

CARMEL OLD TOWN SHOPS

located in the
CARMEL ARTS & DESIGN DISTRICT

For Sales & Leasing
Information:

Melissa Averitt
P: 317.705.7982
F: 317.218.2690
melissaa@pedcor.net

Pedcor Companies
770 3rd Avenue, S.W.
Carmel, IN 46032



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SPACE AVAILABLE
CALL TODAY!



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OVERVIEW

The Carmel Arts & Design District, located in the heart of Old Town Carmel, Indiana, is filled with art galleries, antique dealers, boutiques, furniture and interior design showrooms, restaurants, professional office suites, residences, health spas, and an eclectic variety of specialty retail shops. For more information or to view a directory of businesses, please visit carmelartsanddesign.com.

Carmel Old Town shops are located in the premier Carmel Arts & Design District on the corner of Main Street & Range Line Road. The development is home to over 49,000 square feet of specialty shops, art galleries, roof-top gardens and businesses. This attractive location is surrounded by a growing community of activity centers, such as the Carmel City Center and Central Park - all connected by the popular Monon Trail.

Limited space remains!
CALL NOW FOR MORE INFORMATION!
317.705.7982

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LOCATION

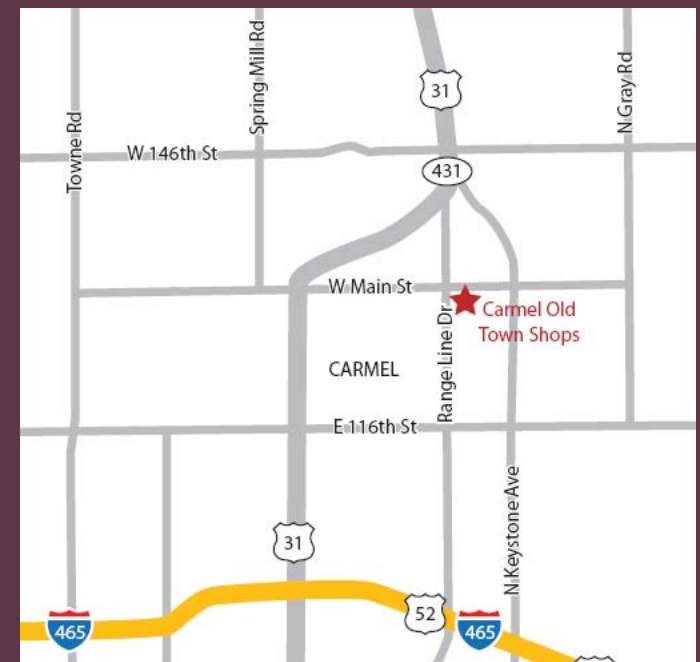
One South Range Line Road

- Located in the Carmel Arts & Design District along Main Street & Range Line Road in Carmel, Indiana
- On the southeast corner of Range Line Rd. and Main St.

DIRECTIONS

From I-465 North

Take Keystone Ave. Exit
Go NORTH on Keystone Ave.
Turn left onto 126th St., traveling WEST
Turn right onto Range Line Rd., traveling NORTH
Carmel Old Town Shops are on the southeast
corner of Range Line Rd. and Main St.



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PROJECT FACTS

- Located in the Carmel Arts & Design District along Main Street & Range Line Road in Carmel, Indiana
- Developed and Managed by Pedcor Companies
- Carmel Old Town Shops Phase I: 32,830 Gross SF
Carmel Old Town Shops Phase II: 16,959.74 Gross SF
- Brick and Stone Exterior
- 11'4"-15'4" Ceilings
- Tenant Finish Allowance Negotiable
- Elevator Access
- Immediate occupancy upon completion of Tenant Finish
- Convenient Public Parking

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PHASE I

PHASE II



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AVAILABLE FOR LEASE
see attached floor plans

Phase I - Unit #5 - 2nd Floor Suite
986 SF
\$19.00 per SF (net utilities and janitorial)



