

1ST ON MAIN

10 E. MAIN STREET, CARMEL, IN 46032

## CARMEL'S NEWEST MIXED-USE DEVELOPMENT

located in the heart of Carmel Arts & Design District

Featuring:

- Class A office
- Residential living
- On-site parking garage
- Community gathering areas
- Retail/restaurant space

OFFICE SPACE-NOW LEASING





# Project Highlights

- 4-story, 73,000 SF Class-A office building with first floor retail/office options
- 310-car parking garage
- 35 luxury apartments
- 8 luxury condominiums, 3,000 to 3,300 square feet
- Community gathering areas
- Onsite PNC ATM facility

**LOCATED IN THE HUB OF CARMEL'S DOWNTOWN ARTS & DESIGN DISTRICT,** 1st On Main anchors the corner of Range Line Road and Main Street. The 4-story office building features ±19,000 SF floor plates in a highly desirable location appealing to today's workforce with access to enticing amenities within walking distance.



1ST ON MAIN





10-MINUTE WALKABILITY MAP

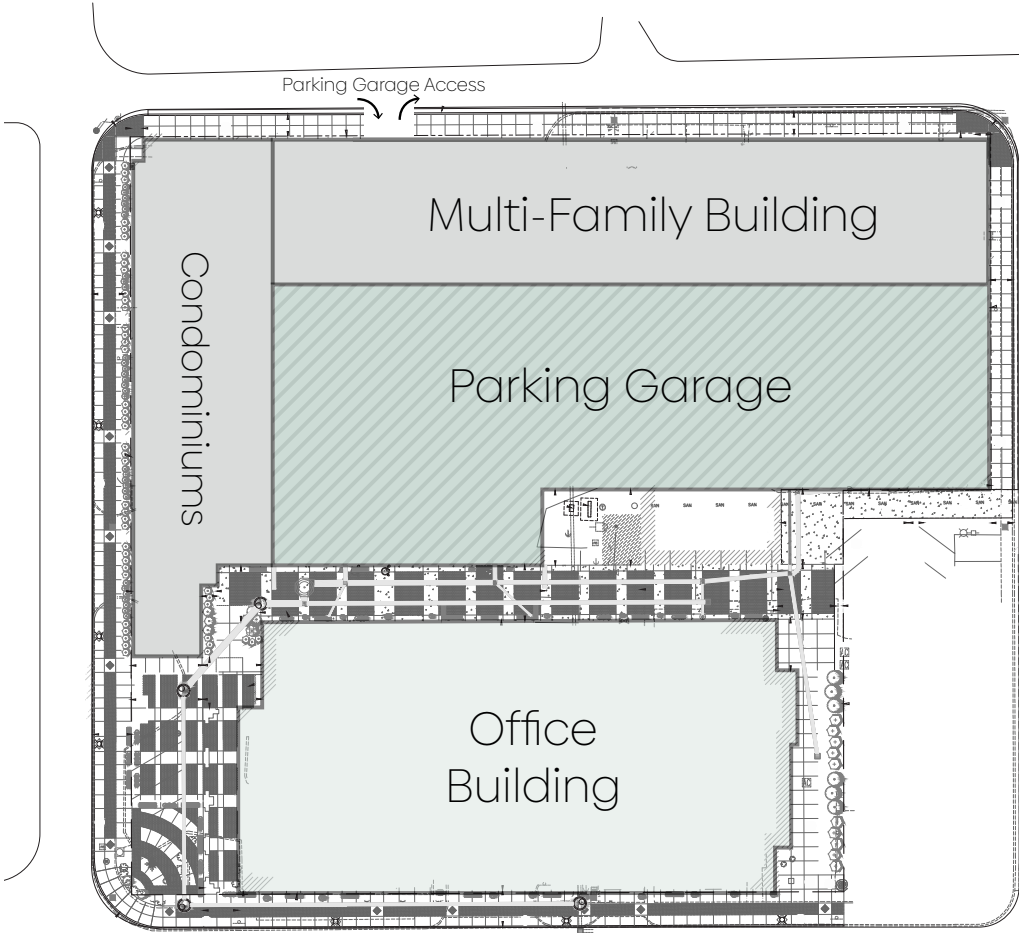


72

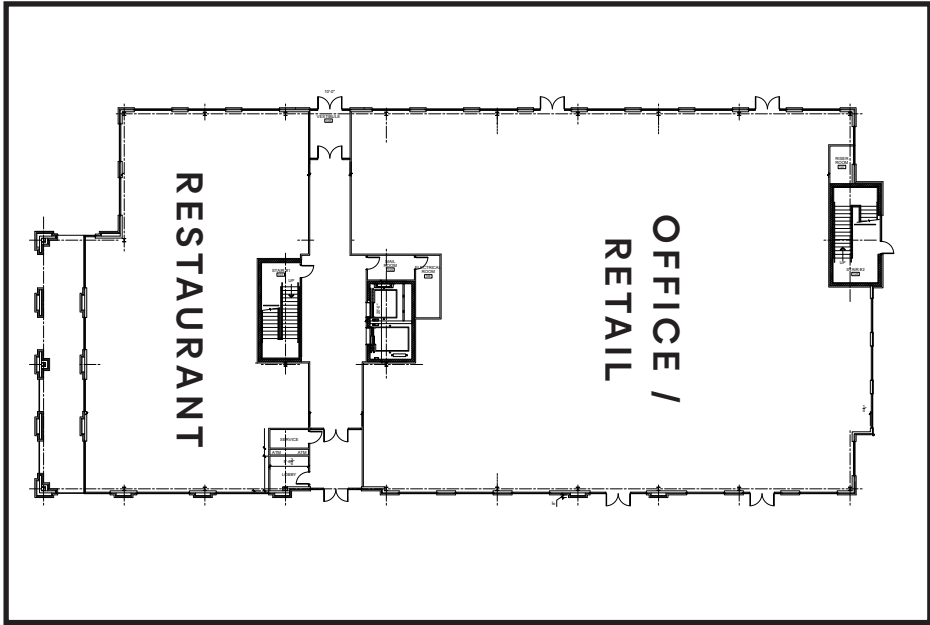
walk score

MOST ERRANDS CAN BE ACCOMPLISHED ON FOOT.

