

THE ATRIUM *of Carmel*

10330 N. MERIDIAN STREET | CARMEL, IN 46290

A premier property at the intersection of Indiana
Business and Connectivity.

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Property Overview

Welcome to The Atrium — a trophy multi-use property located in prestigious Carmel, Indiana.

Designed by the iconic architect Michael Graves, The Atrium is situated in the highly sought after Carmel/North Meridian submarket at the gateway to Carmel, and the intersection of Marion and Hamilton counties.

Boasting prime US-31 frontage, interstate access, and full-floor daylight-filled space, this one-of-a-kind location has new ownership breathing fresh energy into the property.

Join a thriving community of entrepreneurs, nonprofits, corporations, and creators, and write your next chapter at The Atrium!



VIEW LISTING ONLINE



VIEW PROPERTY VIDEO



VIEW PROPERTY WEBSITE



Availability



Space Available:

246,000 square foot, four-story building, with full-floor spaces available for lease



Lease Rate:

\$21.50/SF Full-Service

\$23.50/SF = Suite 3700 - 6206 SF
Suite 3800 - 5547 SF
Suite 3900 - 3944 SF
Suite 1C - 3,429 SF



Signage:

Rare building signage opportunity available to establish prominence in trophy location.



Visibility:

Unrivalled visibility from US 31/N. Meridian St, one of the states most heavily traveled thoroughfares with 105,000 VPD (forecasted to 160,000 VPD by 2045)



Amenities:

The building features an on-site fitness center, tenant lounge, conference room and smart vending, with ideal layout for additional amenities, including game rooms, outdoor recreation and seating, wellness facilities, and more.



Parking:

Ample onsite parking available



Zoning:

MC - Meridian Corridor (Encourages mixed-use redevelopment along US-31 — anchoring office and tech jobs with complementary retail, dining, and upper-level residences — to create a walkable, transit-friendly corridor that balances vibrant business and nightlife while protecting nearby neighborhoods.)