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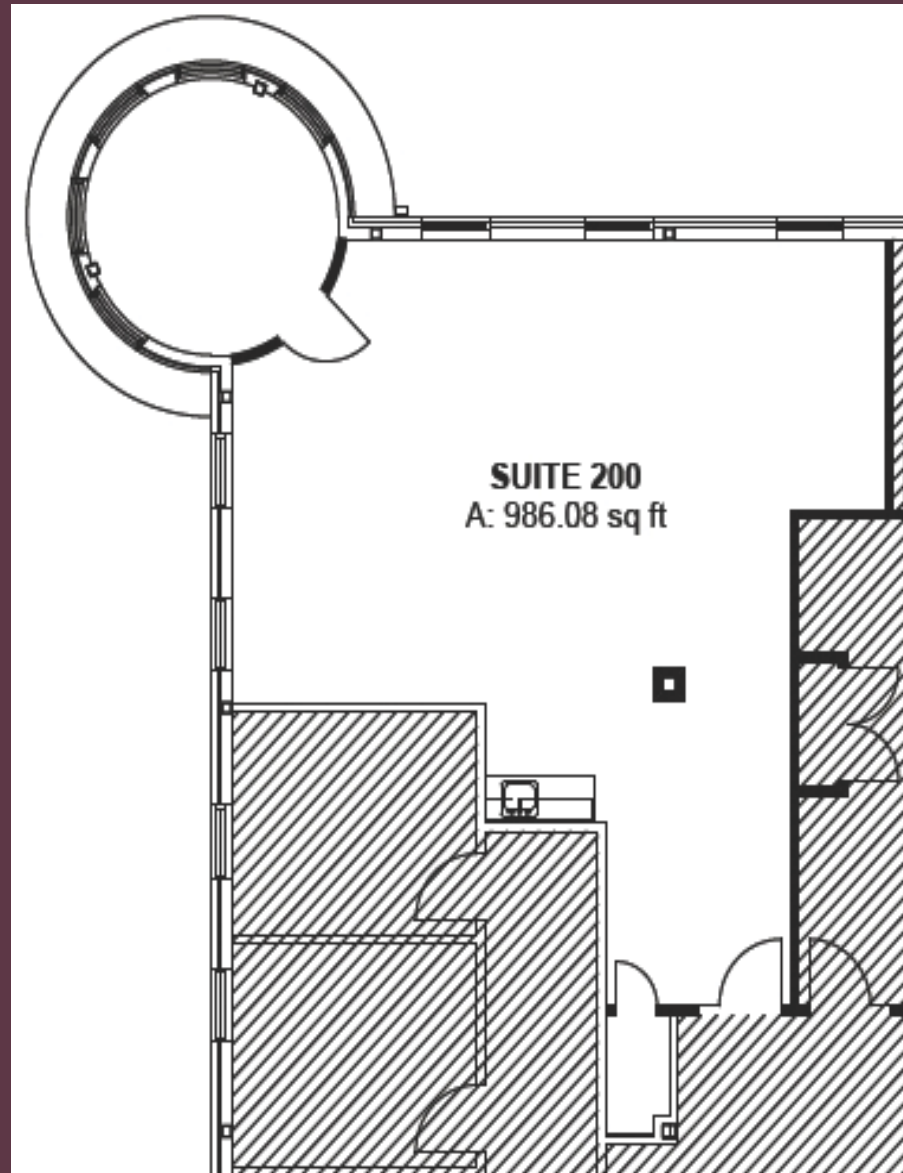
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Carmel Old Town Shops - Phase I Unit #5 2nd Floor



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AVAILABLE FOR SALE

see attached floor plans

Phase II - Unit #1 - Floors 1-3:
5,126.82 SF (gross)
3,925.81 SF (net leasable)
Purchase:
\$950,000.00

