



OFFICE

FOR SALE OR LEASE

Highly Visible Office Building

This building, which used to be a Harrison College location, has been transformed into a multi-tenant office. The entire space is 12,600 SF, out of which 3,820 SF is currently vacant, or about 28.3% of the building. The suite has a private entrance and front-door parking. The interior comprises four large rooms previously used as training rooms or classrooms for the college. It's an ideal location for setting up an autism therapy center, daycare, educational facility, training center, call center, or any other business that requires ample open areas.

Property Highlights

- ▶ Highly visible from 53rd St
 - ▷ Over 10,000 VPD
- ▶ Front door parking and a private entrance
 - ▷ 130 parking spaces
- ▶ Ability for façade signage at your entrance
- ▶ Easy access from I-69, only 1.9 miles away
- ▶ **For Lease \$8.50/SF/YR NNN**
- ▶ **For Sale \$1,500,000**

JOHN CAFFRAY

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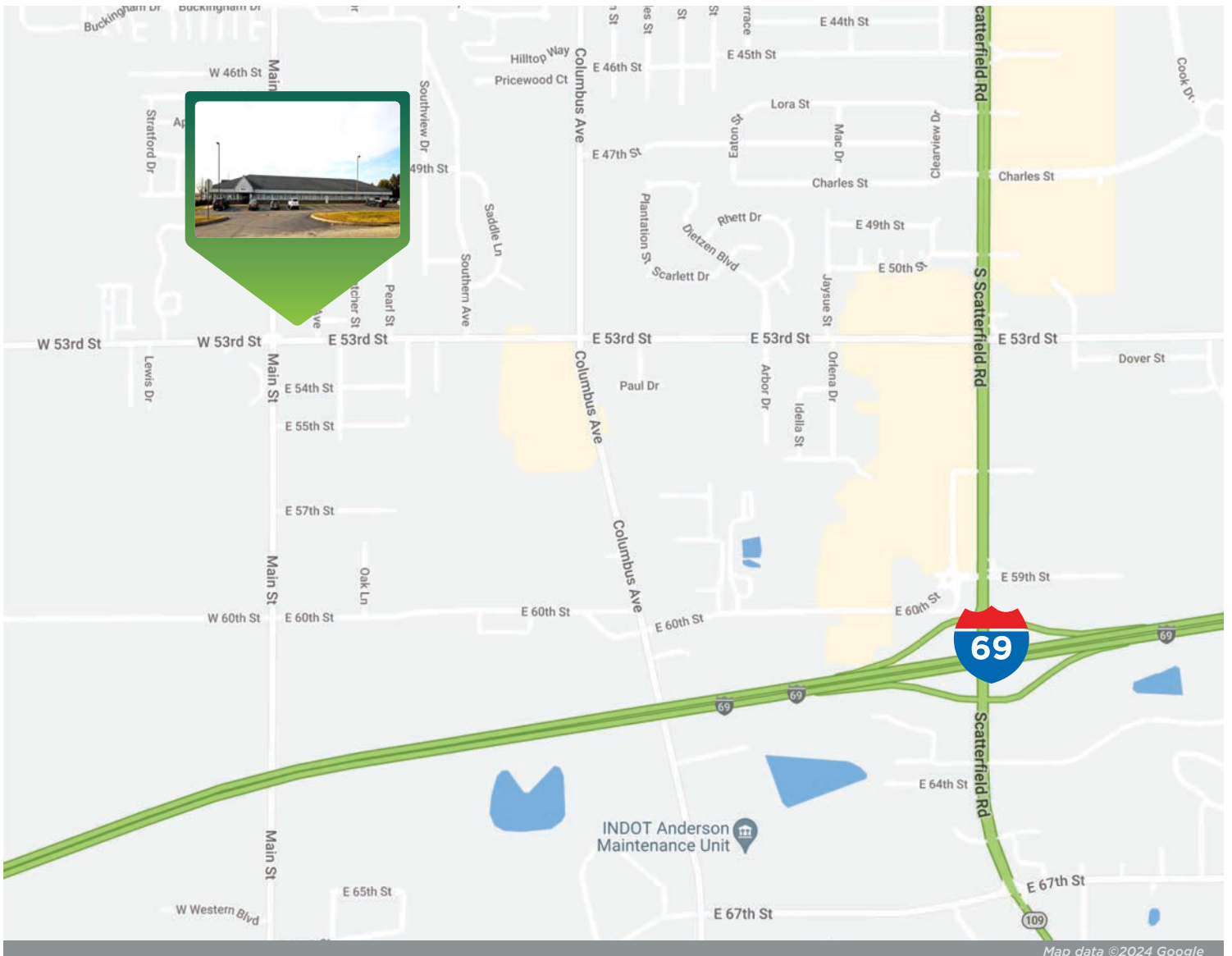
ANDREW ECKERT

