



AVAILABLE

CLASS A OFFICE | FOR LEASE
± 35,000 SF

10689 NORTH PENNSYLVANIA STREET,
INDIANAPOLIS, INDIANA 46280

PROPERTY HIGHLIGHTS

PRIME OFFICE LOCATION

AMPLE PARKING

COMPREHENSIVE FACILITIES

IDEAL VISIBILITY & SIGNAGE OPPORTUNITIES

MOVE-IN READY WITH HIGH END FURNISHINGS

STANDOUT IN MARKET

UNIQUE OUTDOOR SPACE

10689 NORTH PENNSYLVANIA STREET

Experience the unparalleled allure of the Sandor Building, a distinguished Class A++ masterpiece nestled in the vibrant heart of U.S. 31 (Meridian Street) and Pennsylvania Street. Brilliantly designed to reflect a high-end hotel ambience, this office space offers a sophisticated blend of style, function, and ready-to-occupy convenience. Both floors feature open, collaborative floor plans, elevator access, and vaulted tray ceilings, beautifully accentuated by the deep warmth of imported African wood doors and paneling. These unique, well-curated environments are ideal for high-profile satellite offices, prestigious corporate headquarters, or professional hubs and firms seeking to leave a lasting impression on clients. Welcome to the Sandor Building, a distinctive blend of business and luxury that redefines the standard for your professional journey.

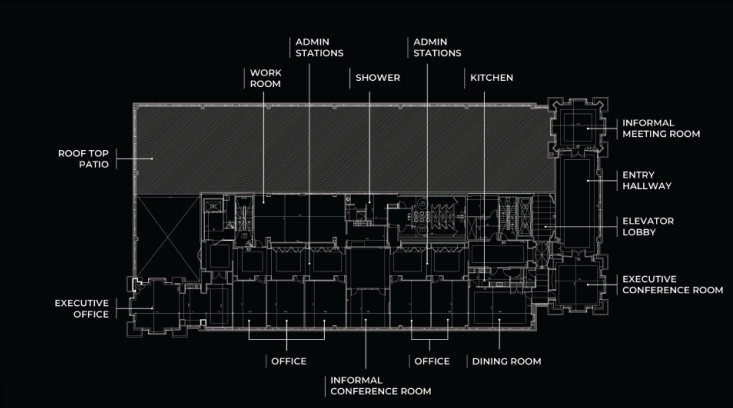
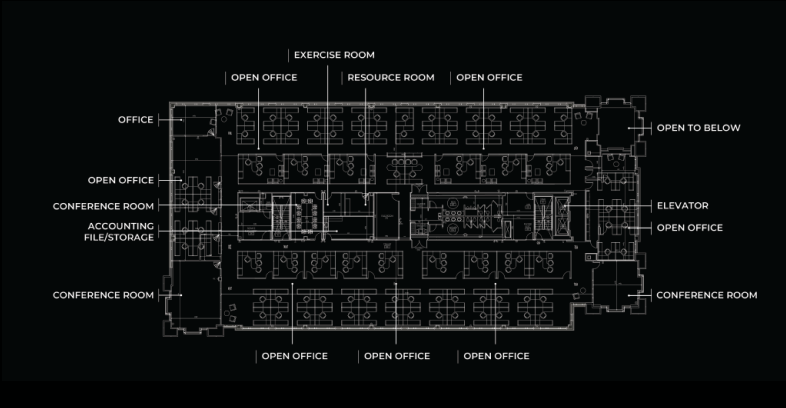
DEMOGRAPHICS

TOTAL POPULATION	1mi	3mi	5mi
TOTAL POPULATION 2023	4,350	58,557	179,363
50-74 HOUSEHOLDS 2022	348	5,374	12,459
75+ POPULATION 2023	258	3,842	8,883