Phase II - Unit #2 - Floors 1-3:
3,435.78 SF (gross)
2,667.25 SF (net leasable)
Purchase:
\$695,000.00

Included in Purchase Price:
-Elevator
-Fire Suppression System
-Joists for Rooftop Gardens
-Tenant Allowance of \$25 per SF



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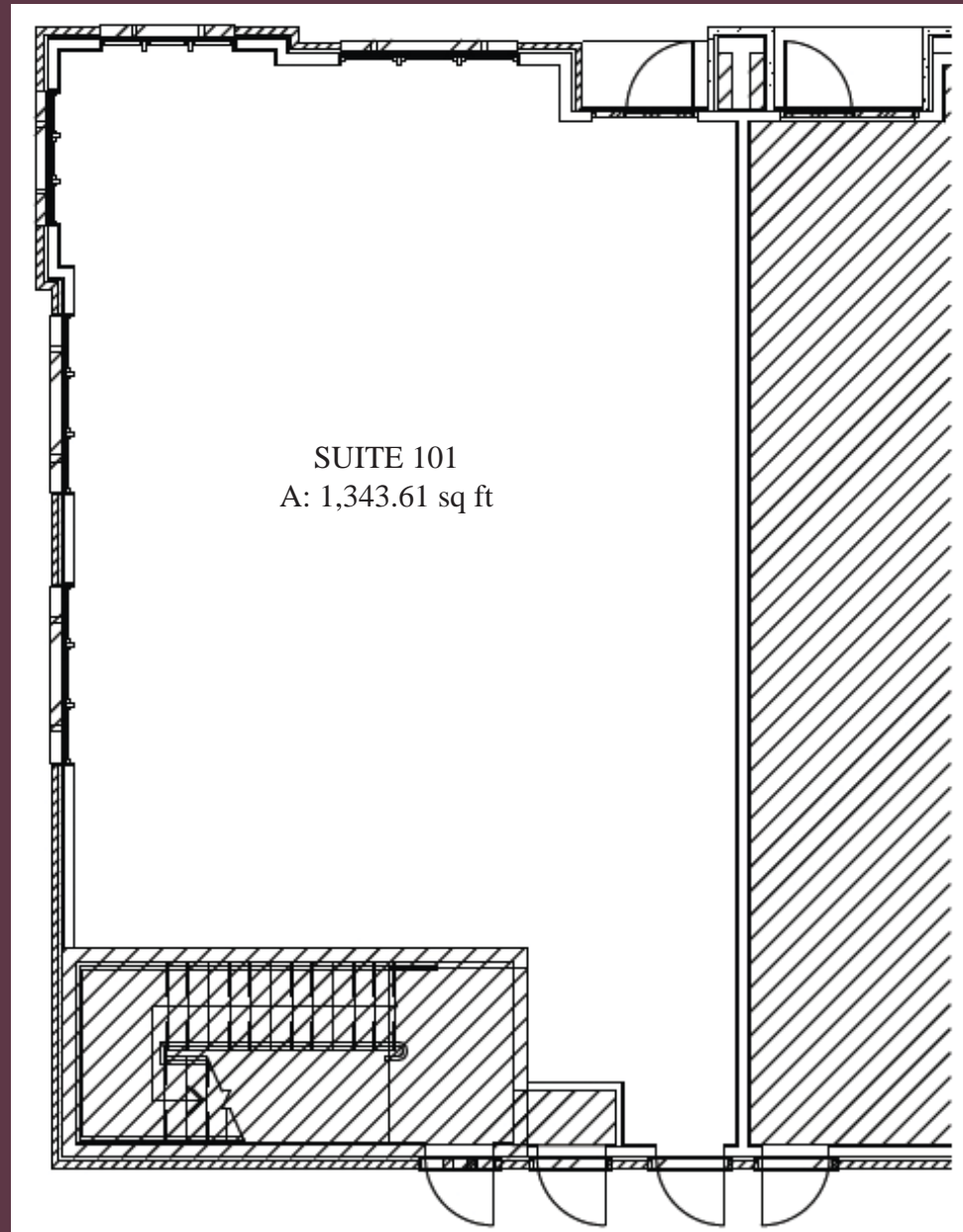
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Carmel Old Town Shops - Phase II Unit # 1st Floor