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Anderson Office Center

140 E 53rd St
Anderson, IN 46013



Excellent Location

This property is located at the intersection of 53rd Street and Central Avenue, which is less than half a block away from Main Street. It's also only 1.9 miles away from I-69. The surroundings are mixed with both residential and commercial buildings. Some of the notable neighbors include St. John's Lutheran Church, Hopewell Center, South Anderson Veterinary Clinic, Marathon Gas, and Brown Butz & Diedring Funeral Home.

Anderson is 19 miles from Muncie and Nobelsville, 40 miles to Indianapolis, and 83 miles to Fort Wayne.

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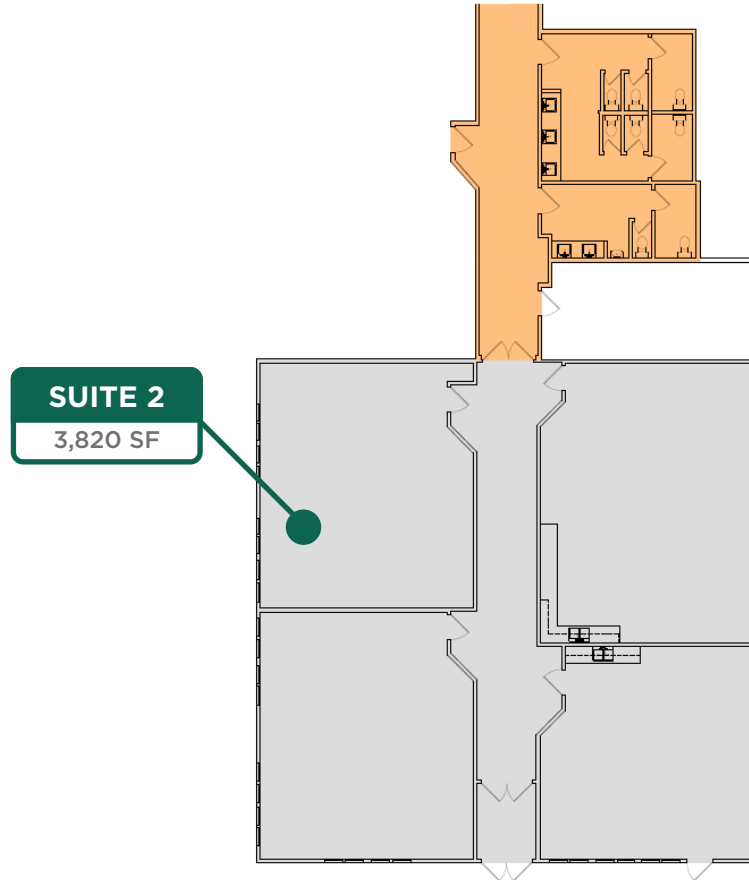
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Anderson Office Center

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Suite 2 - 3,820 SF



Floor plan may not be to scale.
Contact broker for detailed floor plan.



