

PROSCENIUM III

NEW 100,000 SF OF MIXED-USE DEVELOPMENT

located adjacent to Carmel City Center

1132 S RANGELINE ROAD, CARMEL, IN 46032



OFFICE SPACE-NOW LEASING



PROJECT HIGHLIGHTS

- Mixed-use development including residential, hotel, and office.
- 4 floors, approximately 25,000 SF per floor, 100,00 SF total
- Full-service restaurant inside hotel
- Parking garage is underneath entire mixed-use space and provides direct access into the building

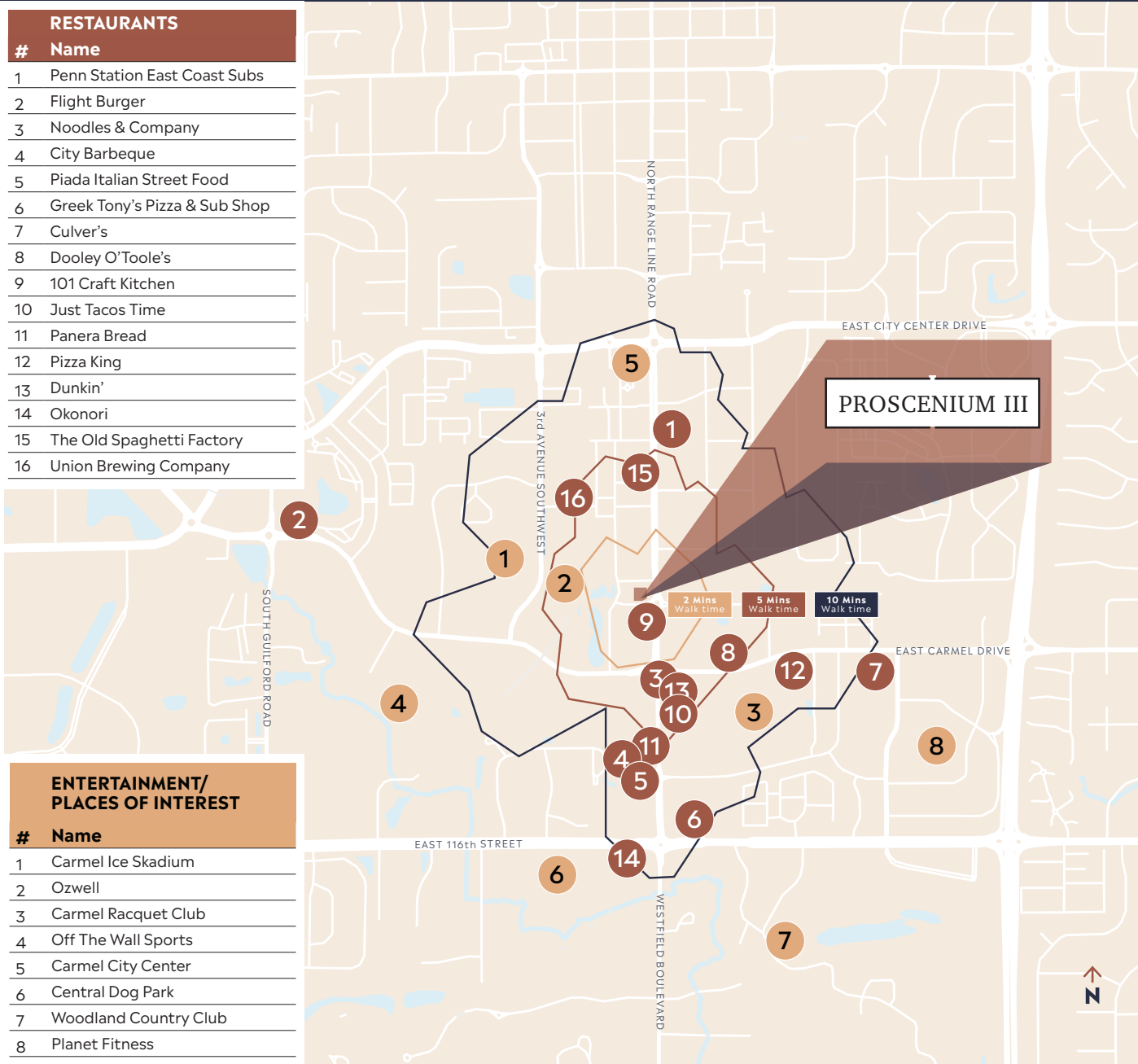
PRIME LOCATION ADJACENT TO CARMEL CITY CENTER

