

NOW LEASING

Class A Office Space
Prime Carmel Location



..... CARMEL'S NEWEST MIXED-USE DEVELOPMENT

10 W. CARMEL DRIVE, CARMEL, IN

AGORA AT THE

PROSCENIUM

Life, center stage.

DEVELOPED BY:



www.cbre.us/agora



BUILDING FEATURES

Class A office development

Dedicated secure access to full floor tenants

4-story, 25,000 SF floorplates

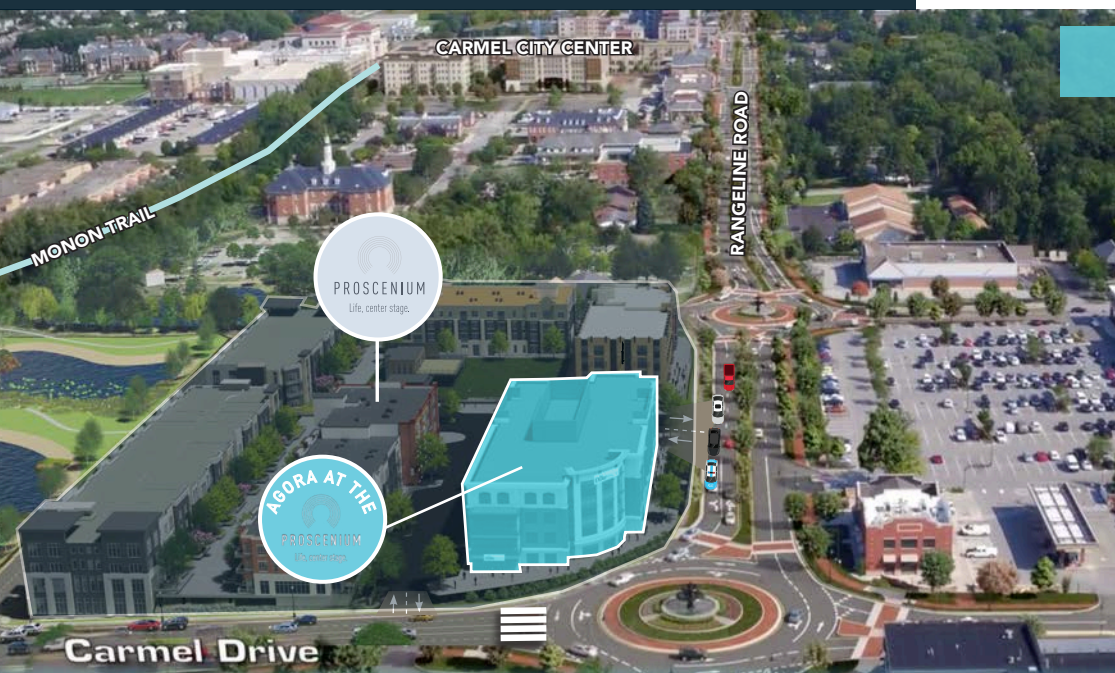
4th floor outdoor terrace

Underground parking with direct access to building lobby

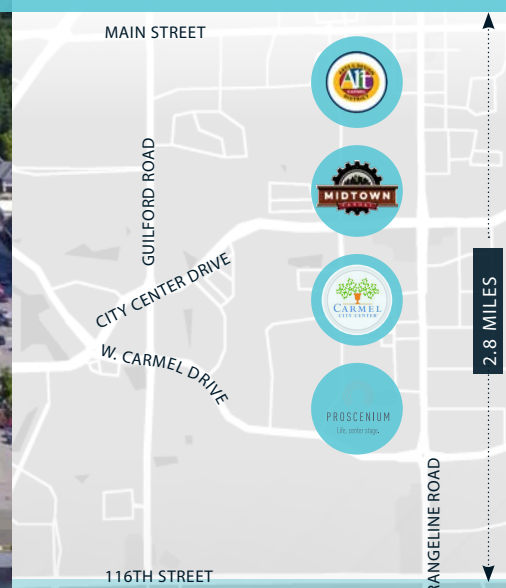
2nd and 3rd floor balconies

1st floor restaurant

Located at the gateway to Carmel's City Center and Arts and Design District, The Agora at the Proscenium offers 100,000 SF of Class-A office space within the mixed-use development. The Proscenium is slated to be one of Carmel's most dynamic projects featuring luxury apartments and condominiums, up to 40,000 SF of retail, over 600 parking spaces and a large gathering green space. With easy access to the Monon Trail and visibility from one of Carmel's most prominent intersections, the design of this progressive development is sure to appeal to today's tenant list of must haves.



