

OFFICE BUILDING FOR LEASE

# 1106 MERIDIAN STREET

Anderson, IN 46016

FOR MORE INFORMATION, CONTACT:

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# PROPERTY SUMMARY

For Lease | 1106 Meridian Street, Anderson, IN 46016



## PROPERTY DESCRIPTION

The historic Union Building offers flexible office opportunities in the heart of Downtown Anderson, with suites ranging from 500 SF to full-floor availabilities. Many spaces are move-in ready “as-is,” helping reduce upfront buildout costs and accelerate occupancy timelines.

The property combines historic character with large, flexible floor plates, abundant natural light, downtown views, and a ground-floor atrium/lobby with retail potential. Adjacent structured parking and walkable access to downtown dining, retail, and entertainment further enhance the tenant experience, while Floors 5 & 6 offer shell-condition opportunities for customized buildouts.

## KEY HIGHLIGHTS

- Flexible floor plates with natural light and downtown views.
- Suites ranging from 500 SF to full-floor opportunities.
- Move-in ready and shell-condition availability options.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type:	Full Service
Available SF:	500 - 66,307 SF
Min Divisible:	500 SF
Max Contiguous:	14,915
Building Size:	111,520 SF
Parking Ratio:	3.00/1,000 SF
Year Renovated:	2025
Building Class:	B
Stories:	6
Lot Size:	0.44 Acres

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# INTERIOR PHOTOS

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# ADDITIONAL INTERIOR PHOTOS

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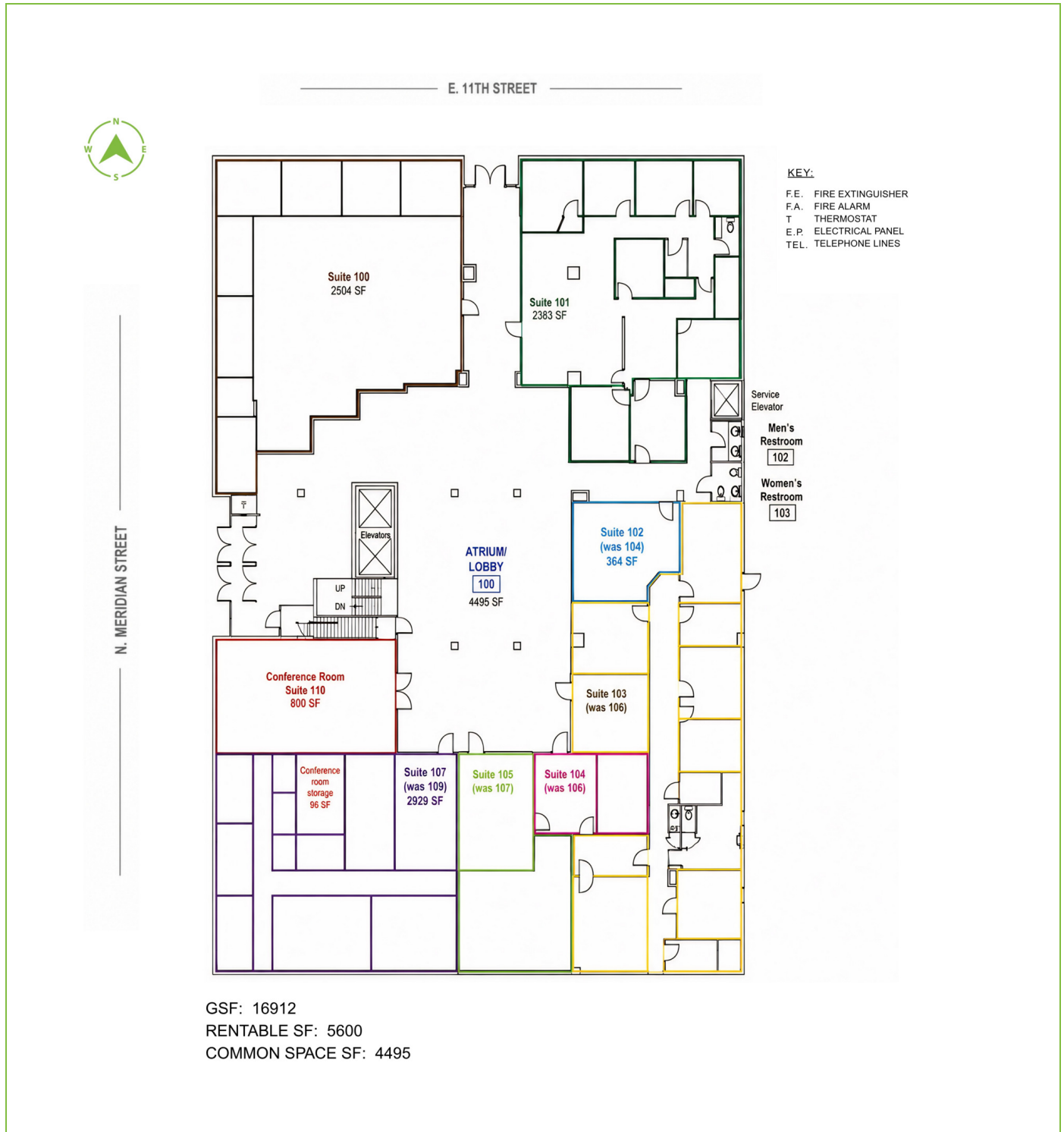
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# FLOOR PLAN - FIRST LEVEL

