Daily Traffic	52,430 (Meridian Street) & 17,080 (Pennsylvania Street)		



Carmel Destinations





The Bridges

- BIBIBOP Asian Grill
- Caffé Buondi'
- Convivio Italian Artisan Cuisine
- CVS
- GetGo Café + Market
- Great Clips
- Jimmy John's
- Market District
- Los Arroyos
- Lou Malnati's Pizzeria
- Massage Luxe
- Mathnasium
- McDonald's
- Potbelly Sandwich Shop
- Osteria by Fabio Viviani
- Shred 415
- Tropical Smoothie Cafe
- YogaSix

Corporate Neighbors

- Renaissance North
- CNO Financial Group
- Capital Group
- Allegion (Ingersoll Rand)
- Telamon
- Delta Faucet
- Liberty Fund
- Protective Insurance
- American Specialty Health
- Seven Corners
- NextGear Capital
- TCC Corporate Office
- OPENLANE

City of Carmel – Awards & Recognitions

2018-2021

- #1 Best Suburb to Live in America – Niche.com
- #1 Best Place to Live in Indiana – Money Magazine
- #1 Best Place in US to Launch a Career – Money Magazine
- #1 Best Place to Live in America – Niche.com
- #1 Best Places to Live in the Midwest – Newsweek
- #1 Best City for Fit Lifestyle in Indiana – Safewise
- #1 Best Places to Raise a Family in Indiana – Niche.com
- #1 Safest midsize city in America - AdvisorSmith

2022

- #1 Best places to live in Indiana - Niche.com
- #1 Best place to raise a family in Indiana - Niche.com
- #1 Place with the best public schools in Indiana - Niche.com
- #1 Best place to retire in the U.S. - Money
- #1 Most caring city in Indiana - Insurify Insights

2023

- #1 Best Place to Live in Indiana (Niche)