Large Open Space & Private Entrance



Large Open Office

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Entrance



Large Open Office



Large Open Office - Cabinets & Sink



Large Open Office - Cabinets & Sink



Private Entrance & Hallway



Parking Lot - 130 Spaces

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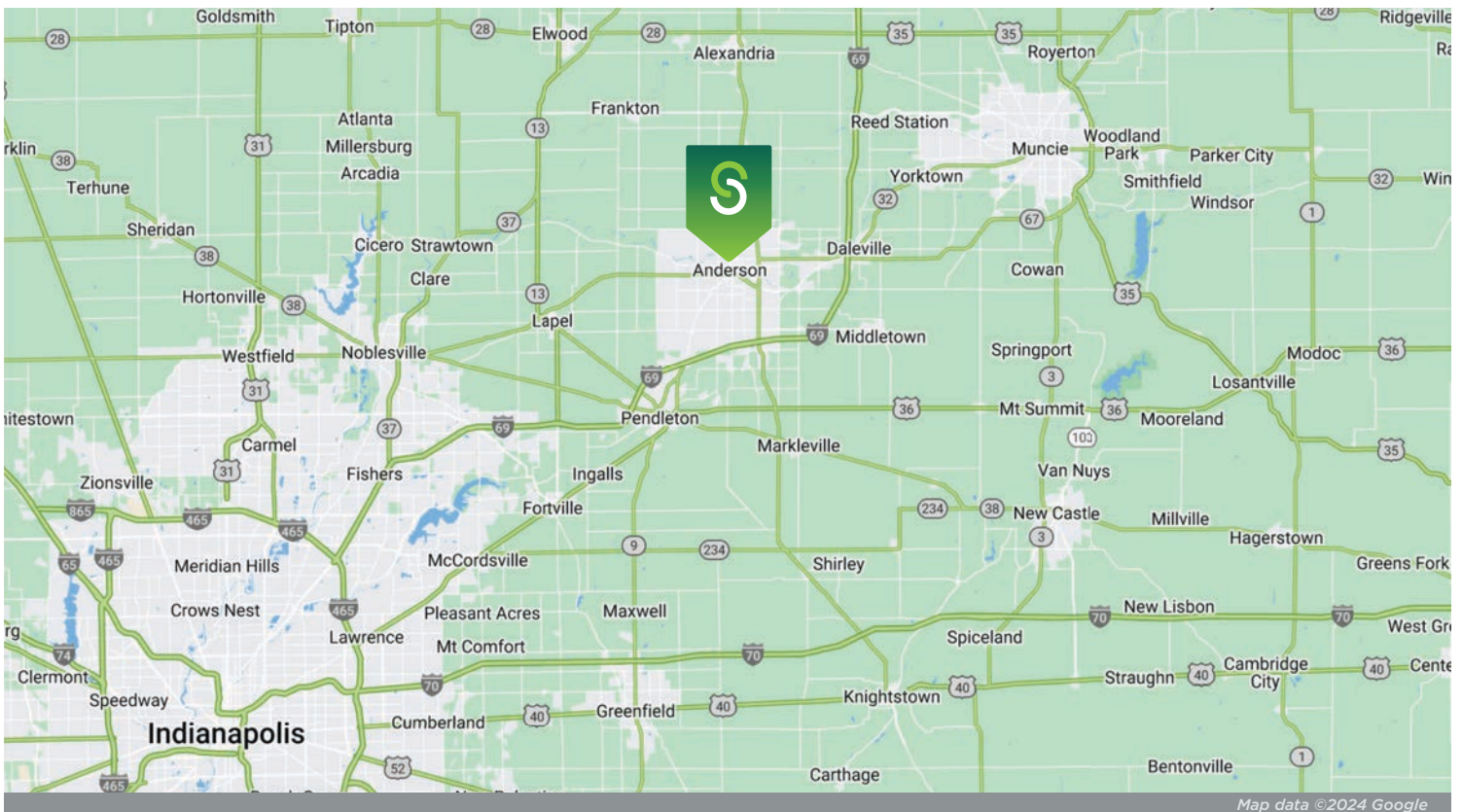
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Anderson Office Center

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Anderson, IN 46013

PROPERTY INFORMATION

Address	140 E 53rd St
City, State, Zip	Anderson, IN 46013
County	Madison
Township	Anderson
Parcel Number	48-11-25-404-006.000-003
2022 Tax/Payable 2023	\$19,329.32



SALE INFORMATION

Price	\$1,500,000
Terms	Cash at Closing

LEASE INFORMATION

Lease Rate & Type	\$8.50/SF/Yr
Terms	3 yr Minimum
Availability	Immediately

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building SF	12,600 SF		Total Available	3,820 SF		
Units Available	Warehouse SF	Office SF	Rate/SF/Yr	Monthly Rate	Offices	Restrooms
• Suite 2	N/A	3,820 SF	\$8.50/SF/YR	\$2,705.83	4	2 Common

BUILDING INFORMATION

Property Type	Office
Year Built	1995
# of Stories	1
Construction Type	Wood Frame
Roof	Asphalt
Heating	Natural Gas
A/C	Central Air
Sprinkler	No
ADA Compliant	Yes
Electric Service	200Amp/Single Phase
Signage	Monument Façade
Restrooms	2 Common RR
Floor Coverings	Carpet & Vinyl
Exterior Finish	Cedar Siding

SITE DATA

Site Acreage	2.25 AC	Interstate	I-69
Zoning	B-3	Flood Zone	No
Parking	130 spaces	Traffic Ct	10,791 VPD

UTILITIES

Electric Provider	Anderson Municipal Light & Power
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Anderson
High Speed Data	Multiple Providers

ADDITIONAL INFORMATION

- Great opportunity for an owner/user
- Private entrance and front-door parking
- Zoning allows for many uses

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
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Listing Manager



Shelby Wilson
Project Coordinator

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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 424 8448

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.