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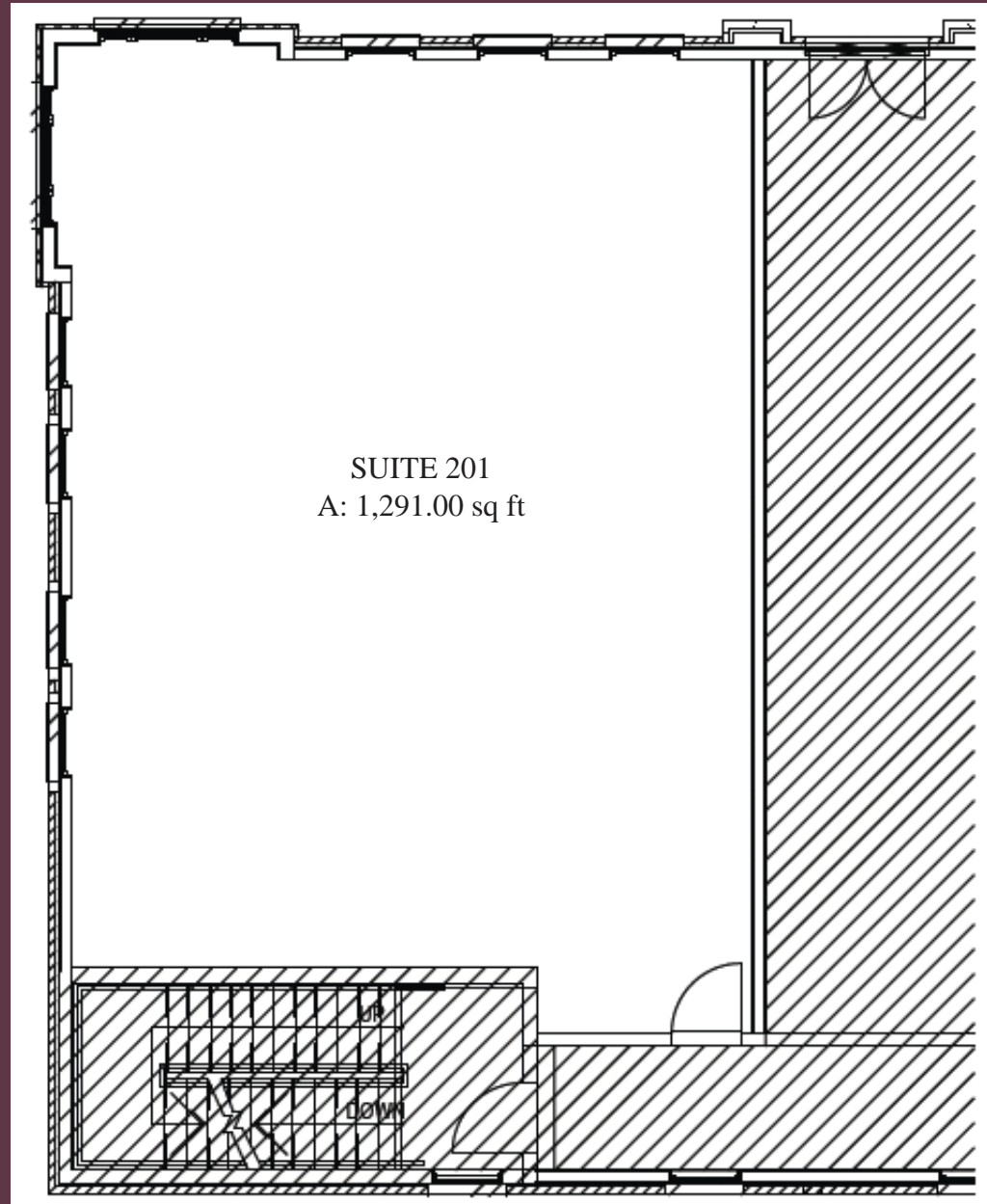
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Carmel Old Town Shops - Phase II Unit #1 2nd Floor



