



CARMEL GATEWAY

NINE CARMEL GATEWAY

900 East 96th Street, Indianapolis, IN 46240



BUILDING HIGHLIGHTS

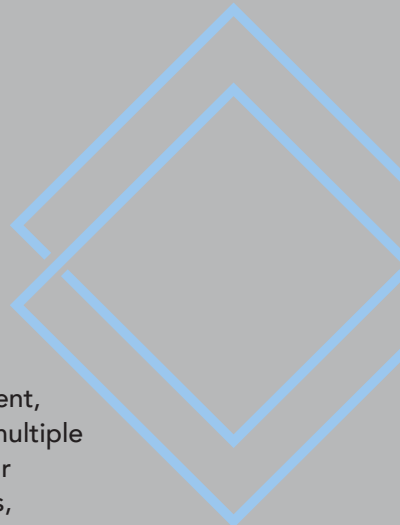
- 40,900-square foot highly efficient floor plates with dual restroom cores
- Lobby features terrazzo flooring, wood accent paneling and fabric wall coverings
- Excellent I-465 visibility
- Convenient access to I-465 and Meridian Street
- Abundant parking
- Lobby and exterior seating areas equipped with wi-fi
- Outdoor shared courtyard complete with various seating, fire tables, and hammock swings
- New East Lawn with expansive green space, flexible seating, and outdoor event area

CARMEL GATEWAY AMENITIES

Carmel Gateway amenities include a 6,000 square foot fitness center with state-of-the-art equipment, locker rooms and private showers, multiple tech-savvy meeting spaces for small or large groups, multiple cafes with online ordering, indoor and outdoor tenant lounges, an Auto Spa and Tesla/universal car chargers, a 1.36 mile walking path, an outdoor oasis with putt-putt, table tennis, cornhole, billiards, music, and relaxing areas. (see amenities map on adjacent page)

BUILDING DESCRIPTION

- Total square footage: 204,762
- Stories: 5
- Class: A
- Year built: 2005



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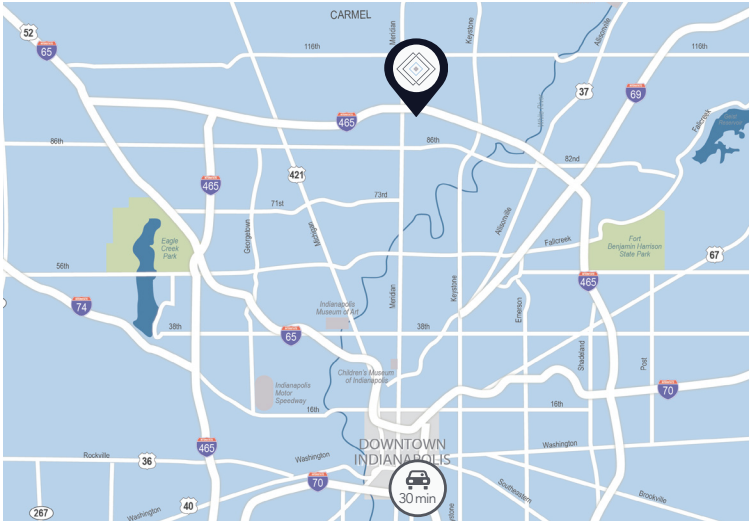
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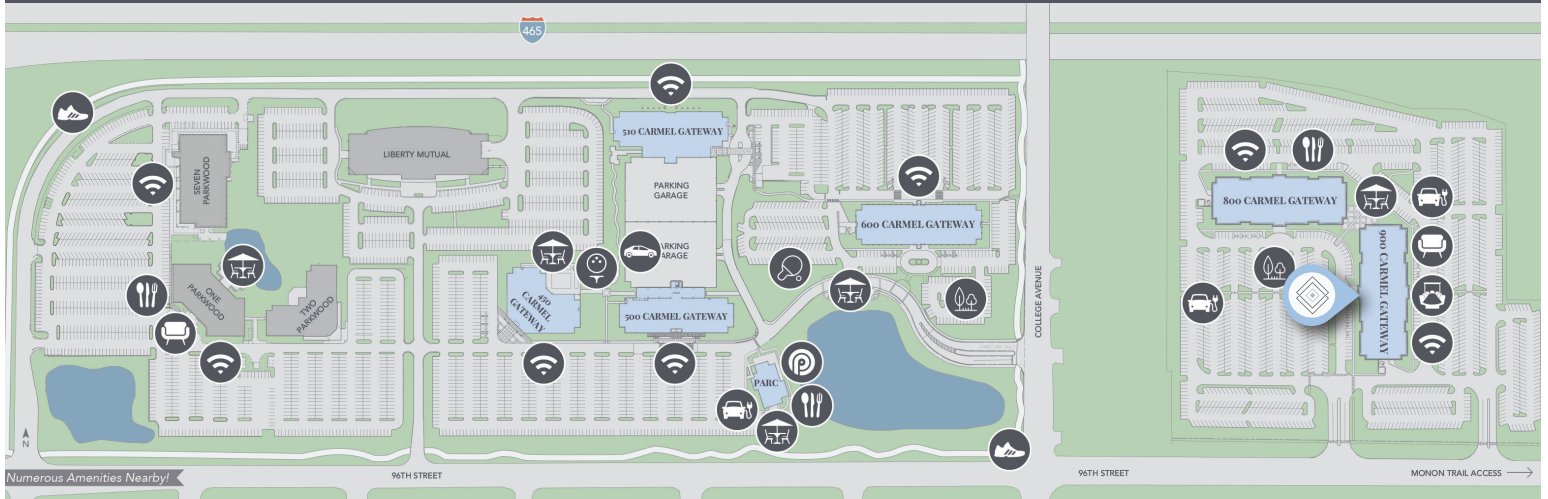
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LOCATION

Carmel Gateway is strategically positioned with immediate access to I-465, U.S. 31, and 96th Street and boasts I-465 visibility. Located at the northern boundary of Indianapolis, the park is adjacent to the affluent suburbs of Carmel, Zionsville and Fishers in Hamilton County. Along with being one of the fastest growing counties in the nation, Hamilton County is home to a population earning more than double the national and state average for household income.



AMENITIES IN CARMEL GATEWAY



People Activity
Restaurant Conference



The Lawns



Pickleball



Outdoor Lounge / Workspace



Tesla / Universal Car Chargers



Tenant Lounge



Wi-Fi in Lobby



1.36 mile walking trail



Conference Center



Café



Auto



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