WALKABILITY



SITE PLAN



Agora at the Proscenium offers the live, work, play environment desired by today's office tenant. On site features include:



Luxury
apartments
and for sale
condominiums



40,000 SF
of retail
space



One acre village
green with outdoor
seating and amenities



Dedicated
fitness
facility

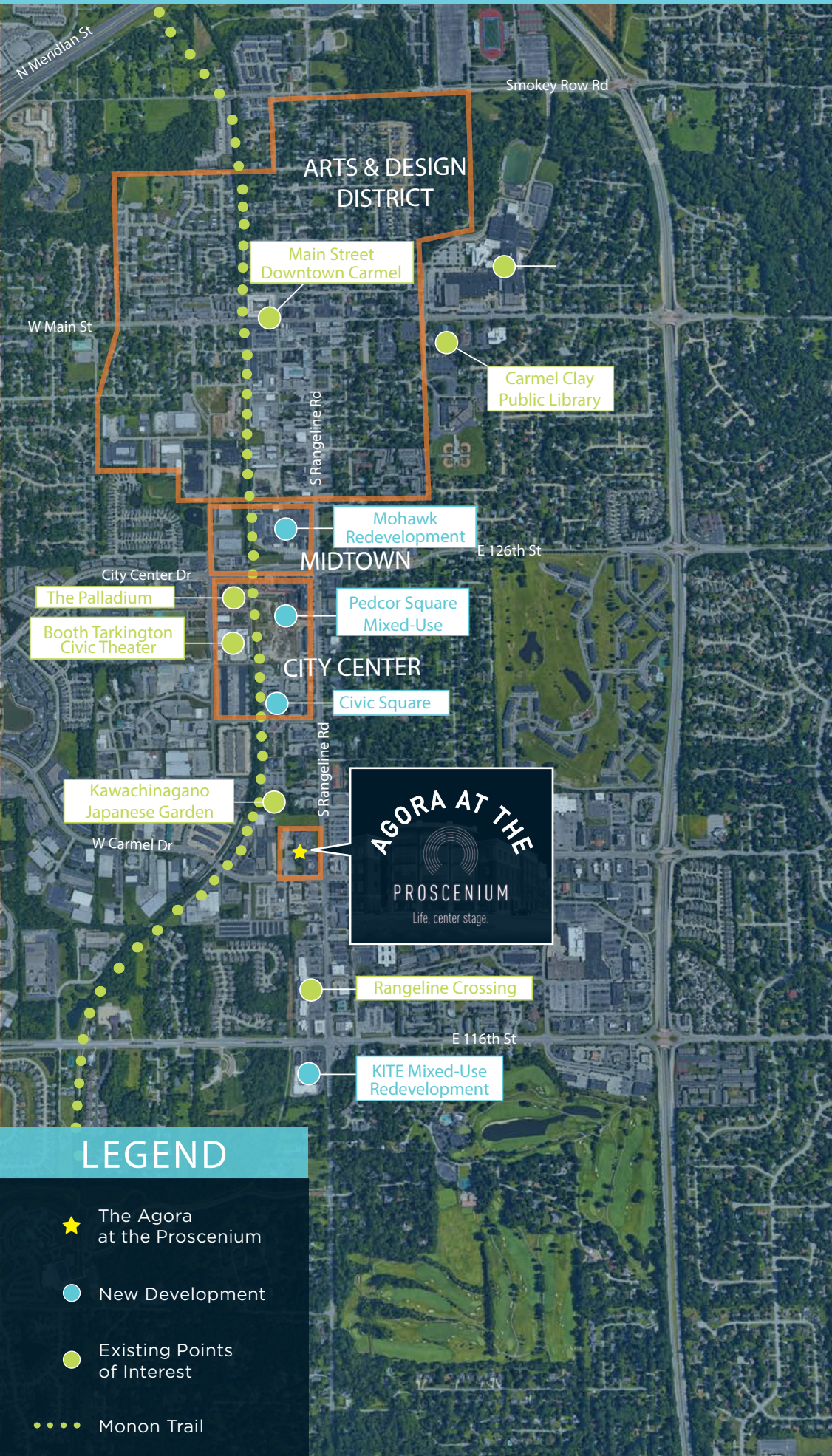


Three-acre
park west of
the Proscenium