Property Photos

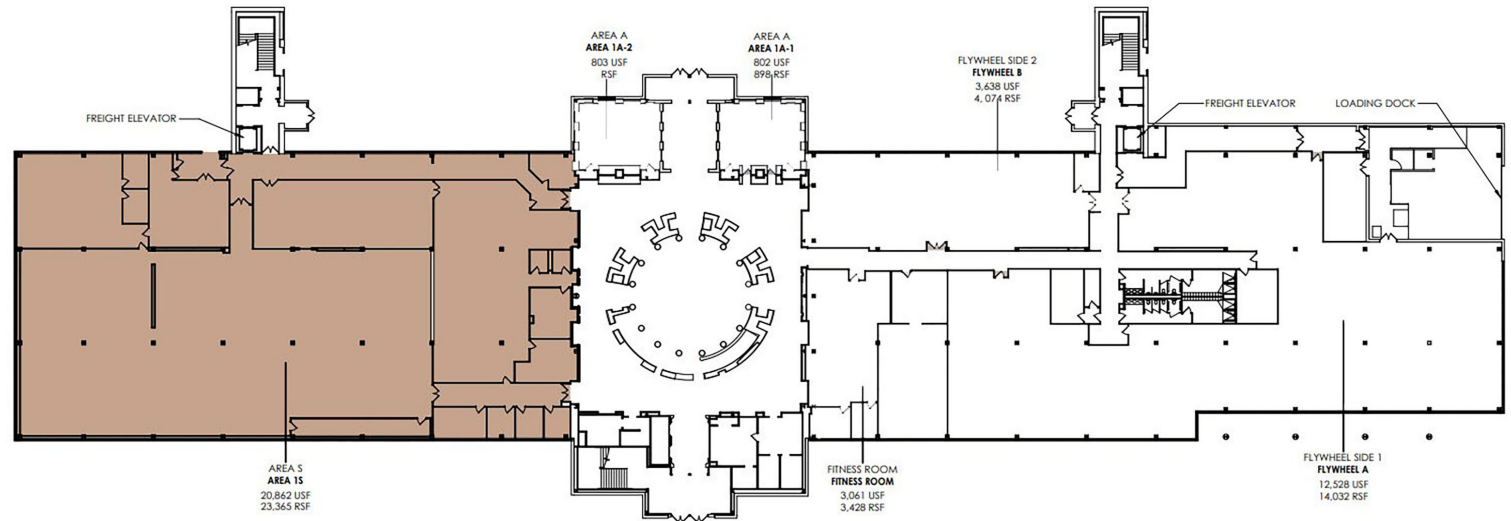


Property Photos

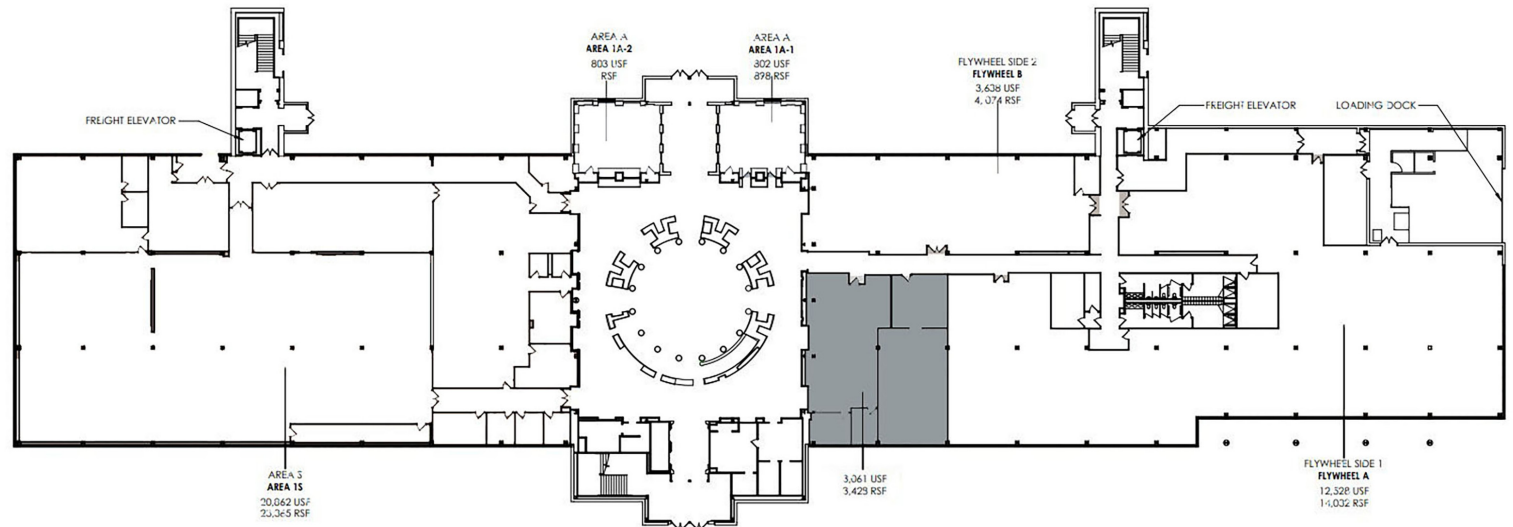


Available Space

1 South
20,862 USF
23,365 RSF

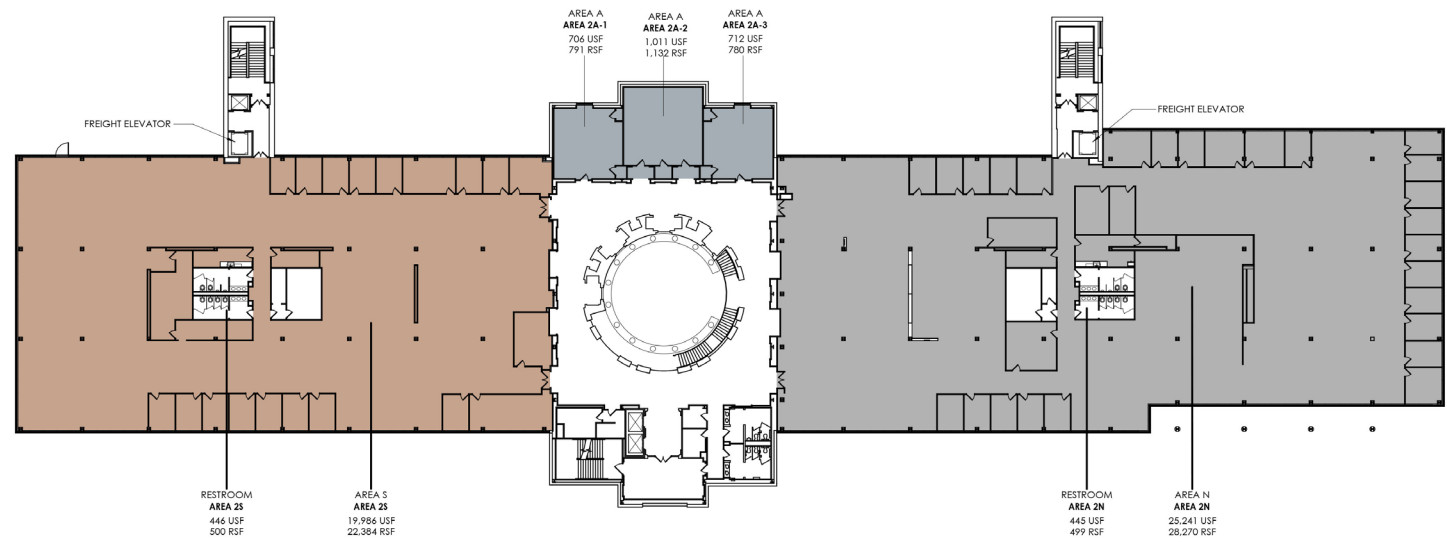


1C
3,061 USF
3,429 RSF



Available Space

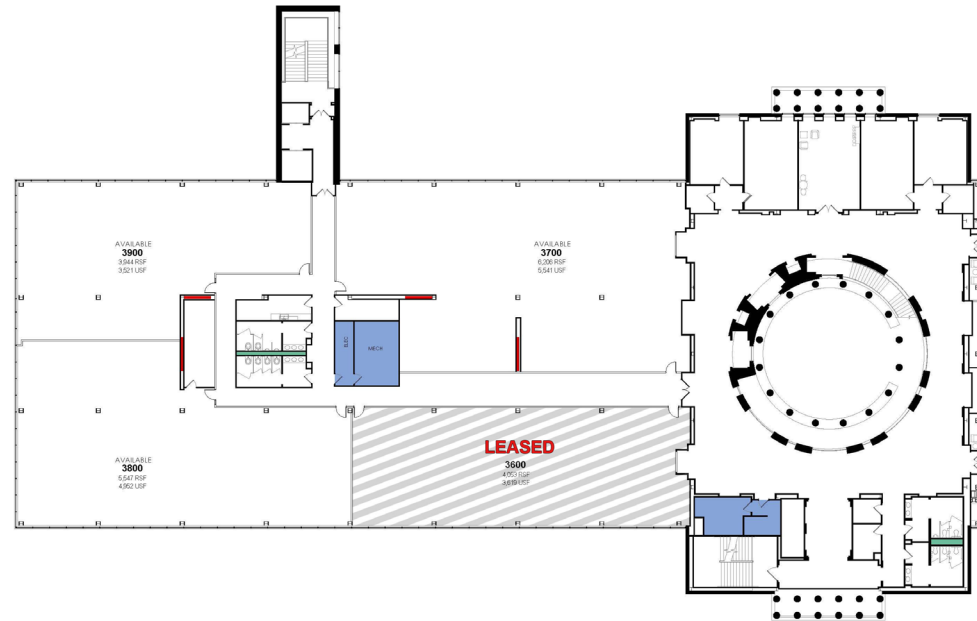
2nd Floor



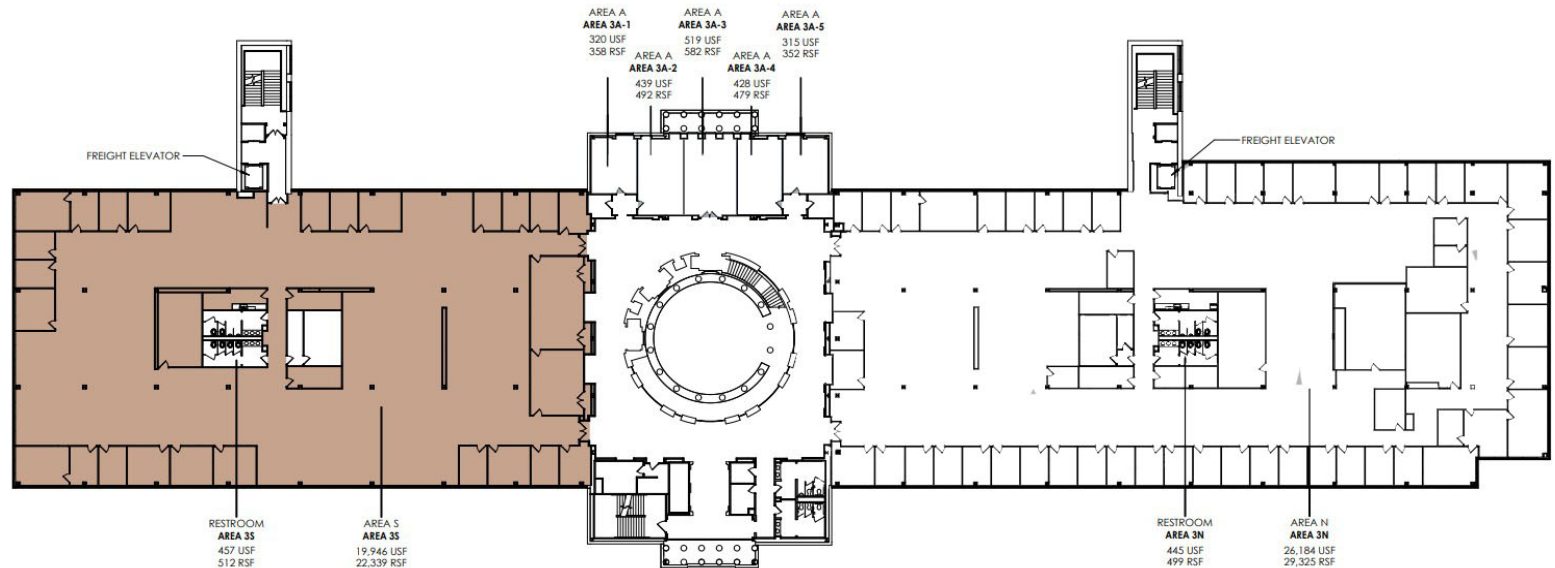
Available Space

