



**AVAILABLE SF**  
8,840 SF

**LEASE RATE**  
\$12.00 SF/YR (NNN)

## PROPERTY HIGHLIGHTS

- Recently renovated
- Ideal location in Downtown Anderson
- Open layout, w/ large training rooms
- 10x10 drive-in door for parking or storage
- Plenty of parking

**FOR LEASE**

**216 E. 9TH ST.**  
Anderson, IN 46016



**SAM GARVIN**

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## 216 E. 9TH ST.

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### PROPERTY DESCRIPTION

Step into a premier leasing opportunity at this recently renovated office building in the heart of Downtown Anderson, IN. This ideal location offers an open layout with large training rooms, private offices, conference room, & a kitchenette, creating a versatile space to accommodate various business needs. Boasting a 10x10 drive-in door for convenient parking or storage, this office provides both accessibility & functionality. Whether you're seeking a modern office environment or a dynamic training facility, this property presents an exceptional canvas for your business vision.

### LOCATION DESCRIPTION

Discover Anderson, IN, a vibrant city with a rich cultural heritage, & a welcoming environment for businesses. The area surrounding the property offers easy access to retail & dining options, as well as nearby parks & recreational facilities for a healthy work-life balance. The Downtown Historic District is just a short distance away, home to charming cafes, boutique shops, & local attractions. With its convenient location & thriving community, the area provides an ideal setting for a professional office space. Experience the dynamic energy of Anderson & the endless opportunities it offers for your business.

