



MEZZ 42
RARE CARMEL/MONON TRAIL OFFICE SPACE
881 3RD AVENUE, SW & 5 CARTER GREEN
Carmel, IN 46032

PROPERTY HIGHLIGHTS

- Space 1: 2,773 RSF | \$38.00/SF Full Service
- Space 2: 3,808 RSF | \$38.00/SF Full Service
- Space 3: 2,264 RSF | \$42.00/SF Full Service
- Free structured parking
- Fitness Center
- Direct access to Monon Trail

JOSHUA GRAHAM

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JON OWENS

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CARMEL, IN



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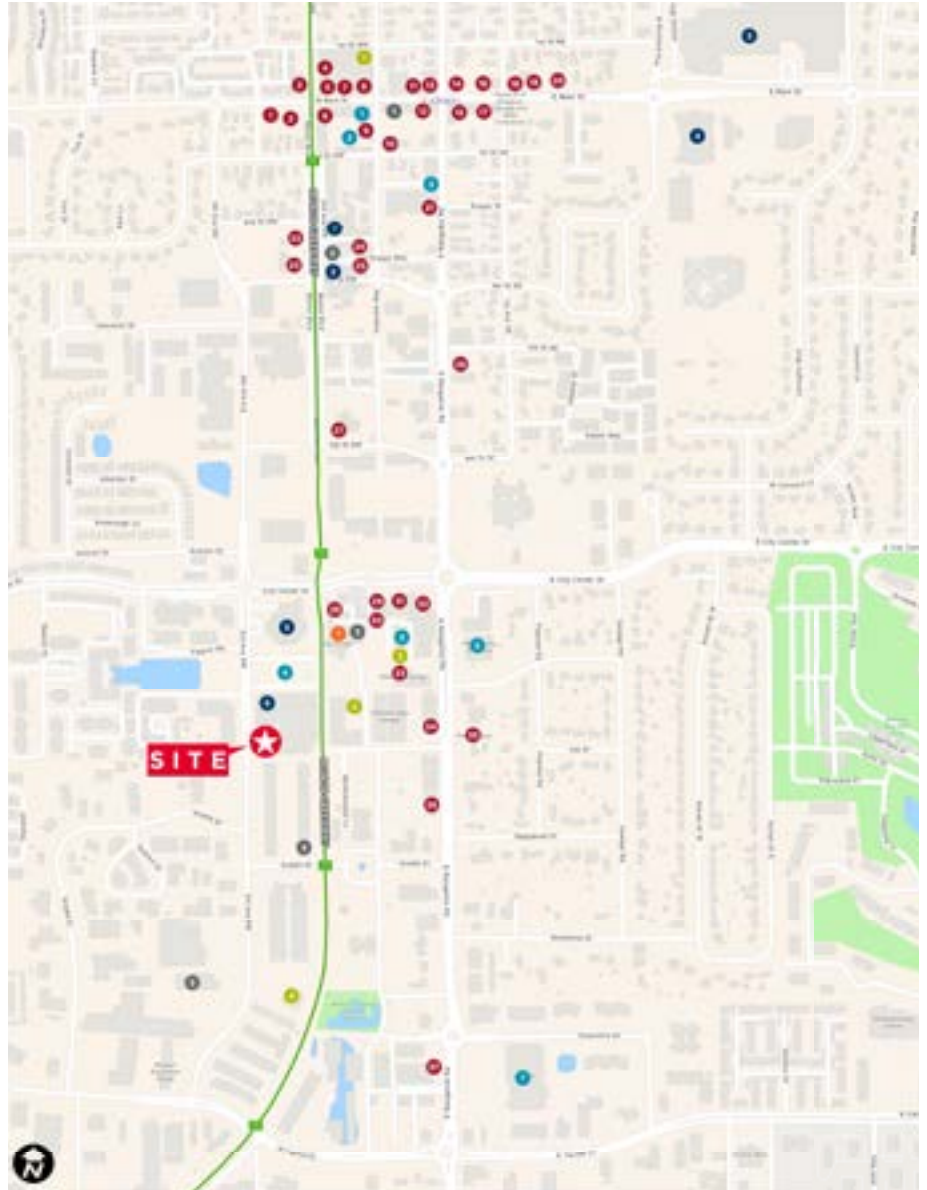
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MEZZ 42 AMENITY MAP