3 South Conceptual Suite Options

Available Suites:
Suite 3700 - 6206 SF
Suite 3800 - 5547 SF
Suite 3900 - 3944 SF

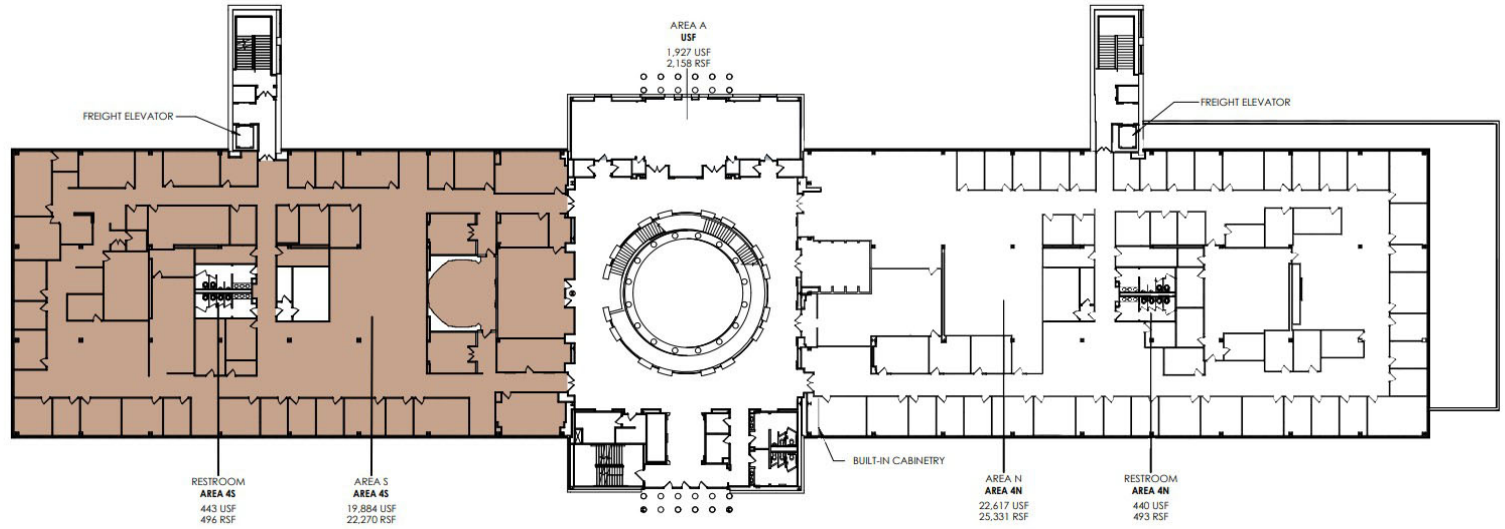


3 South
19,946 USF
22,339 RSF

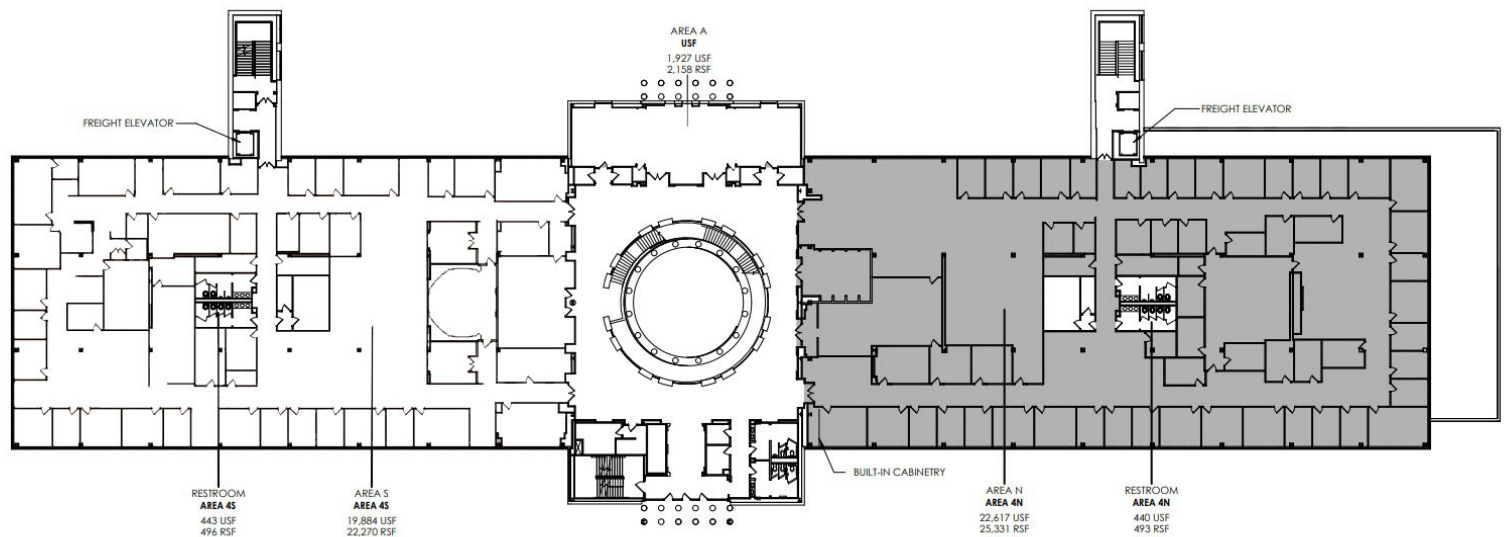


Available Space

4 South
19,884 USF
22,270 RSF



4 North
22,617 USF
25,331 RSF



Conceptual Development Renderings

Concept Plan



Entry Overview



Conceptual Development Renderings

Entry Overview



Details Overview



Carmel Shines

11 Awards in 2025 Name It One of the Best Places to Live

The City of Carmel, Indiana has been recognized for excellence in many aspects of its planning, development, implementation and service. Carmel's work force is well trained and dedicated to providing the highest level of service to residents, businesses and visitors to the community. This work has been recognized by various organizations locally, nationally, and internationally. The City continues to appear on national, data-driven 'Best' lists where cities' rankings are assigned based on job market, net migration, and quality of life numbers, just to name a few.