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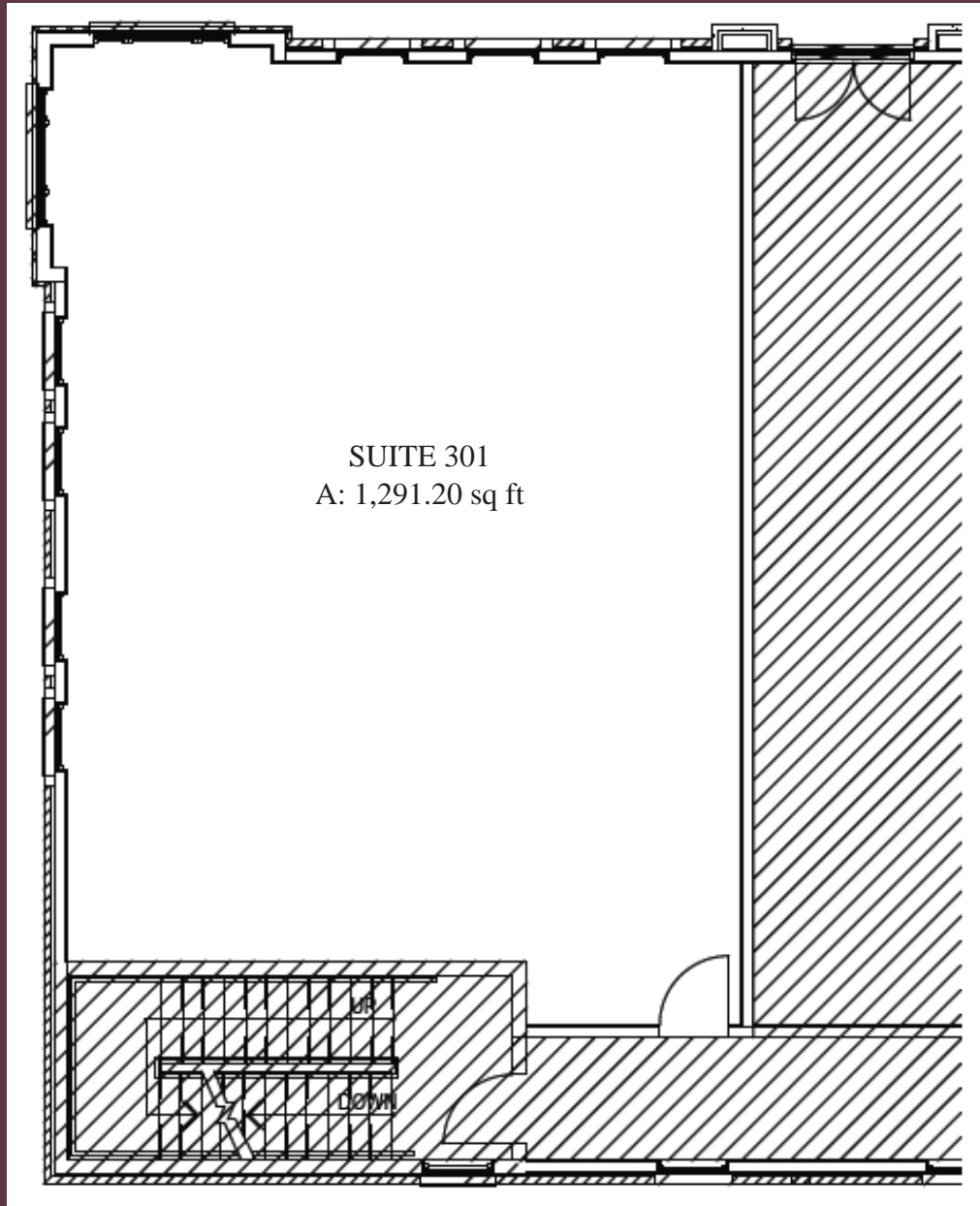
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Carmel Old Town Shops - Phase II Unit #1 3rd Floor