Proscenium III at 1132 S Rangeline Rd offers immediate access to Carmel City Center, a premier walkable, mixed-use destination in Carmel's thriving Arts & Design District. This 4-story office building features ±25,000 SF floor plates strategically positioned where today's workforce can enjoy an exceptional quality of life. Steps from the building, employees have access to local restaurants, specialty shops, the Center for the Performing Arts, and the vibrant energy of Center Green. The location along the Monon Greenway provides additional connectivity to luxury apartments, boutique hotels like Hotel Carmichael, and a dynamic mix of dining and nightlife options that make this one of Carmel's most desirable business addresses.

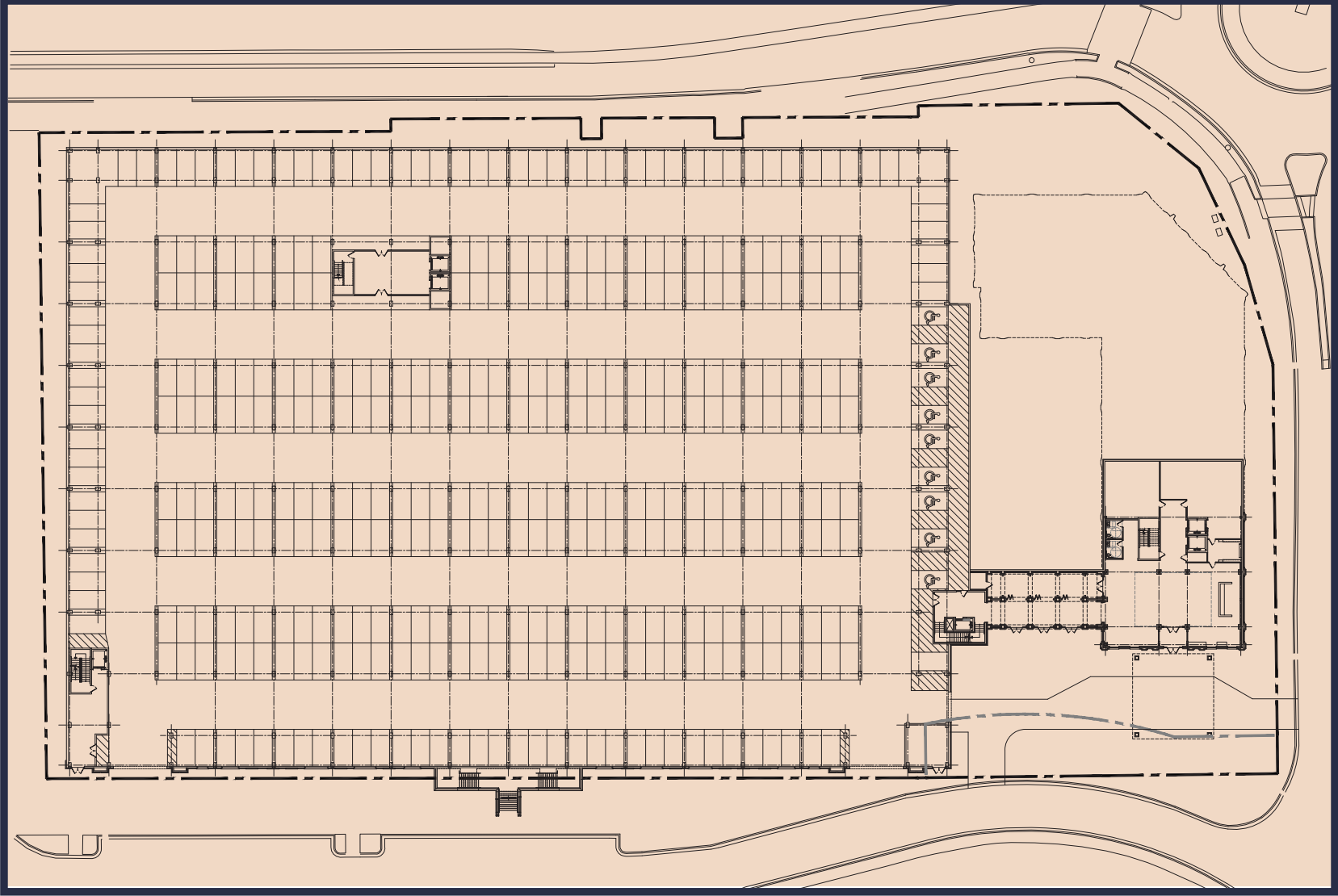


PROSCENIUM III

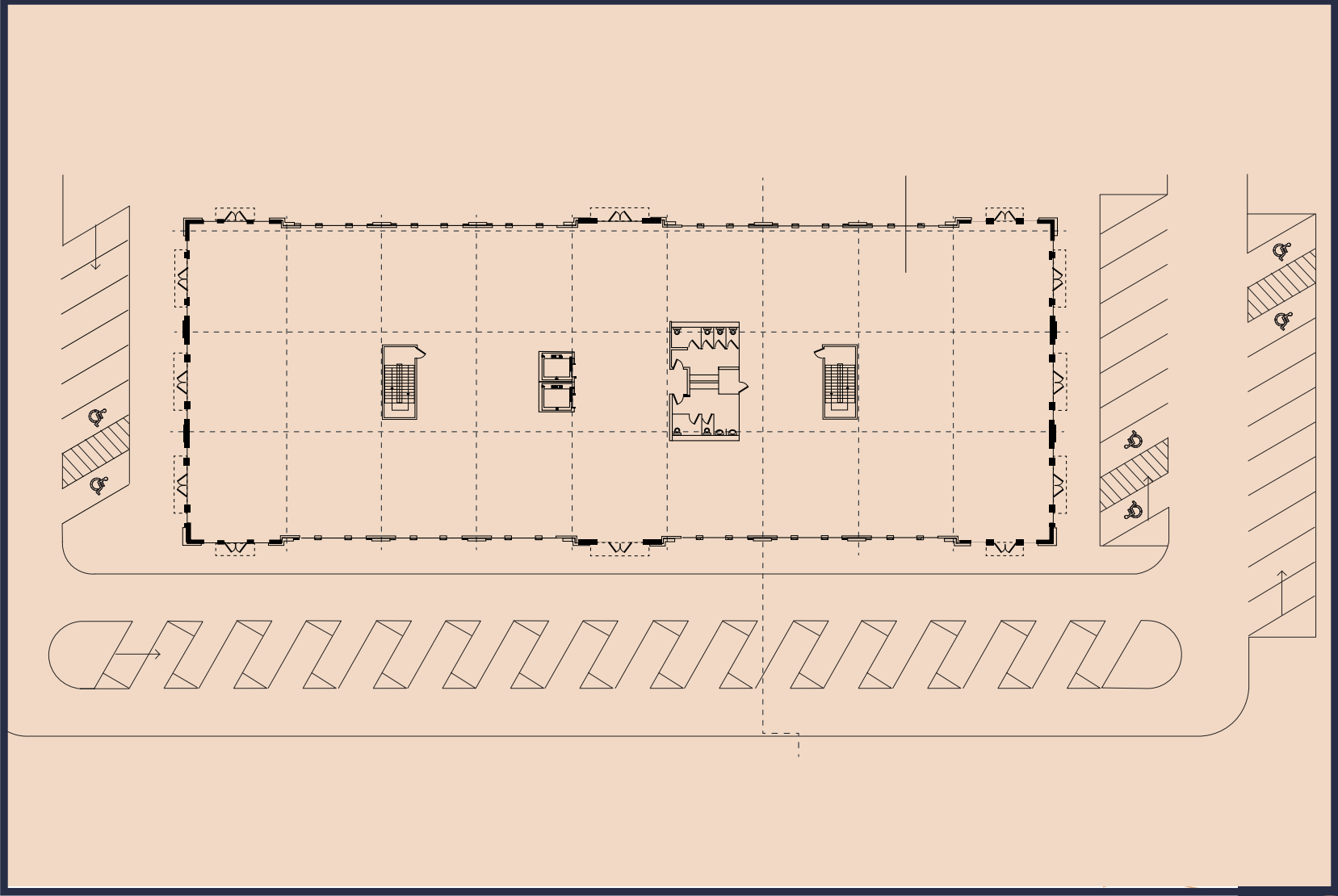
10-MINUTE WALKABILITY MAP



GARAGE PLAN



TYPICAL FLOORPLATE

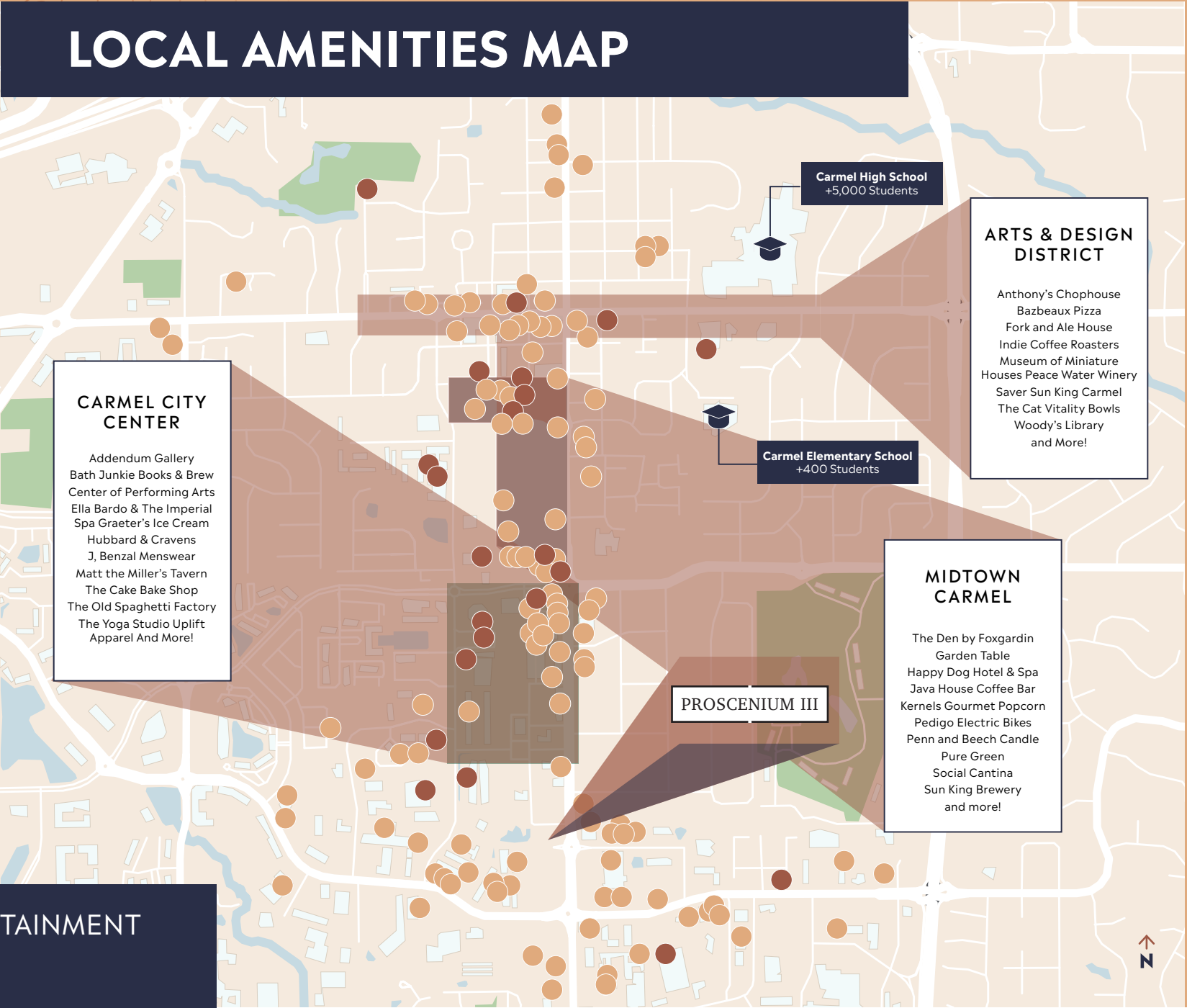


NOTABLE CARMEL EMPLOYERS

TAKE ADVANTAGE OF ALL CARMEL HAS TO OFFER



PROSCENIUM III will feature 135 luxury apartments and 8 one-of-a-kind condominiums with