SECOND FLOOR

THIRD FLOOR



SECOND FLOOR
21,792 SQUARE FEET

THIRD FLOOR
12,729 SQUARE FEET

THE PROPERTY

TOTAL BUILDING: ± 55,697 SF

SECOND FLOOR: ± 21,792 SF

THIRD FLOOR: ± 12,729 SF

LAND SIZE: 3.88 ACRES

YEAR BUILT: 2001

ACCESS: EASY ACCESS

VISIBILITY: EXCELLENT VISIBILITY ON US 31

DATE AVAILABLE: IMMEDIATELY

RATE: UPON REQUEST

2 FLOORS. 3 STORY BUILDING

OWNER-OCCUPIED ON 1ST FLOOR

LEASE TYPE: FULL SERVICE

MAJOR RETAILERS

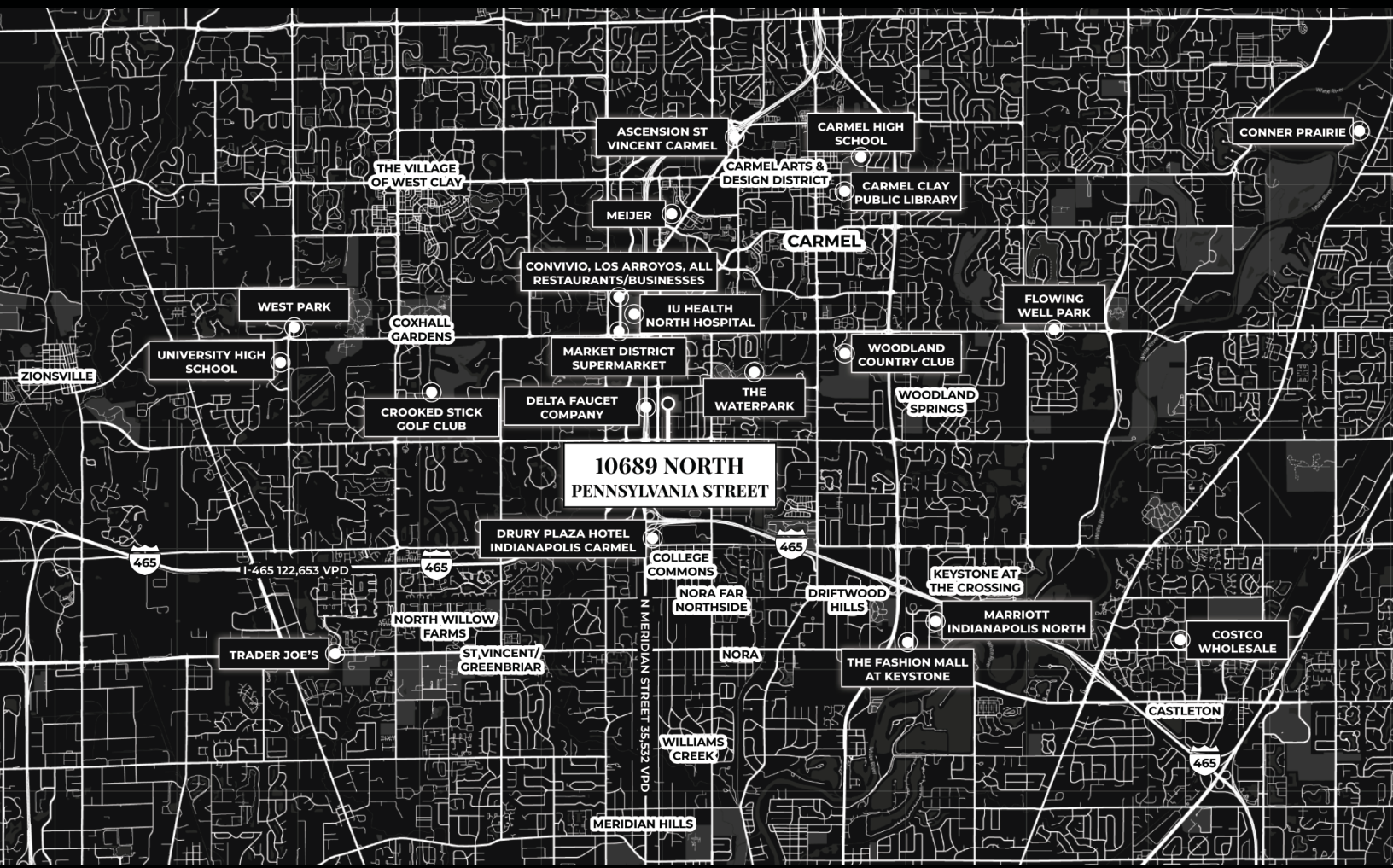


INTERSTATE ACCESS



LOCATION

The property is located in the rapidly-growing city of Carmel, Indiana. Carmel offers a 20 minute commute to downtown Indianapolis, a vibrant business district that now has the second largest concentration of office workers in the state. Carmel's unemployment rate of 2.5% is among the lowest in the state. Decision-makers and key executives from corporations throughout Indianapolis are drawn to Carmel for its excellent schools, variety of housing options, and extensive area amenities. Carmel is home to more than 50 corporate headquarters, including CNO Financial Group, MISO, and Delta Faucet. As one of the fastest-growing cities in Indiana, Carmel has a reputation for being a safe, family-oriented city with an established business community. Due to the City's prime geographic location, superior infrastructure, highly educated workforce, and its thriving arts and cultural venues, Carmel is consistently recognized for not only its strong business climate, but also for its high quality of life.



SECOND FLOOR



THIRD FLOOR



Voted #1
Place to Launch
a Career
- Money Magazine


26 Minutes
to Downtown
Indianapolis

Carmel, Indiana is home to
more than 75
corporate, national, and regional
company headquarters


30 Minutes
to IND International
Airport

Voted #1
in America's Best
Places to Live
- Niche.com


100,800
Carmel, Indiana
Residents

IDEAL LOCATION

The Indianapolis International Airport is only 27 miles from Carmel and was named the best for customer service among regional airports in North America by the Airports Council International. Just minutes north of Carmel, the Indianapolis Executive Airport serves corporate air travel.

5 - MILE HIGHLIGHTS

179,363 <small>POPULATION</small>	39.1 <small>MEDIAN AGE</small>	2.3 <small>AVG. HH SIZE</small>
BUSINESSES		
 9,762 <small>TOTAL BUSINESSES</small>	 168,892 <small>TOTAL EMPLOYEES</small>	
81% <small>White Collar</small>	10% <small>Blue Collar</small>	10% <small>Services</small>
INCOME		
 \$140.213 <small>AVERAGE HH INCOME</small>	 \$60.096 <small>PER CAPITA INCOME</small>	 \$201.670 <small>MEDIAN NET WORTH</small>

CONTACT US

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