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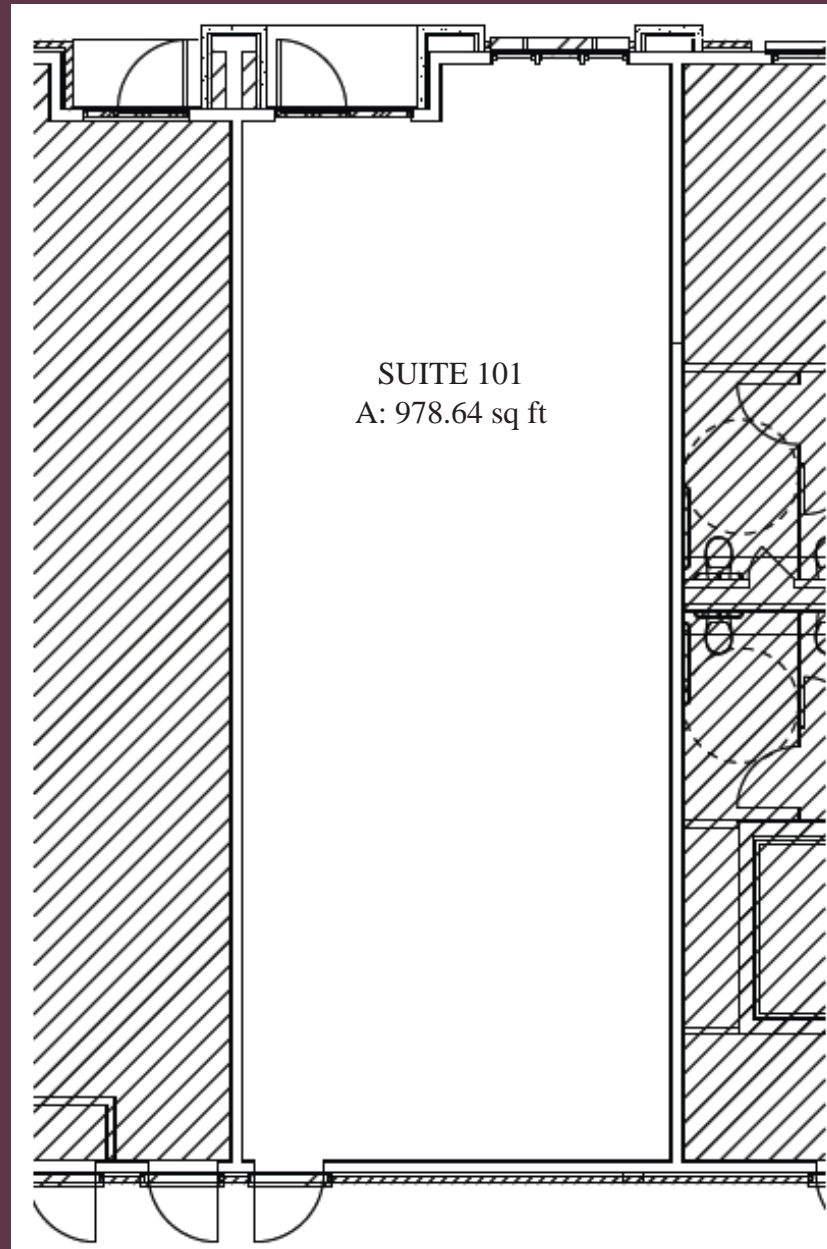
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Carmel Old Town Shops - Phase II Unit #2 1st Floor