outdoor patios and/or balconies. Leasing and sale information will be marketed individually. Watch for more information in spring/summer 2027.



NOTABLE CARMEL EMPLOYERS

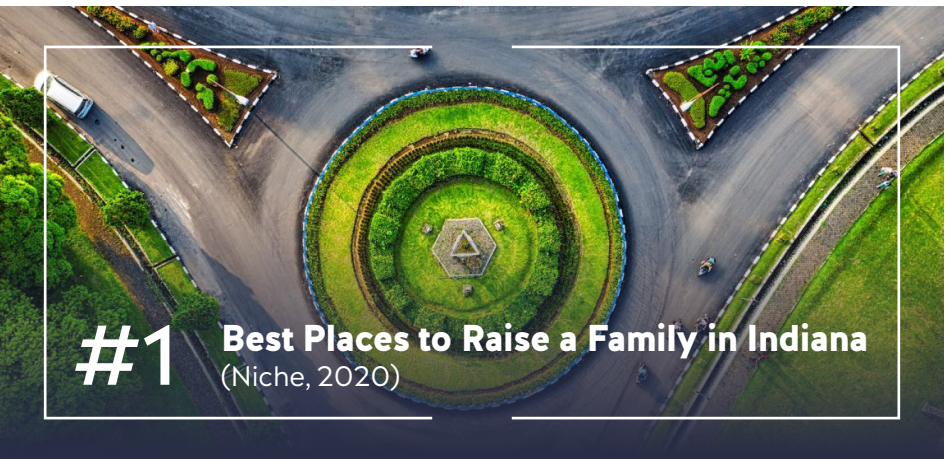
#	Company	Employees
1	CNO Financial Group Inc.	2,300
2	RCI LLC	2,000
3	Geico	1,550
4	Liberty Mutual	800
5	Technicolor	800
6	KAR Auction Svc Inc	800
7	IU Health North Hospital	783
8	St Vincent Carmel Hospital	554
9	Protective Insurance Corporation	530
10	Midwest Iso	500
11	Delta Faucet Co.	400
12	Firestone Building Products	400
13	Carmel High School	391
14	St Vincent Heart Center	356

THERE IS NEVER A SHORTAGE OF ACTIVITIES IN CARMEL. FROM ACCESS TO THE MONON

Trail to the various festivals held throughout the year, Carmel continues to draw new businesses and residents who want to call Carmel home.

POPULAR ARTS & DESIGN DISTRICT EVENTS

- Meet Me on Main Events
- Artmobilia
- Late Night on Main Events
- Carmel International Art Festival
- Porchfest
- CarmelFest Independence Day Celebration
- Rain on Main
- Christkindlmarkt





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