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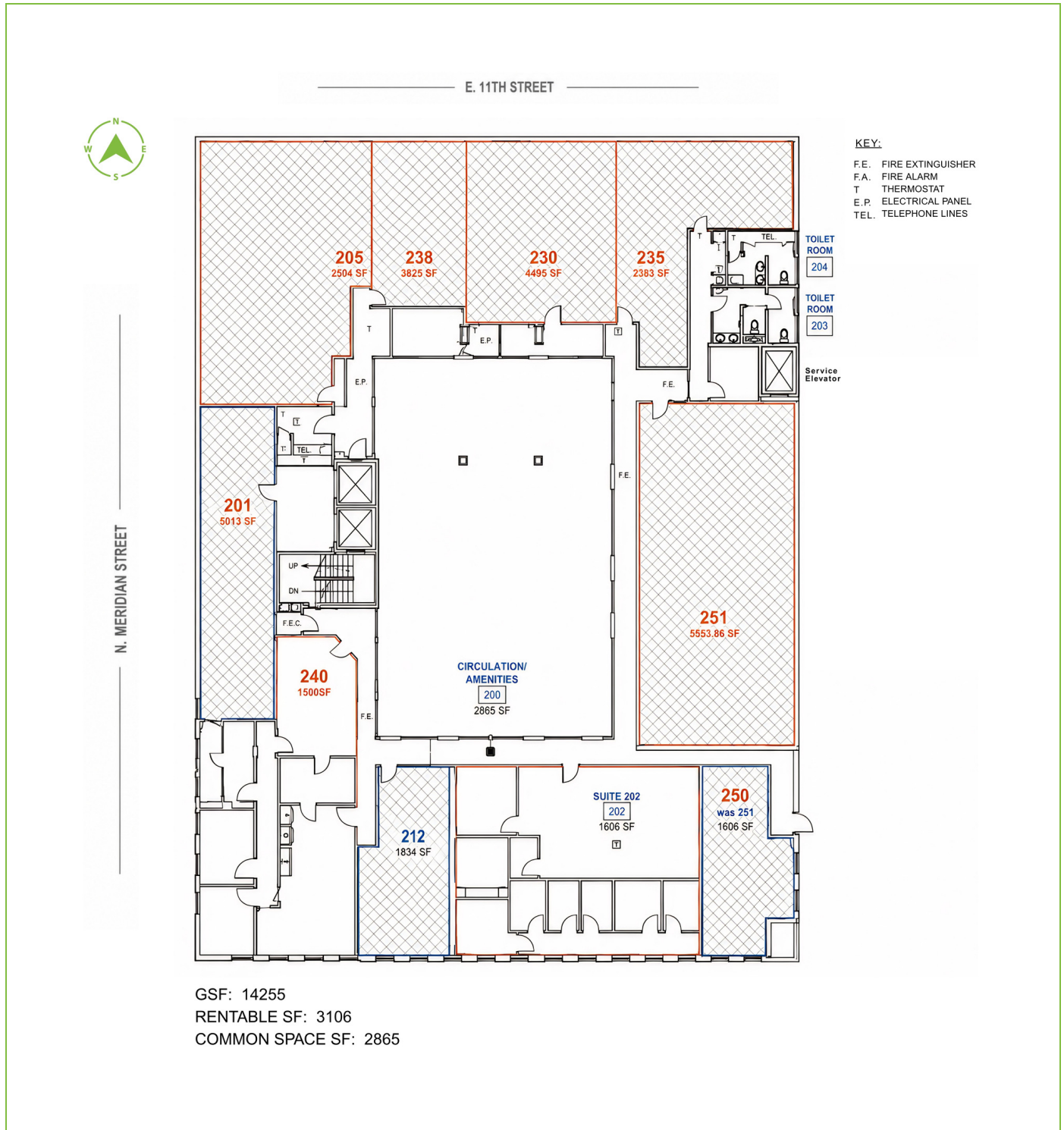
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# FLOOR PLAN - SECOND LEVEL

