

FOR LEASE

2705 ENTERPRISE DRIVE ANDERSON, IN 46013

ANDERSON UNIVERSITY FLAGSHIP

PETE ALVEAL

317.454.7171

palveal@premiercres.com

TOM FERGUSON

317.454.7171

tferguson@premiercres.com

PREMIER COMMERCIAL | TCN WORLDWIDE

9785 Crosspoint Blvd., Ste. 118 | Indianapolis, IN 46256

317.454.7171 | www.premiercres.com

The information contained herein has been obtained from sources we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee the information is correct or complete. Marketing materials & documents alike may only be reproduced in their entirety, without modification or deletion. Photos are the property of their respective Owners, & use of these without the written consent of said Owner is prohibited. © 2023 Premier Commercial Real Estate Services, LLC

ANDERSON UNIVERSITY FLAGSHIP

2705 ENTERPRISE DRIVE, ANDERSON, IN 46013



FOR LEASE



OFFERING SUMMARY

Lease Rate: Negotiable

Building Size: 53,200 SF

Available SF:

Lot Size: 4.424 Acres

Year Built: 2006

Zoning: I-3 Planned Industrial

PROPERTY OVERVIEW

The Anderson University Flagship building located in Flagship Industrial Park is available for lease. This 53,200 SF building with ample parking boasts many amenities; including a 1st Floor containing a Commercial Kitchen, Dining Area, Auditorium, 3 Meeting Rooms, Banquet-Flex Space, Common Areas, Executive Offices, and Restrooms. The building has a beautiful 3,700 SF Auditorium equipped with a Flexible banquet Space of 4,000 SF and a 2,000 SF Dining area. This is conveniently located next to a 3,300 SF Commercial Kitchen, allowing for combined catered events and meeting opportunities. The space is designed for meetings, events, and seminars and offers conveniently accessible options for use.

The second floor is 16, 500 SF contains well-designed classrooms and office space that can be used for meetings and is divisible for flexible needs.

The third floor contains 19 (380 SF) Studio Efficiency Apartments, a lounge area, fireplace, fitness room, laundry room, and restrooms. The apartments could easily be reconfigured for offices. There is 9,700 SF available on this floor.

The building has ample electric and is fitted with Frontier, multiple IP's and Fiber Optics. It is zoned with variable air volume systems and has 4 air handlers for the building. Comfort, convenient, contemporary design. This would make an ideal corporate headquarters.

Location:
I-69 Exit 222 (less than 1/4 mile)
Interstate Frontage / Visibility SR 9 / SR 67 (Immediate Access)
Indianapolis International (50 mi.)
Anderson Municipal (10 miles)

PETE ALVEAL

317.454.7171

palveal@premiercres.com

TOM FERGUSON

317.454.7171

tferguson@premiercres.com

PREMIER COMMERCIAL | TCN WORLDWIDE 9785 Crosspoint Blvd., Ste. 118 | Indianapolis, IN 46256 | 317.454.7171 | www.premiercres.com

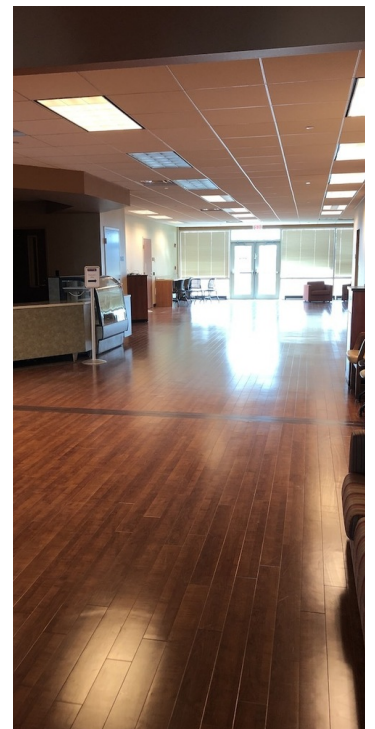
The information contained herein has been obtained from sources we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee the information is correct or complete. Marketing materials & documents alike may only be reproduced in their entirety, without modification or deletion. Photos are the property of their respective Owners, & use of these without the written consent of said Owner is prohibited. © 2023. Premier Commercial Real Estate Services, LLC

ANDERSON UNIVERSITY FLAGSHIP

2705 ENTERPRISE DRIVE, ANDERSON, IN 46013



FOR LEASE



PETE ALVEAL

317.454.7171

palveal@premiercres.com

TOM FERGUSON

317.454.7171

tferguson@premiercres.com

PREMIER COMMERCIAL | TCN WORLDWIDE 9785 Crosspoint Blvd., Ste. 118 | Indianapolis, IN 46256 | 317.454.7171 | www.premiercres.com

The information contained herein has been obtained from sources we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee the information is correct or complete. Marketing materials & documents alike may only be reproduced in their entirety, without modification or deletion. Photos are the property of their respective Owners, & use of these without the written consent of said Owner is prohibited. © 2023. Premier Commercial Real Estate Services, LLC