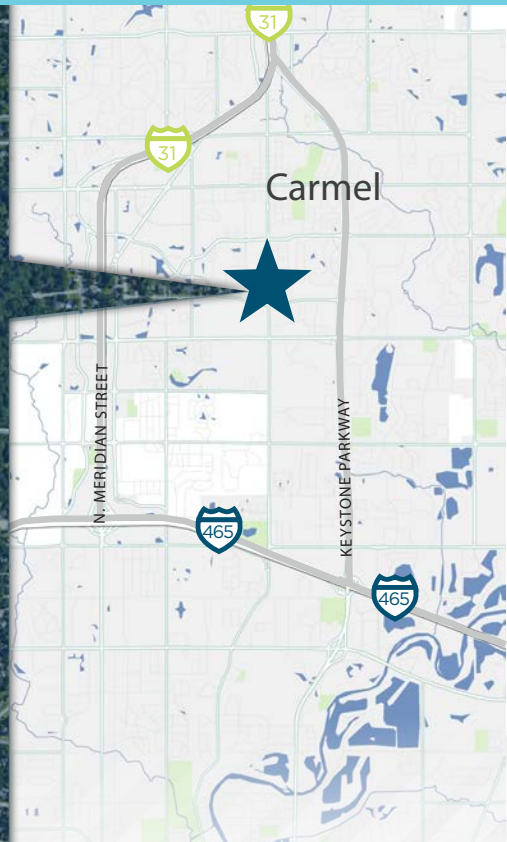


Access to the Monon
Trail, walkable to
downtown Carmel





AGORA AT THE PROSCENIUM
Life, center stage.



STEPS
from the 26-mile long Monon Trail



2 MINUTE
Drive to Carmel City Center



4 MINUTE
Drive to Arts & Design District

LEGEND

- ★ The Agora at the Proscenium
- New Development
- Existing Points of Interest
- Monon Trail

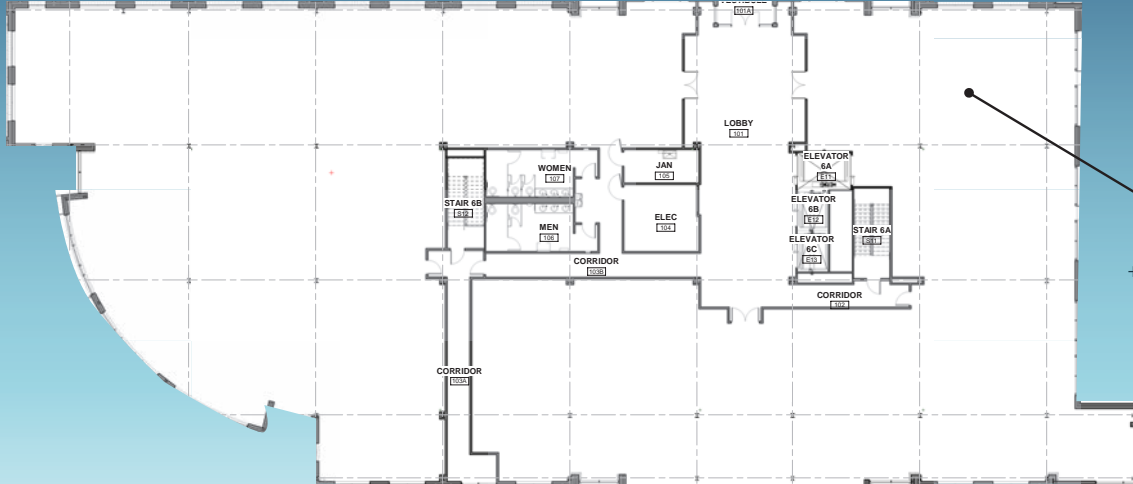
PARKING PLAN:

Underground Garage (511 spaces)

Upper Level Parking (73 spaces)

Street Parking (42 spaces)

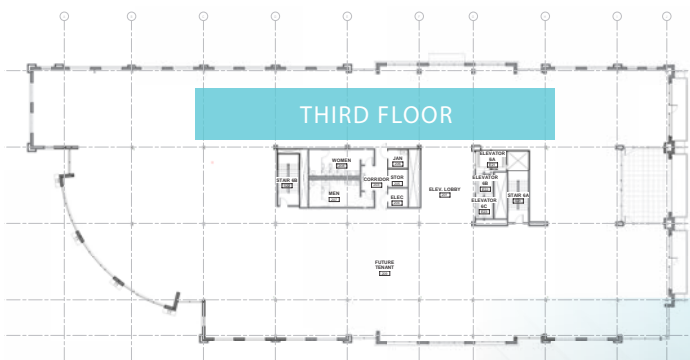
TOTAL PARKING = 626 SPACES



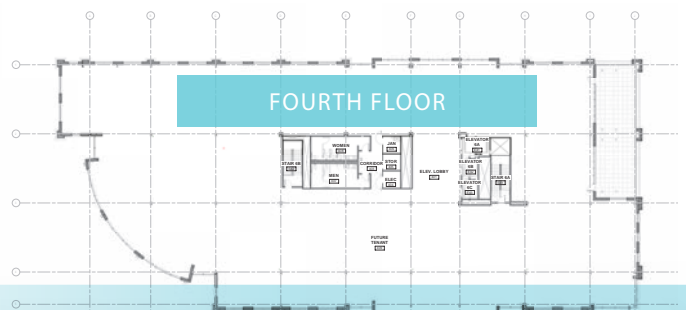
FIRST FLOOR
+/-3,000 RSF REMAINING



SECOND FLOOR
+/-7,000 RSF REMAINING
WITH PRIVATE BALCONY



THIRD FLOOR



FOURTH FLOOR

FLOORS 3-4 PRE-LEASED



2018
#3
 THE BEST
 PLACES TO LIVE
 IN AMERICA
 (Realtor.com)

2018
#3
 SAFEST
 CITY
 IN INDIANA
 (SafeWise)

2018
#2
 BEST
 SMALL CITY
 IN AMERICA
 (WalletHub.com)

2018
 BEST
 ROOFTOP BAR
 IN THE STATE
 OF INDIANA
 SUN KING
 SPIRITS IN
 MIDTOWN
 (WalletHub.com)

2018
#1
 BEST PLACE
 TO LIVE IN
 AMERICA
 (NICHE)

2018
#1
 PLACE TO
 LAUNCH A
 CAREER
 (Money Magazine)



- Will feature 200+ luxury residential apartments and condominiums
- Up to 40,000 SF of high end retail space
- 100,000 SF of Class A office space
- Over 600 parking spaces with planned underground garage
- New restaurants coming 2019
- Plans for plaza area and connection to Monon Trail