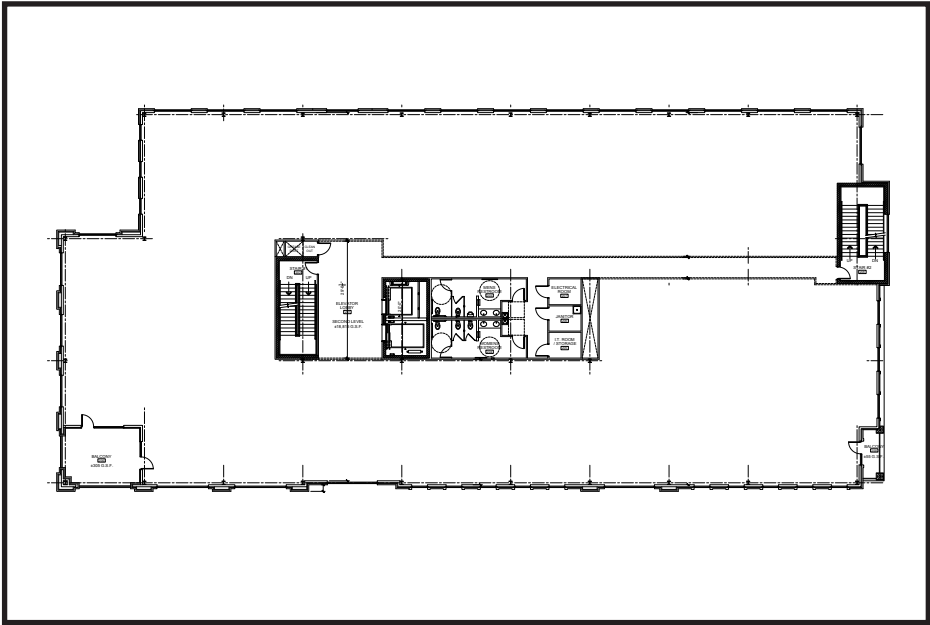
# 1st ON MAIN Site Plan



# 1<sup>st</sup> & 2<sup>nd</sup> Level Office Floorplans



1<sup>st</sup> Floor



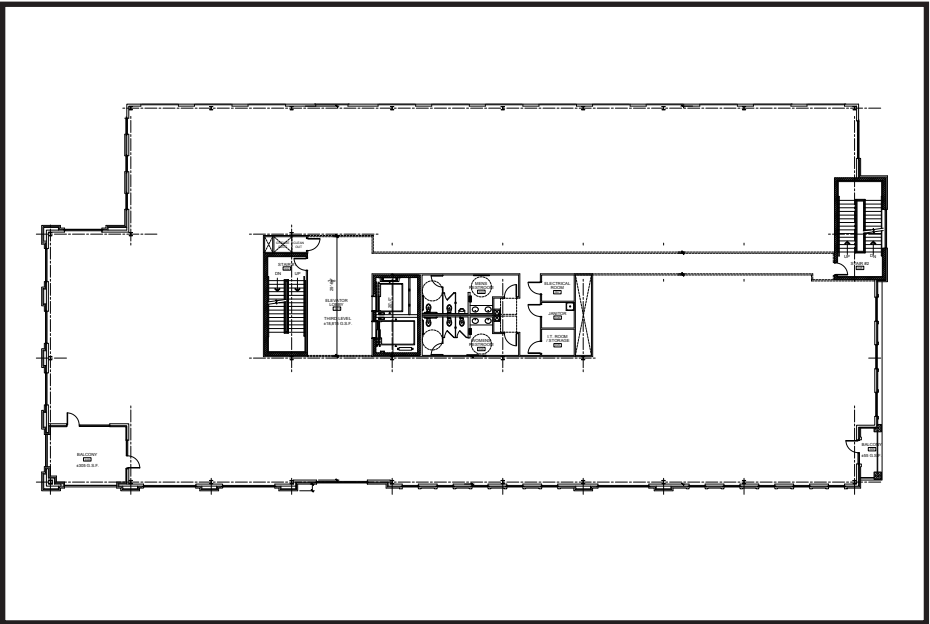
2<sup>nd</sup> Floor

## THE FIRST FLOOR

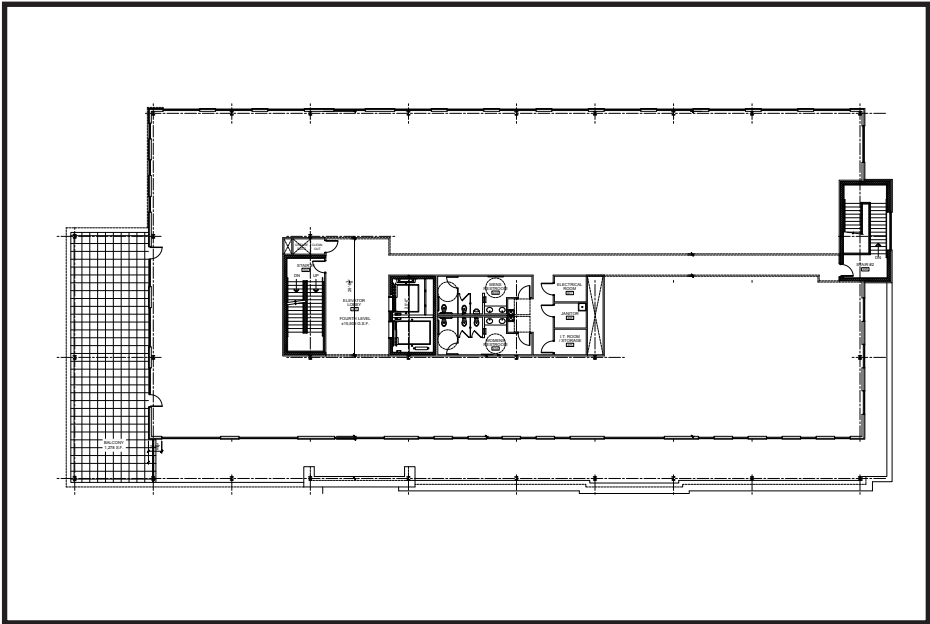
will feature a restaurant tenant with access to an outdoor dining terrace. The floorplan is flexible for both office and retail users.

# 3<sup>rd</sup> & 4<sup>th</sup> Level Office Floorplans

**THE FOURTH FLOOR** features an inset design with 15,500± SF available. This suite will be ideal for a full floor tenant. It will have access to a private rooftop terrace.