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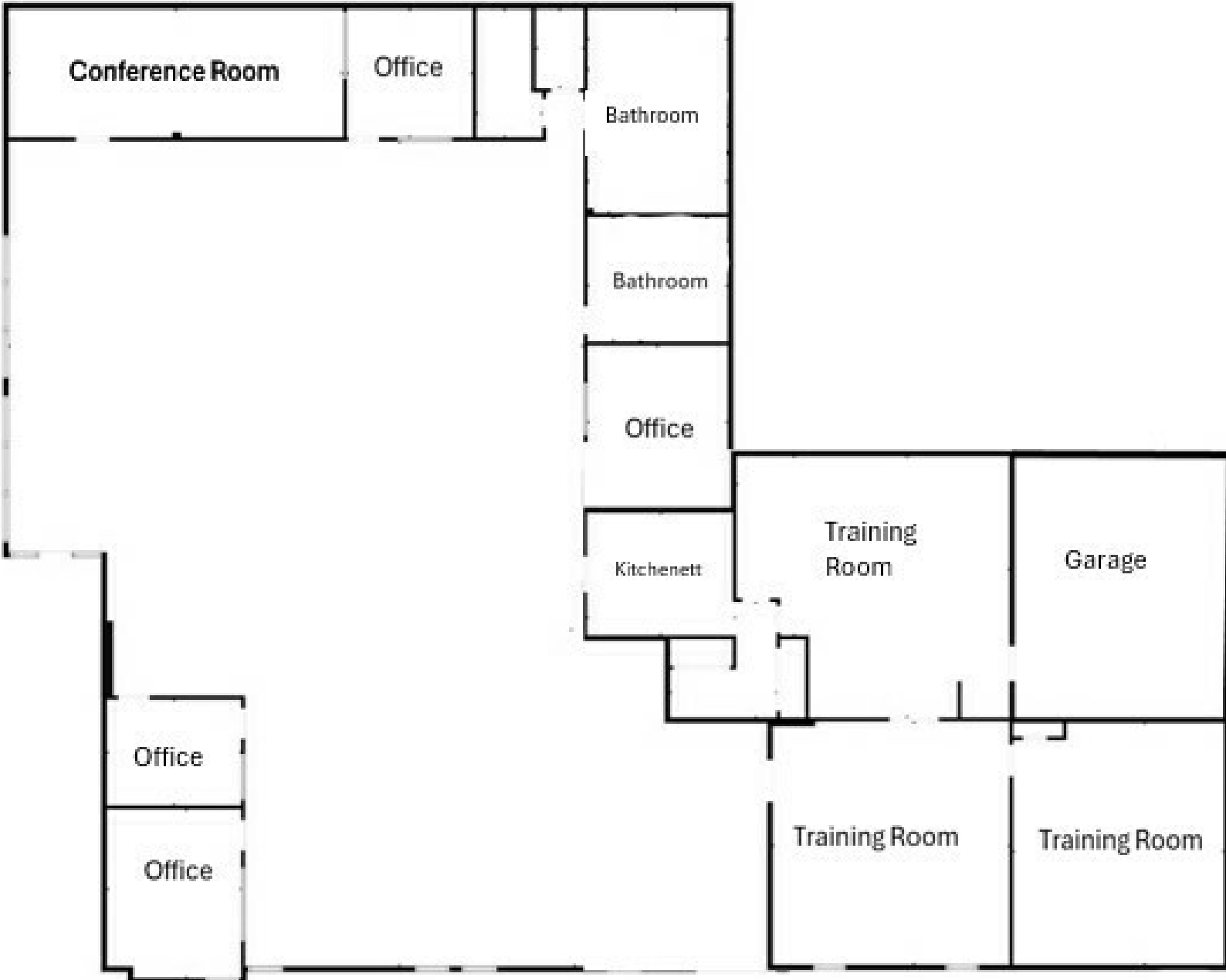
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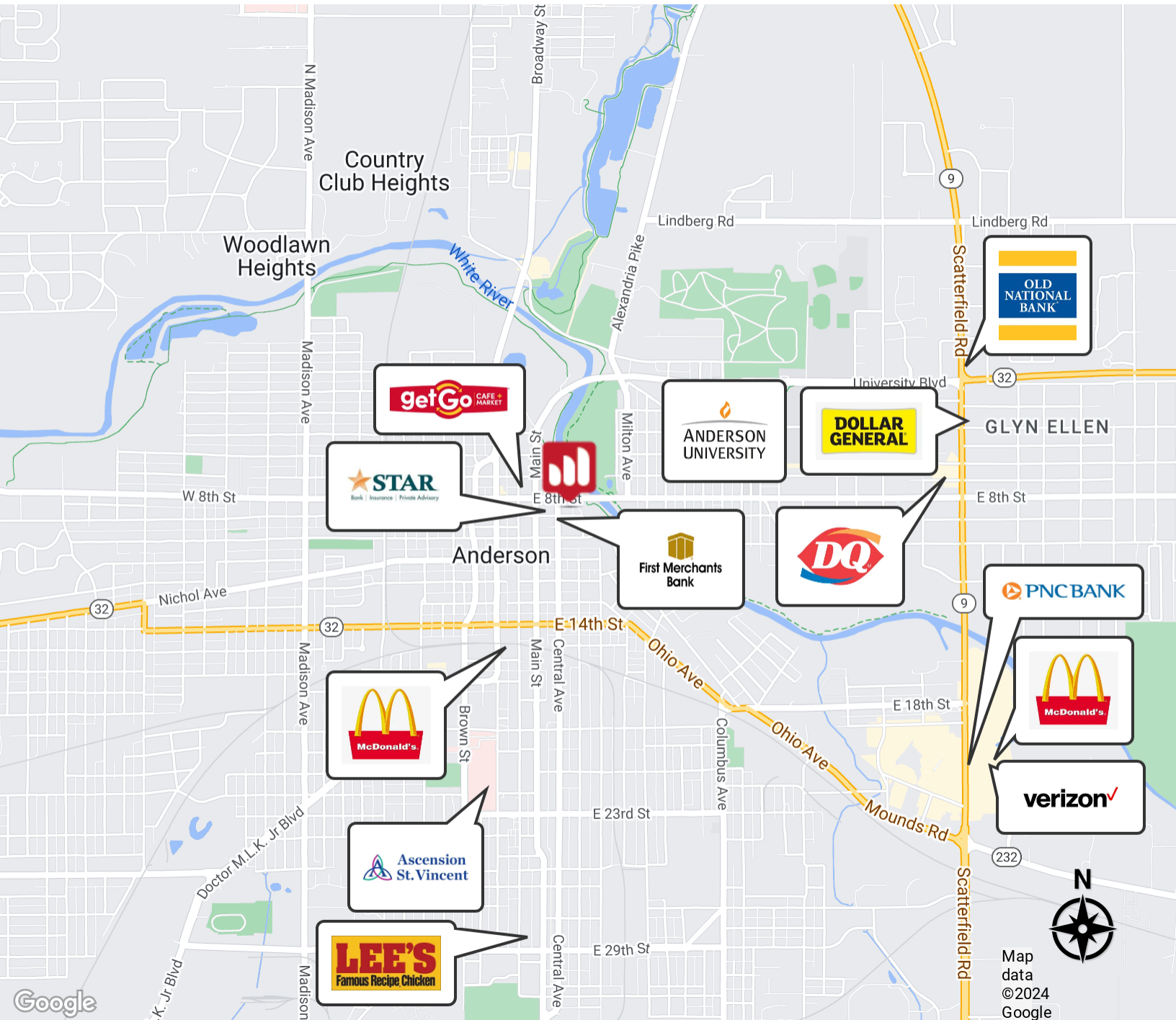
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