CARMEL, IN

Name	Category	Number
Peace Water Winery	Entertainment	1
Sun King Brewery	Entertainment	2
Adagio Lounge	Entertainment	3
Union Brewing Company	Entertainment	4
Carmel Ice Skadium	Entertainment	5
Anytime Fitness	Fitness	1
InCycle	Fitness	2
FlexWerk Fitness	Fitness	3
Ozwell Fitness	Fitness	4
Hotel Carmichael	Hotels	1
Happy Dog Hotel & Spa	Points of Interest	1
Midtown Plaza Park	Points of Interest	2
Carmel High School	Points of Interest	3
Carmel Clay Public Library	Points of Interest	4
The Palladium Center for Arts	Points of Interest	5
Booth Tarkington Theater	Points of Interest	6
Savor	Restaurants	1
Anthony's Chophouse	Restaurants	2
Bub's Burgers	Restaurants	3
Pad Thai	Restaurants	4
Monterey Cuisine	Restaurants	5
Bazbeaux Pizza	Restaurants	6
Rita's Frozen Custard	Restaurants	7
Vitality Bowls	Restaurants	8
Muldoon's	Restaurants	9
Ristorante Roma	Restaurants	10
Fayrouz	Restaurants	11
Petos Greek Cuisine	Restaurants	12
Bovaconti Coffee	Restaurants	13
Tre on Main	Restaurants	14
Papa Fattoush	Restaurants	15
Woody's Library	Restaurants	16
Agave Bar & Grill	Restaurants	17
Juniper on Main	Restaurants	18
Greek's Pizzeria	Restaurants	19
Indie Coffee Roasters	Restaurants	20
Le Peep	Restaurants	21
Social Cantina	Restaurants	22
Garden Table	Restaurants	23
Den by FoxGardin	Restaurants	24
Fork & Ale House	Restaurants	25
Cancun	Restaurants	26
Pure Green	Restaurants	27
Vivante	Restaurants	28
divvy	Restaurants	29
Hanami Sushi	Restaurants	30
Eggshell Bistro	Restaurants	31
Matt the Miller's Tavern	Restaurants	32
The Cake Bake Shop	Restaurants	33
Graeter's Ice Cream	Restaurants	34
Penn Station	Restaurants	35
The Old Spaghetti Factory	Restaurants	36
Wahlburgers	Restaurants	37
Joe's Butcher Shop	Shopping	1
Arts & Design District	Shopping	2
Indiana Design Center	Shopping	3
Carmel Farmers Market	Shopping	4
Carmel City Center	Shopping	5
Ace Hardware	Shopping	6
Kroger	Shopping	7