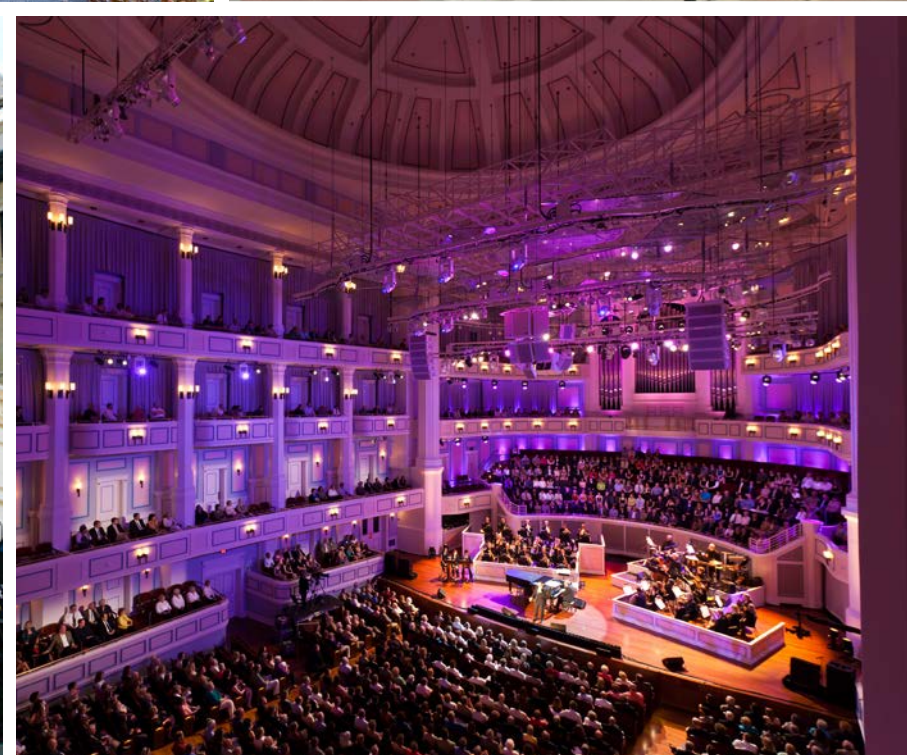
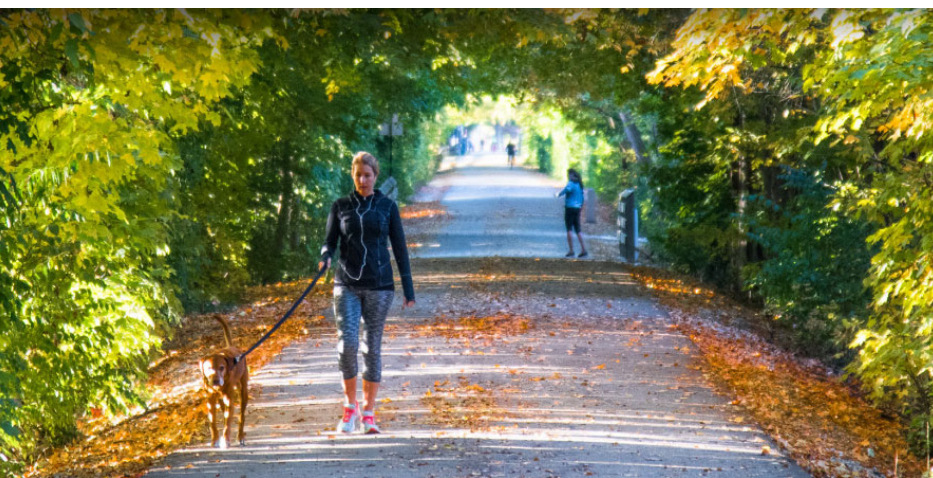
- Over 200 residential units existing
- 40,000 SF of retail
- 608,000 SF of new developments planned
- The Center for Performing Arts has three performance venues. There are +250 events that go on yearly
- Plans to expand Monon Greenway
- Plans for 10 new buildings underway featuring office space, townhomes, apartments, retail space and parking garages
- Cake Bake Shop will open second location in City Center Spring 2019



- Over \$200 Million of announced projects and 300+ residential units
- New Sun King Brewery coming soon
- New developments include retail, Class A office space and luxury residential units
- Home to new \$33 Million Allied Solutions headquarters
- New Midtown West building featuring a parking garage, 167 apartments, and office space coming soon
- \$23 Million dollar project to widen and transform the Monon Trail through Midtown



- Over 180 shops, boutiques, art galleries and restaurant
- Monon & Main, a 36,000 SF four story building with office and retail space as well as a high-end 12,000 SF, two-story steakhouse and bar
- Plans for new boutique hotel with carousel



AGORA AT THE



PROSCENIUM

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CBRE

DEVELOPED BY:



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