

OFFICE SUBLEASE - 32,250 SF FLAGSHIP BUSINESS PARK

2701 ENTERPRISE DRIVE | ANDERSON, IN 46013



ASKING PRICE: \$ 7.88/ SF NNN
\$ 6.19/ SF Current OPEX



LISTING DETAILS

- Interstate Visibility
- Interchange Access
- Furniture Available
- Division Considered
- Term thru 3/31/22
- Renewal Option thru 3/31/25
- Constructed 2005
- Building Size 39,500 / SF
- Extremely Well Maintained
- 25 Minute Drive to I-465



TRAFFIC COUNTS

Doctor MLK Jr Blvd: 8,170 VPD
I-69: 25,678 VPD

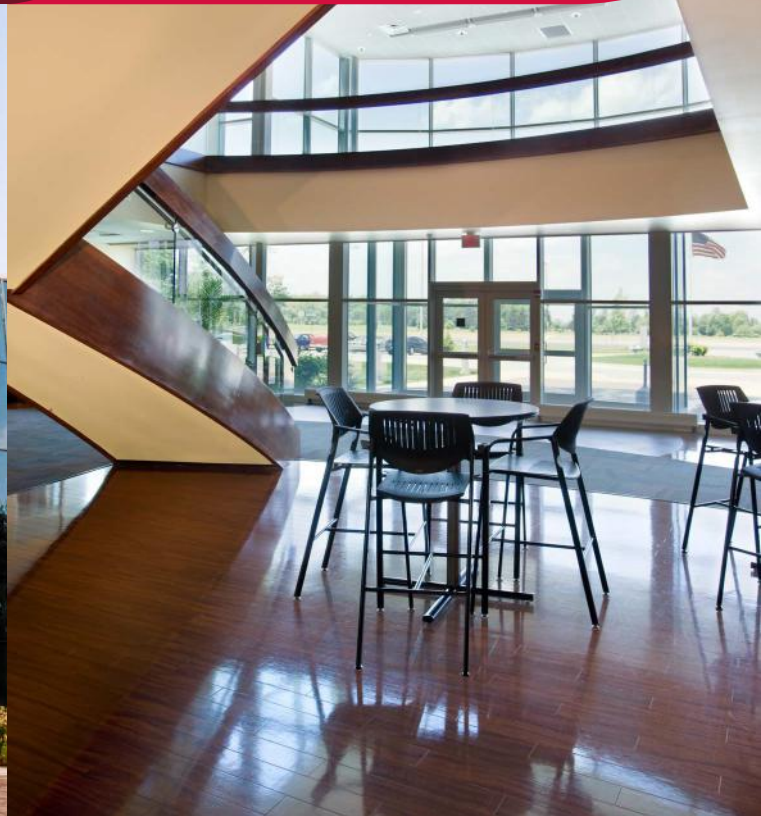
FOR MORE INFORMATION CONTACT: Stan Elser | selser@lee-associates.com | D 317.218.1034 | M 317.695.6641

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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CORPORATE NEIGHBORS:

- ALLIANCE ONE
- ANDERSON UNIVERSITY
- CARTER LOGISTICS
- CALIBER FUNDING
- CAREER HORIZON
- CARL D ERSKINE REHAB CENTER
- CONDUENT
- CORP FOR ECONOMIC DEV
- DURHAM ENGINEERING
- FEDEX
- FF&S INC.
- FLAGSHIP ENTERPRISE CENTER
- GREENVILLE TECHNOLOGY, INC
- HOME INSTEAD SENIOR CARE
- HY-PRO INC.
- IRVING MATERIALS
- LINCARE
- MIDWEST POS SOLUTIONS
- NESTLE USA
- NTN DRIVESHAFT
- PRECISION STRIP
- TECHNOPLAST USA
- ZATKOFF SEALS & PACKINGS