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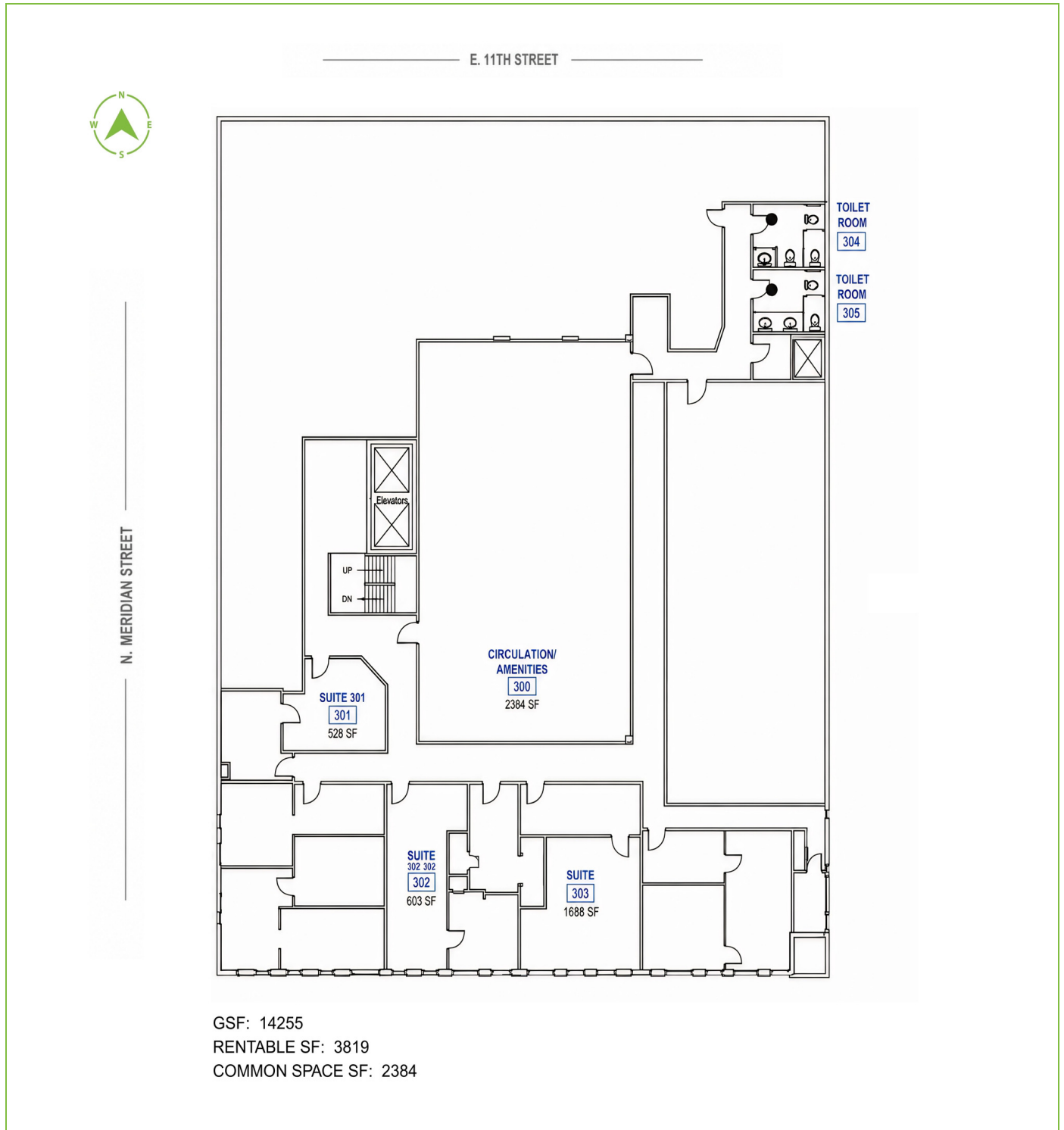
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# FLOOR PLAN - THIRD LEVEL