ANDERSON UNIVERSITY FLAGSHIP

2705 ENTERPRISE DRIVE, ANDERSON, IN 46013



TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR LEASE



PETE ALVEAL

317.454.7171

palveal@premiercres.com

TOM FERGUSON

317.454.7171

tferguson@premiercres.com

PREMIER COMMERCIAL | TCN WORLDWIDE 9785 Crosspoint Blvd., Ste. 118 | Indianapolis, IN 46256 | 317.454.7171 | www.premiercres.com

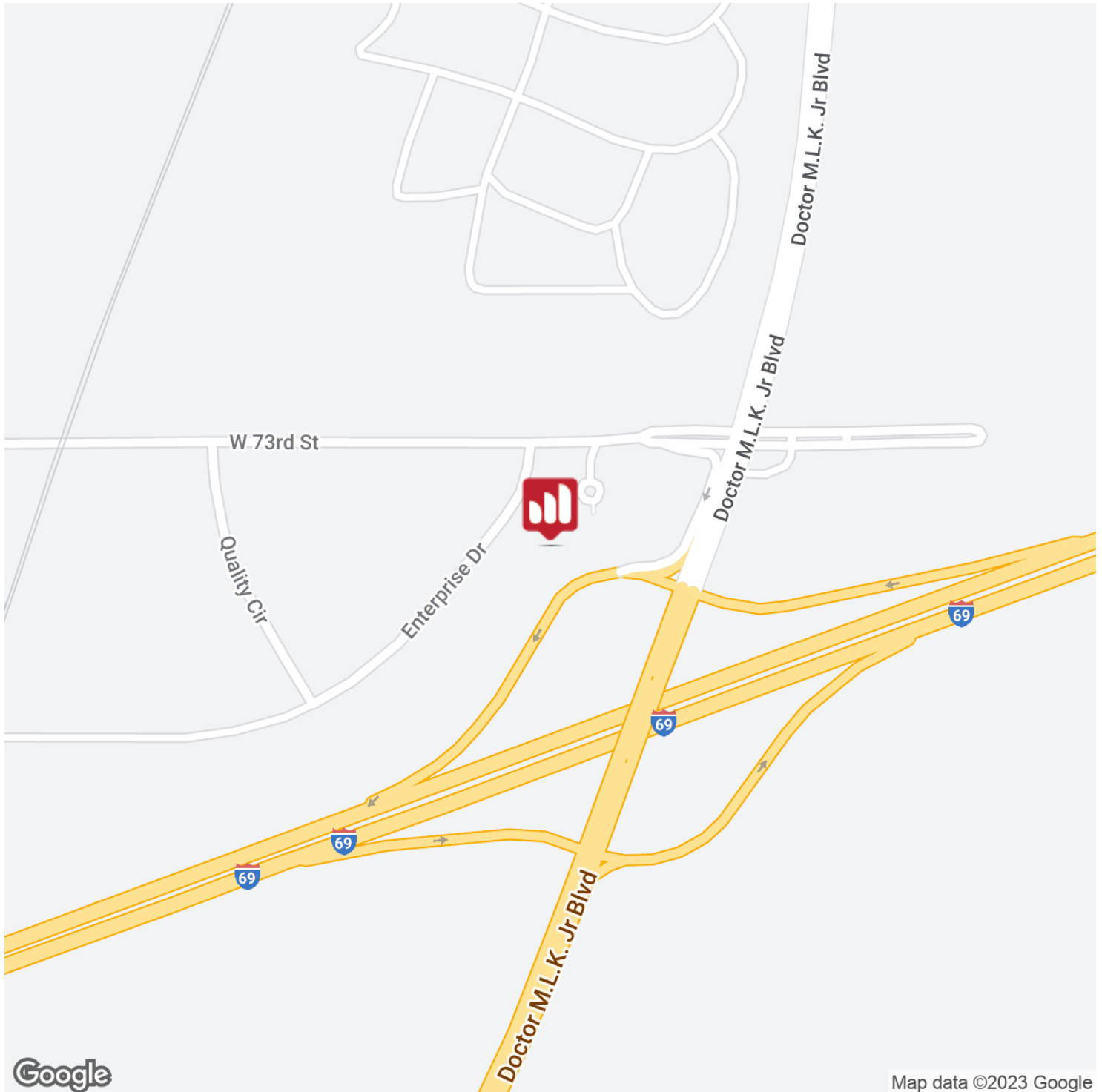
The information contained herein has been obtained from sources we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee the information is correct or complete. Marketing materials & documents alike may only be reproduced in their entirety, without modification or deletion. Photos are the property of their respective Owners, & use of these without the written consent of said Owner is prohibited. © 2023. Premier Commercial Real Estate Services, LLC

ANDERSON UNIVERSITY FLAGSHIP

2705 ENTERPRISE DRIVE, ANDERSON, IN 46013



FOR LEASE



PETE ALVEAL

317.454.7171

palveal@premiercres.com

TOM FERGUSON

317.454.7171

tferguson@premiercres.com

PREMIER COMMERCIAL | TCN WORLDWIDE 9785 Crosspoint Blvd., Ste. 118 | Indianapolis, IN 46256 | 317.454.7171 | www.premiercres.com

The information contained herein has been obtained from sources we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee the information is correct or complete. Marketing materials & documents alike may only be reproduced in their entirety, without modification or deletion. Photos are the property of their respective Owners, & use of these without the written consent of said Owner is prohibited. © 2023. Premier Commercial Real Estate Services, LLC