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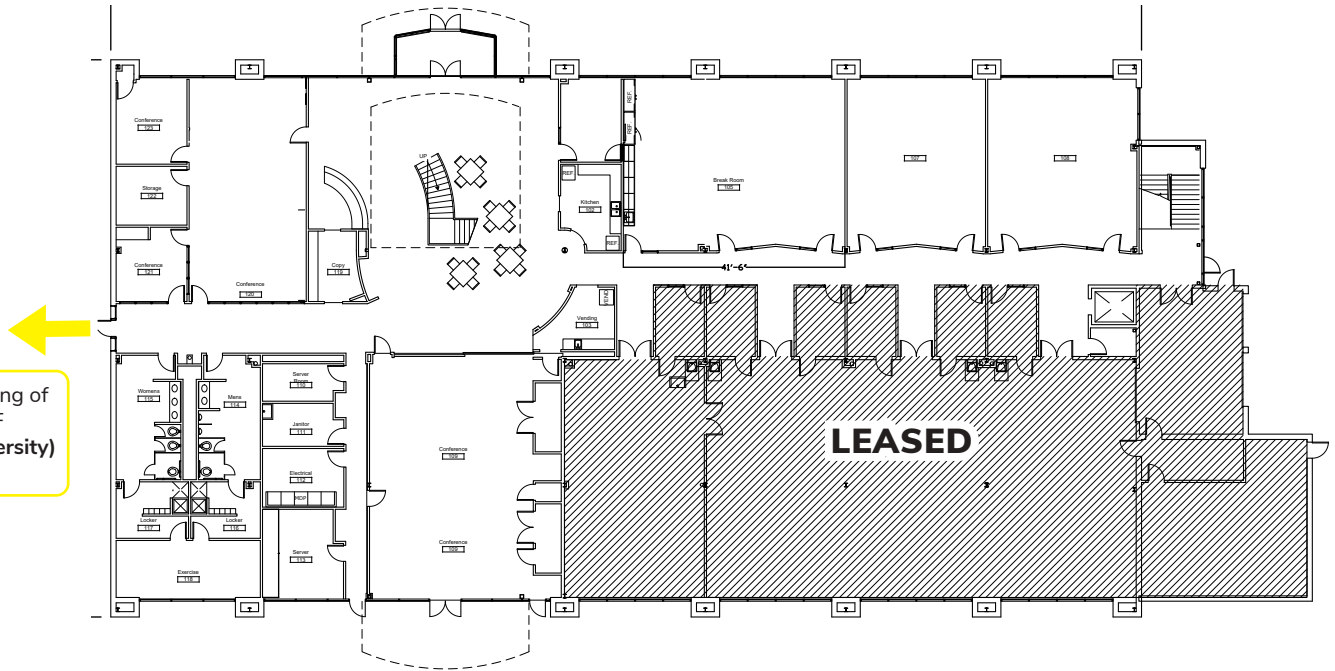
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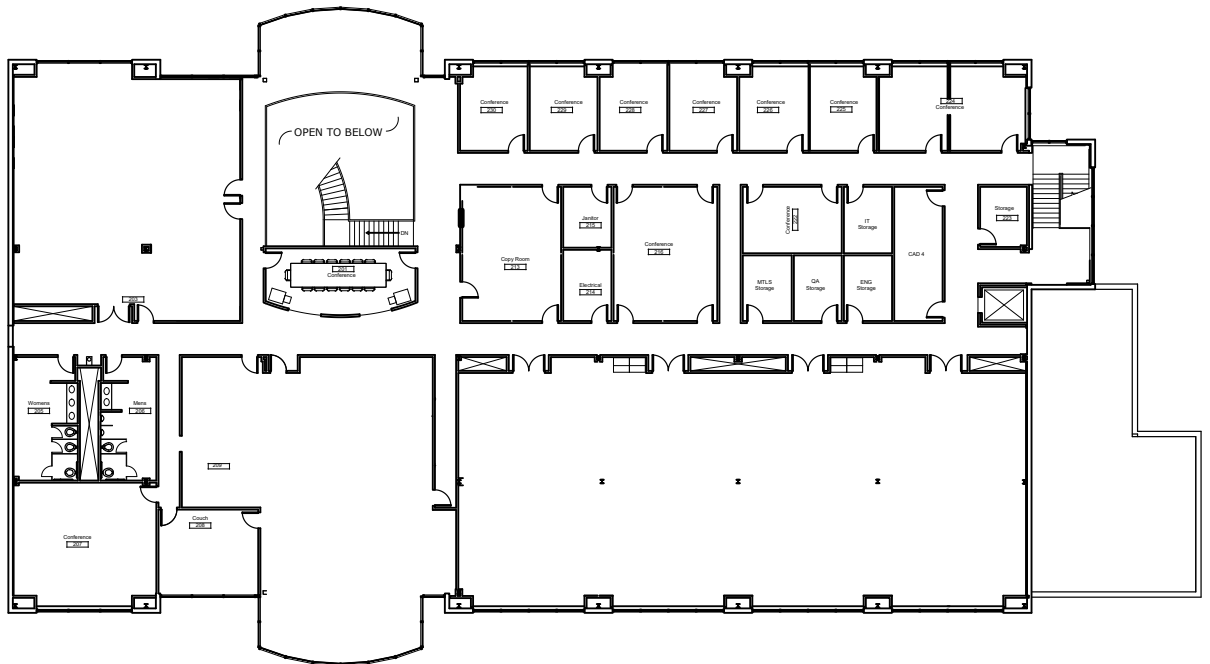
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1st Floor - 13,000 / SF Available