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# FLOOR PLAN - FOURTH LEVEL

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# LOCATION MAP

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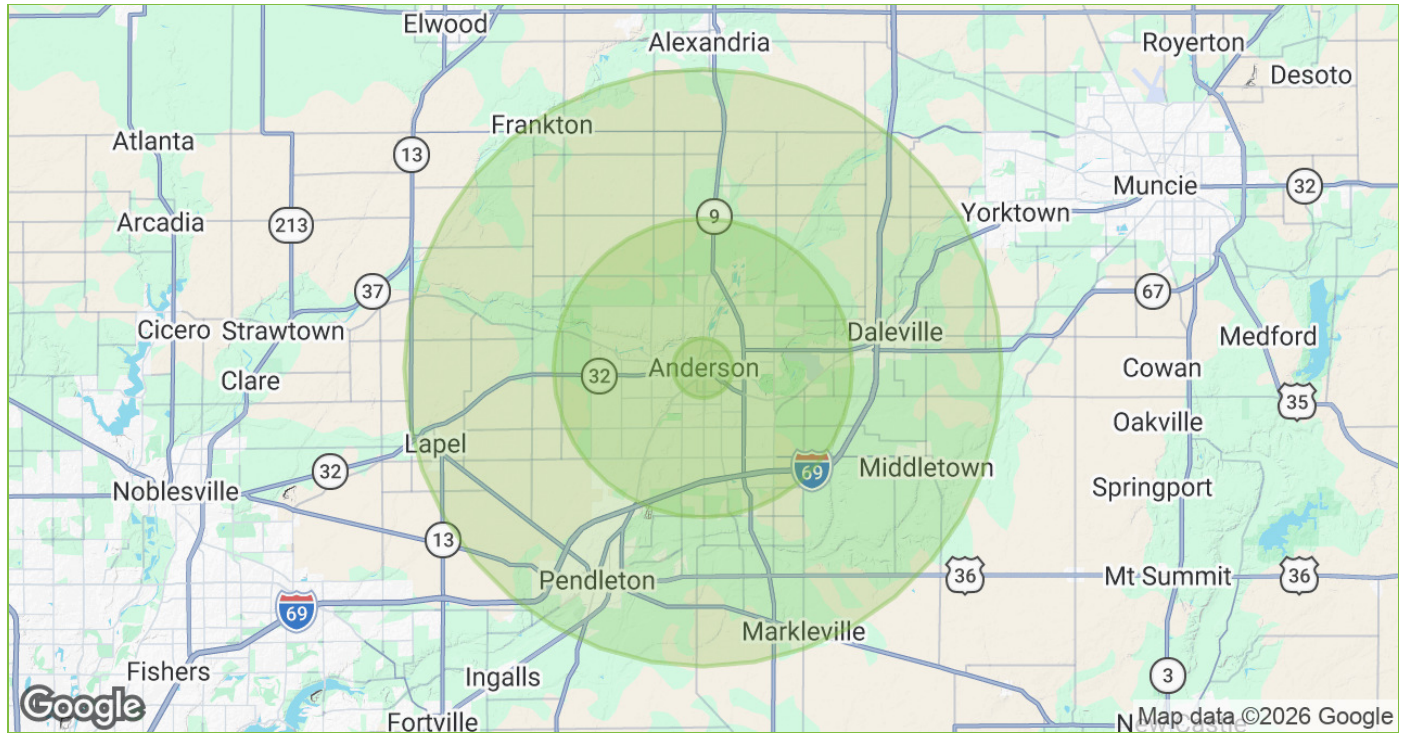
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,834	69,966	107,715
Average Age	32.4	40.8	41.6
Average Age (Male)	32.1	39.4	40.5
Average Age (Female)	32.3	42.8	42.9

2023 American Community Survey (ACS)

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