3<sup>rd</sup> Floor



4<sup>th</sup> Floor

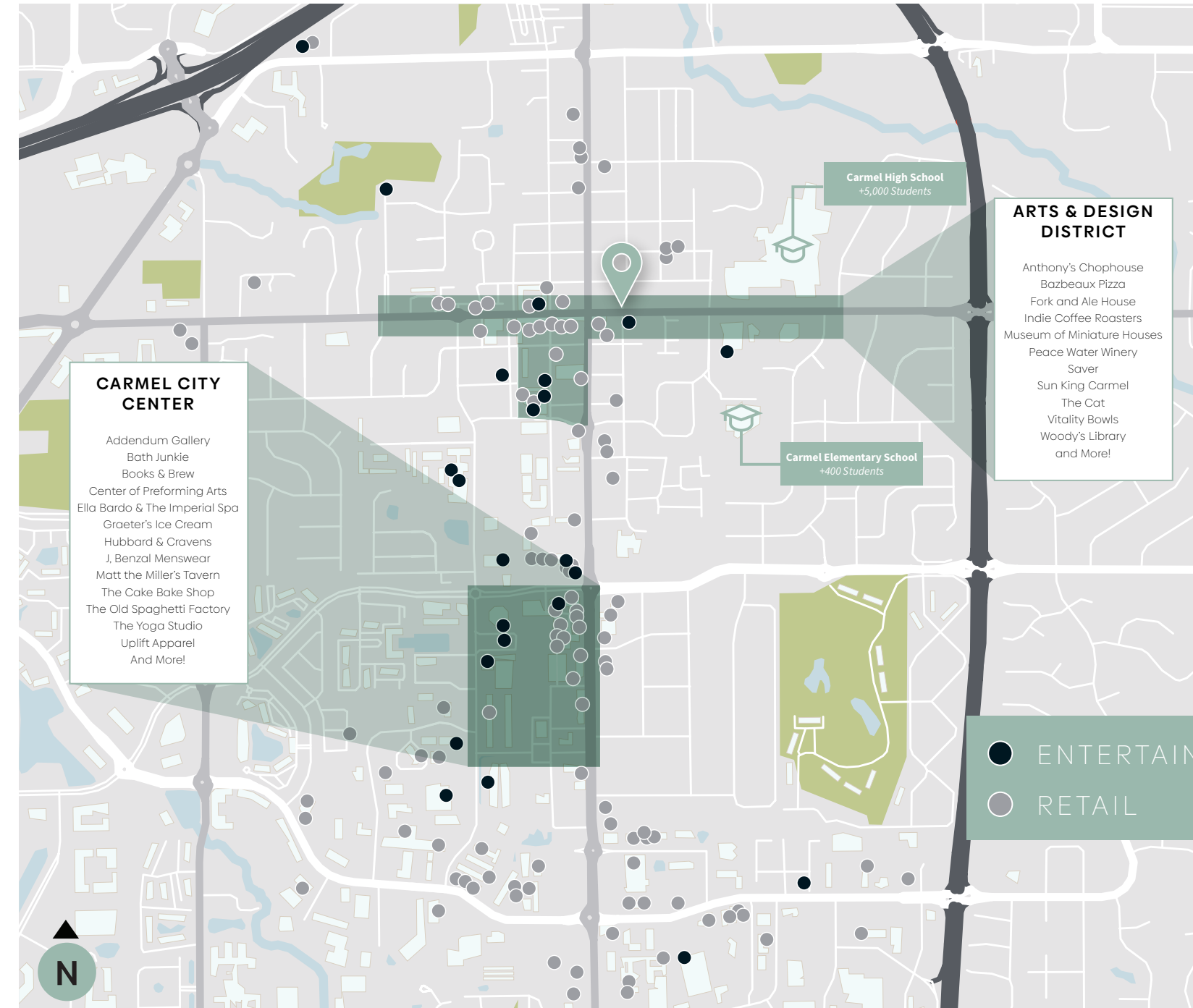


# Live Where You Work

TAKE ADVANTAGE OF ALL CARMEL HAS TO OFFER



**1ST ON MAIN** will feature 35 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 2022.



LOCAL AMENITIES MAP





NOTABLE CARMEL EMPLOYERS

Company	Employees
CNO Financial Group Inc	2,300
RCI LLC	2,000
Geico	1,550
Liberty Mutual	800
Technicolor	800
KAR Auction Svc Inc	800
IU Health North Hospital	783
St Vincent Carmel Hospital	554
Protective Insurance Corporation	530
Midwest Iso	500
Delta Faucet Co	400
Firestone Building Products	400
Carmel High School	391
St Vincent Heart Center	356



#1

Best Places to Live in Midwest  
(Newsweek, 2020)



#1

Best City for Fit Lifestyle in Indiana  
(BarBend, 2020)



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.

#1

Best City to Live in Indiana  
(Niche, 2020)



#1

Best Places to Raise a Family in Indiana  
(Niche, 2020)

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
- Chriskindlmarkt



#4

Best Suburbs to Live in America  
(Niche, 2020)



#7

Best Places to Live in America  
(Niche, 2020)





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