



CARMEL GATEWAY

Carmelgateway.com



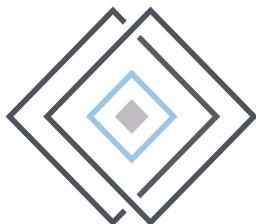
LOCATION ♦ QUALITY ♦ EXCELLENCE



A Premier Workplace Destination

Carmel Gateway is the premier office park in Indianapolis consisting of six buildings strategically positioned at an unparalleled location in Indy in the North Meridian submarket. The 1.2 million square foot park is the largest suburban office park in Indianapolis. With over \$20 million worth of capital improvements in recent years, the park continues to be the foremost area leader.

Carmel Gateway's commitment to an exceptional tenant experience is on full-display with top-tier amenities you won't find anywhere else and energetic spaces that form a sense of community.



A two-story, 14,000 SF amenity center featuring a 6,000 SF fitness center with locker rooms and showers, a state-of-the-art conference and training room, boardroom, and gourmet café and tenant lounge with fireplace and outdoor wraparound deck with lake views.



Multiple indoor and outdoor tenant lounges throughout the park with casual seating and beautiful surroundings.



An outdoor oasis with putt-putt, table tennis, corn hole, billiards, music, and relaxing seating areas.



Two outdoor, gated pickleball courts and two shuffleboard courts.



Enjoy delicious lunch and coffee drinks made to order at Labor District Café offering dine-in, carryout and online ordering options.



Walking & Bike Path: A pedestrian and bike-friendly 1.36 mile trail surrounded by trees, flowers, lakes and fountains winds throughout the park and connects to the Monon Trail



Auto Spa: Located in the Building 4 parking garage and provides oil changes, car wash, detailing, brake repair, and tune-ups exclusively for tenants



Electric Car Chargers: Tesla and universal electric car chargers located at PARC



Tenant Experience Programs: Carmel Gateway management provides multiple monthly activities exclusively to park tenants



Monon Trail: Just steps from buildings Eight and Nine, sits the most popular trail in Indiana, the Monon Trail, a 25-mile long path stretching from northern Hamilton County to downtown Indianapolis



Full-service gym with men's and women's locker rooms with private showers, towel service and Peloton bikes.



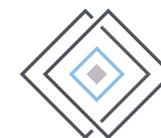
Multiple tech-savvy meeting spaces and conference rooms for up to 120 people.



Boardroom



Terrace



CARMEL GATEWAY

Office Space Tailored to Fit Your Needs

With 6 buildings throughout the park, Carmel Gateway has a diverse range of office space available for start-ups to established enterprises and everything in between.



3 CARMEL GATEWAY

ADDRESS:
450 E. 96th St.

YEAR BUILT: 1997

FLOORS: 5 stories

TYPICAL FLOORPLATE:
25,000 s.f.

RENTABLE AREA:
123,464 r.s.f.




4 CARMEL GATEWAY

ADDRESS:
500 E. 96th St.

YEAR BUILT: 1998

FLOORS: 5 stories

TYPICAL FLOORPLATE:
28,000 s.f.

RENTABLE AREA:
134,955 r.s.f.




5 CARMEL GATEWAY

ADDRESS:
510 E. 96th St.

YEAR BUILT: 1999

FLOORS: 5 stories

TYPICAL FLOORPLATE:
28,000 s.f.

RENTABLE AREA:
134,152 r.s.f.




6 CARMEL GATEWAY

ADDRESS:
600 E. 96th St.

YEAR BUILT: 2000

FLOORS: 6 stories

TYPICAL FLOORPLATE:
33,000 s.f.

RENTABLE AREA:
200,237 r.s.f.




8 CARMEL GATEWAY

ADDRESS:
800 E. 96th St.

YEAR BUILT: 2002

FLOORS: 5 stories

TYPICAL FLOORPLATE:
40,900 s.f.

RENTABLE AREA:
204,126 r.s.f.i




9 CARMEL GATEWAY

ADDRESS:
900 E. 96th St.

YEAR BUILT: 2005

FLOORS: 5 stories

TYPICAL FLOORPLATE:
40,900 s.f.

RENTABLE AREA:
204,762 r.s.f.




P CARMEL GATEWAY

ADDRESS:
550 E. 96th St.

YEAR BUILT: 2018

FLOORS: 2 stories

TYPICAL FLOORPLATE:
14,000 s.f.

PARC: People Activity
Restaurant Conference




 People Activity
Restaurant Conference

 The Lawns

 Café/Grab'n Go

 Tenant Lounge

 Outdoor Lounge

 Village Green

 Pickleball

 Shuffleboard

 Charging Stations

 Conference Center

 Auto Spa

The Gateway to Carmel

Carmel Gateway is strategically located at the gateway to the vibrant and thriving City of Carmel. Listed as the #1 place to live in Indiana by Niche.com, Carmel provides a perfect backdrop for businesses looking to establish themselves in a dynamic and growing market. Whether it's enjoying upscale dining and shopping, experiencing the vibrant cultural scene, or taking advantage of the numerous recreational opportunities, Carmel Gateway tenants and visitors are presented with endless possibilities at their doorstep.



LEGEND

- Restaurants
- Retail
- Hotel





A Premier Location

Located in the heart of Central Indiana, Carmel Gateway offers a prime business location for companies seeking accessibility and connectivity. Positioned less than a mile from I-465 and within a short distance of major highways, Carmel Gateway provides easy access to downtown Indianapolis as well as other key locations throughout the city serving as a convenient meeting point for clients and employees.

Drive Times

- 1 Carmel - 5 minutes
- 2 Keystone at the Crossing - 8 minutes
- 3 Broad Ripple - 15 minutes
- 4 Downtown Indianapolis - 30 minutes
- 5 Mass Ave - 25 minutes
- 6 Indianapolis International Airport - 25 minutes



CARMEL GATEWAY

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the right experience
for your tenants:



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