

11711 NORTH PENNSYLVANIA

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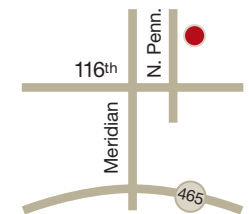
PROPERTY INFORMATION

A hot location and getting hotter. Located on Pennsylvania Street just northeast of the 116th Street and Meridian Street intersection – this high visibility property has great access to shopping, dining, healthcare, daycare and major thoroughfares. This unique 2-story structure offers 58,000 rentable square feet with elegant office space and highly visible retail space available.

ADDRESS: 11711 North Pennsylvania Street Carmel, IN 46032
YEAR BUILT: 1988
BUILDING TYPE: Multi-tenant office and Retail building
TOTAL BUILDING AREA: 58,000 Rentable Square Feet (RSF)
(36,000 Office / 22,000 retail)
NUMBER OF FLOORS: 2
AVERAGE FLOOR SIZE: 29,000 RSF
COMMON AREA FACTOR: 11%
SECURITY: Eagle Trident Security Company, Inc.

FIRE PROTECTION SYSTEM: Fully sprinkled-wet system
HVAC: Variable air volume system with electric resistant heat
Retail – Individual heating and A/C units
PARKING: Surface parking, on-site available
TECHNOLOGY: State-of-the-art fiber optics available
PROPERTY MANAGEMENT: REI Real Estate Services, LLC
OWNER: REI Investments, Inc.
SIGNAGE: Signage Opportunities available

MAJOR TENANTS:
Jennings Taylor Wheeler & Haley
REI Real Estate Services
Helena Chemical
Meridian Title Co.
Subway, Centra Credit Union
AMENITIES:
Dry Cleaners
Printing Company
Hair Salon, Dentist



Located on North Pennsylvania St. just northeast of the 116th Street and Meridian Street intersection

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11711 North Pennsylvania Street, Suite 200 Carmel, Indiana 46032



REAL ESTATE SERVICES