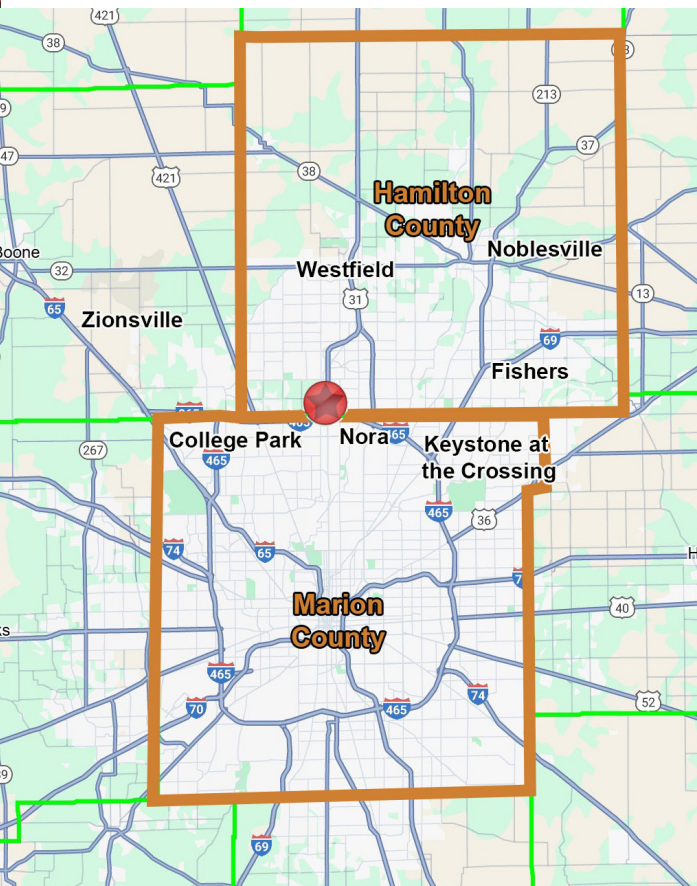
- 2025 - #1 Best Place to Move to in the Midwest, [Consumer Affairs](#)
- 2025 - #2 Best Place to Live in the U.S., [Livability](#)
- 2025 - #1 Best Place to Live in Indiana, [Niche](#)
- 2025 - #1 Best Place to Raise a Family in Indiana, [Niche](#)
- 2025 - #1 Place with the Best Public Schools in Indiana, [Niche](#)
- 2025 - #2 Best Suburb to Live in America, [Niche](#)
- 2025 - #7 Best Place to Live in America, [Niche](#)
- 2025 – 2026 - #1 Best Place to in Indiana, [U.S. News & World Report](#)
- 2025 – 2026 - #1 Best Medium-Sized City to Live in the U.S., [U.S. News & World Report](#)
- 2025 – 2026 - #2 Best Place to Live in the U.S., [U.S. News & World Report](#)
- 2025 - #1 Best Small City in America, [WalletHub](#)



LEARN MORE

Location

The Atrium in Carmel offers an incomparable location at the entrance to Carmel, Indiana's most affluent suburb and sought-after office market. It is a dynamic city where people and businesses can thrive with a world-renowned arts scene, prime entertainment options, foodie haven restaurants and hundreds of miles of walking and bike trails to explore. This property has unrivaled visibility from I-465 and Meridian Street, one of the city's most heavily traveled thoroughfares and an average daily traffic count of ~97,000.

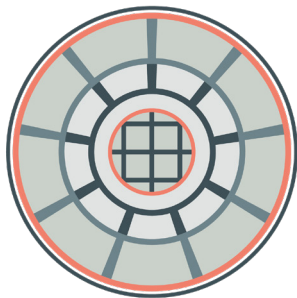


The Market

In Carmel you're in good company with a very dedicated professional workforce and more than 125 corporate headquarters calling Carmel home. It has become a strong hub for corporate headquarters, especially in finance, insurance, healthcare, technology, and professional services. Here are some of the major corporations and organizations with headquarters or significant operations in Carmel:

COMPANY	INDUSTRY	NOTES
Allegion	Security products	Global Headquarters
Liberty Mutual	Insurance	Regional Headquarters
MJ Insurance	Insurance	Headquarters
GEICO (Regional)	Insurance	Large Regional Office
CNO Financial Group	Insurance / Finance	Headquarters
MISO	Energy Grid Operator	Headquarters
NextGear Capital	Auto Financing	Headquarters
Openlane	Auto Auctions / Technology	Headquarters
Blue & Co., LLC	Accounting	Headquarters
Merchants Bank of Indiana	Banking	Headquarters
Telamon Corporation	Telecommunications	Headquarters
Baker Hill	Financial Technology	Headquarters
Republic Airways	Regional Airline	Headquarters
Seven Corners	Travel Insurance	Headquarters
Strada Education Network	Nonprofit / Education	Headquarters
Zotec Partners	Healthcare	Headquarters
MonsterConnect	Sales Technology	Headquarters
Crowdstreet (Midwest)	Real Estate Investment	Large Regional Office





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