Adjoining Building of 52,000 / SF (Anderson University) For Lease.

2nd Floor - 19,250 / SF Available



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2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
EST. POPULATION	298	9,572	40,510
AVG. HH INCOME	\$73,229	\$76,827	\$62,632
DAYTIME POP.	2,198	9,460	30,915

ANDERSON



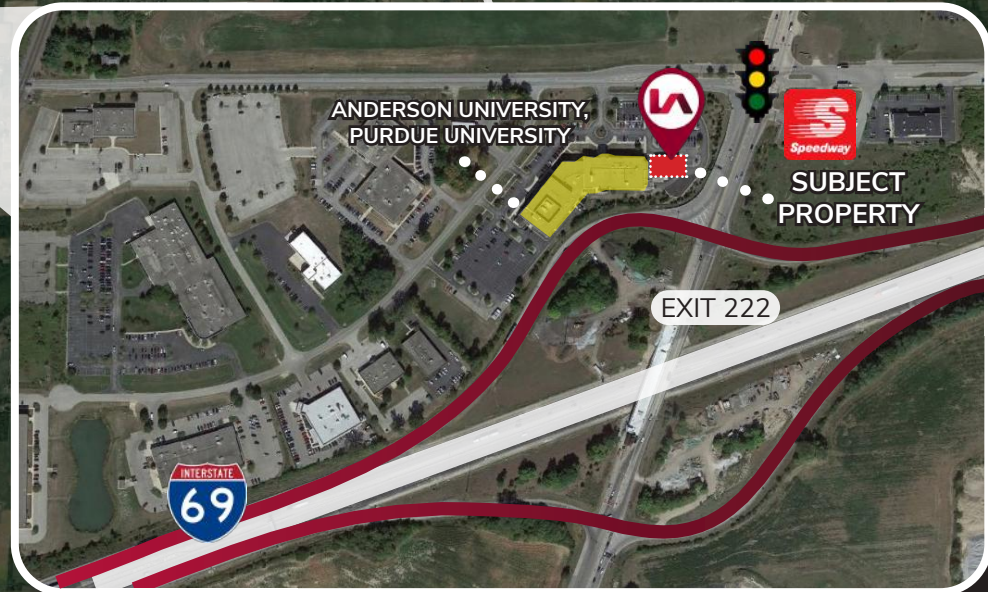
30 MILES
TO INDIANAPOLIS



Proposed Community North
Anderson Medical Campus

Proposed Gateway Commons
Retail Development

PENDLETON



ANDERSON UNIVERSITY,
PURDUE UNIVERSITY

**SUBJECT
PROPERTY**

EXIT 222

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DISCLAIMER

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