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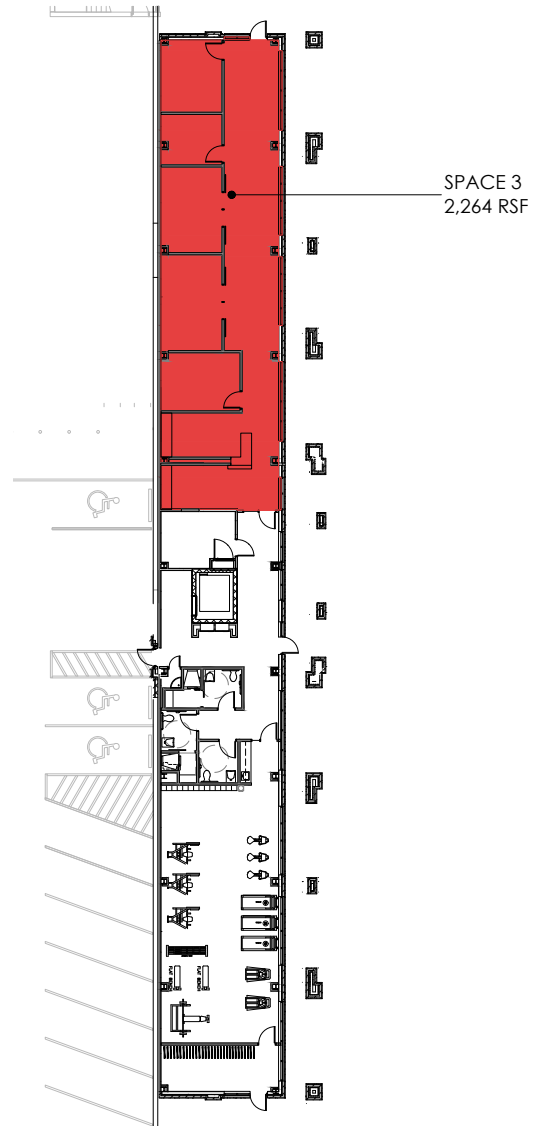
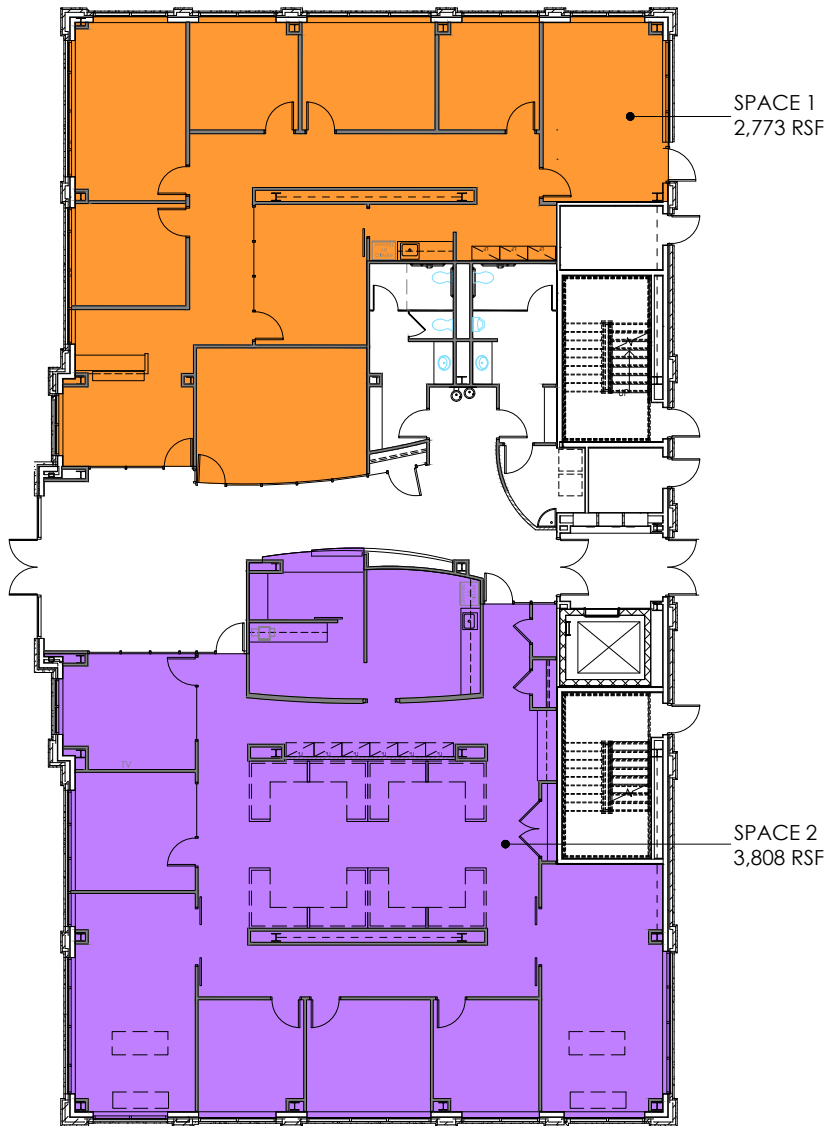
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MEZZ 42

CARMEL, IN

SPACE 1 & 2
AVAILABLE
2,773-6,581 SF

SPACE 3
AVAILABLE
2,264 SF



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