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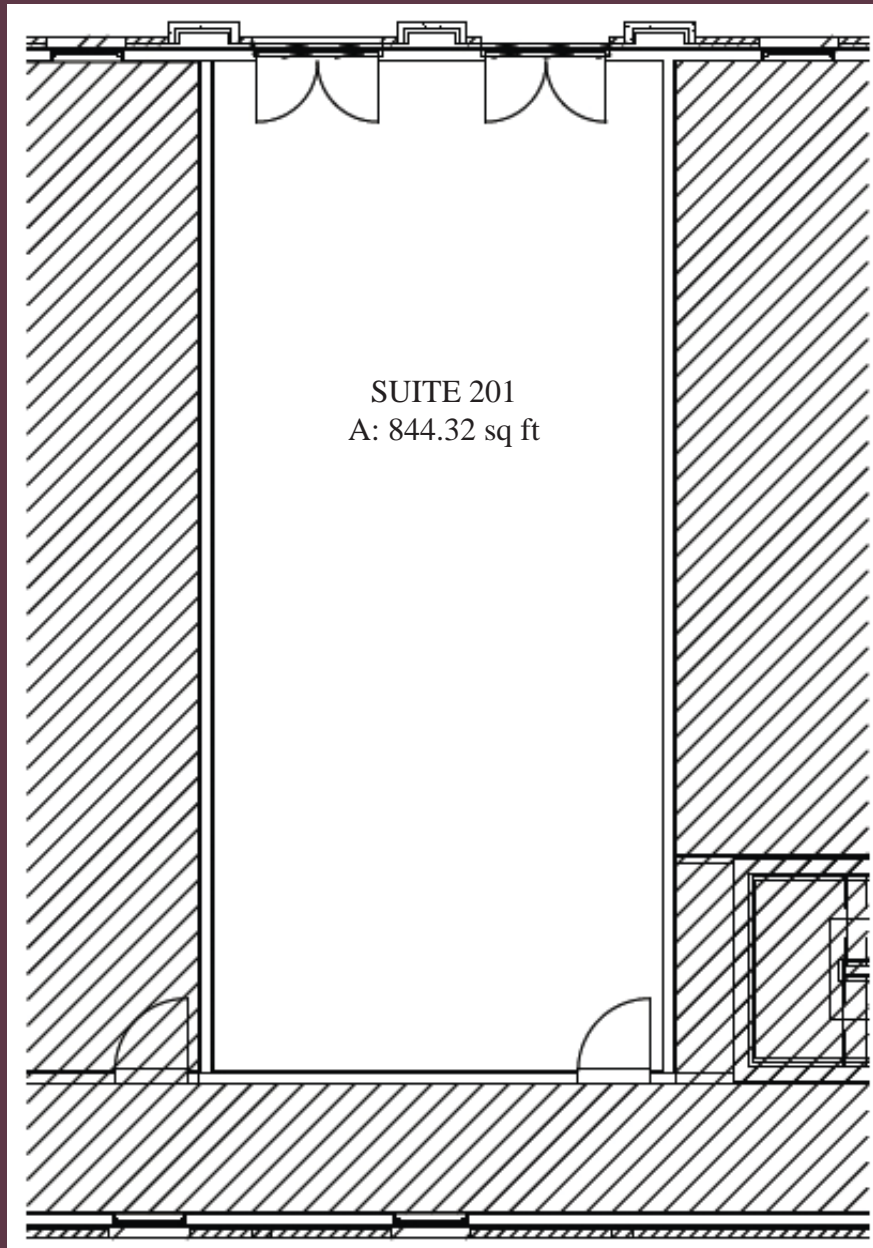
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Carmel Old Town Shops - Phase II

Unit #2 2nd Floor



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Carmel Old Town Shops - Phase II

Unit #2 3rd Floor

