



Diamond Valley Office Park

2500 Waterbridge Way
Evansville, Indiana 47710

Property Overview

2504 Waterbridge Way offers a well-positioned 1,100 SF suite in a high-traffic corridor just off 1st Avenue and Diamond Avenue. This NNN lease opportunity is ideal for a variety of retail or office users seeking a functional space within a property featuring a strong, established tenant mix. The site benefits from ample onsite parking and convenient access, making it an attractive location for both customers and employees. This space provides a great opportunity for businesses looking to establish or expand in a well-located commercial setting.

Property Highlights

- NNN Lease : \$2.60/PSF
- Location: Conveniently located off 1st Ave & Diamond Ave
- Parking: Ample onsite parking
- Tenant Mix: Strong, established tenant mix
- Accessibility: Easy access to major retail and traffic corridors
- Visibility: Well-positioned within a high-traffic area

Offering Summary

Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	36,400 SF
Available SF:	1,100 SF

For More Information

Scott Hyatt, CCIM

O: 812 436 1113 | C: 812 430 4989
scotthyatt@naiprime.com | IN #RB14016323

BROCHURE

2500 Waterbridge Way, Evansville, IN 47710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Lease

1,100 SF | \$7.50 SF/yr
Office Space



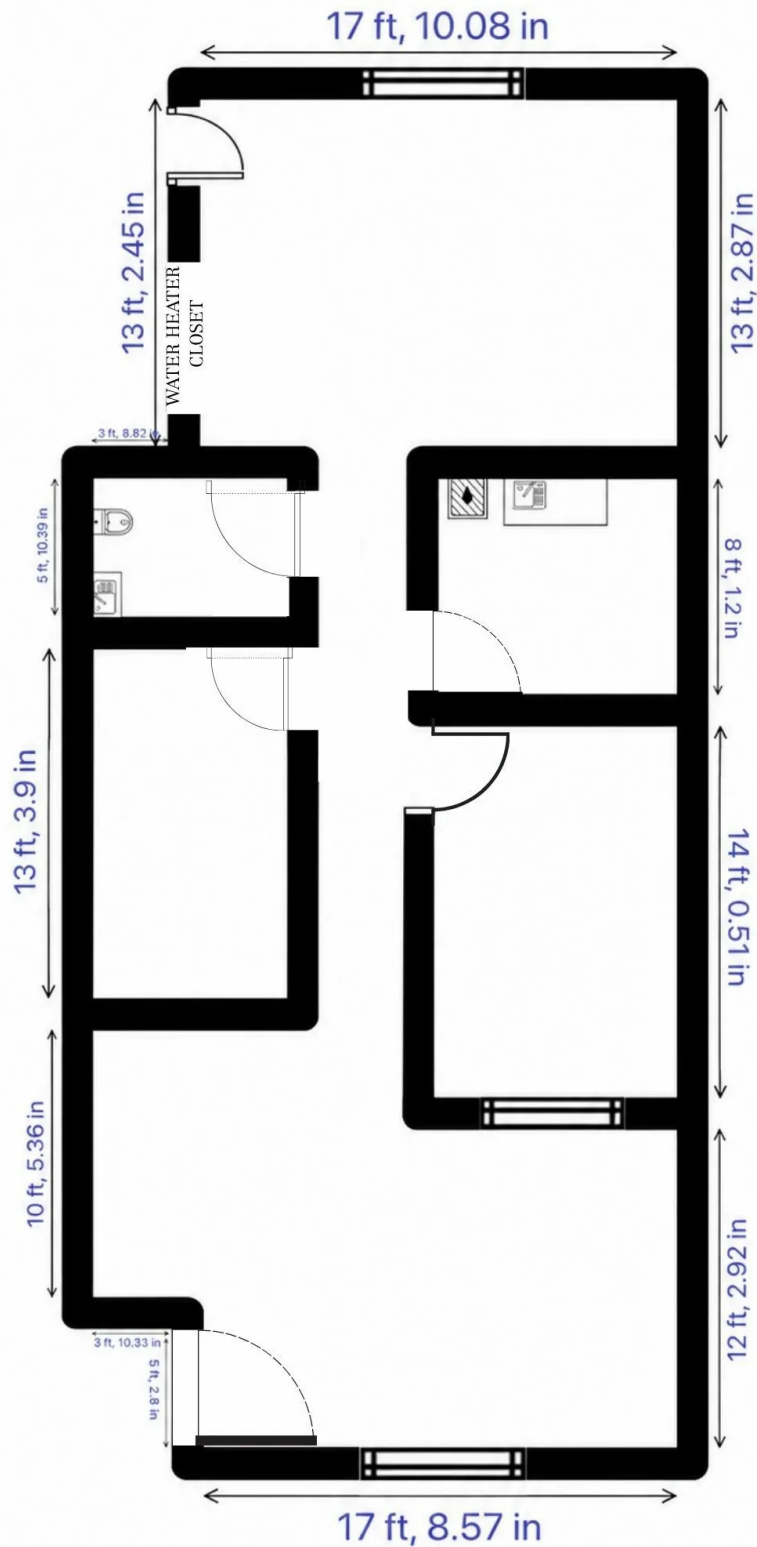
BROCHURE

2500 Waterbridge Way, Evansville, IN 47710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Lease

1,100 SF | \$7.50 SF/yr
Office Space



BROCHURE

2500 Waterbridge Way, Evansville, IN 47710



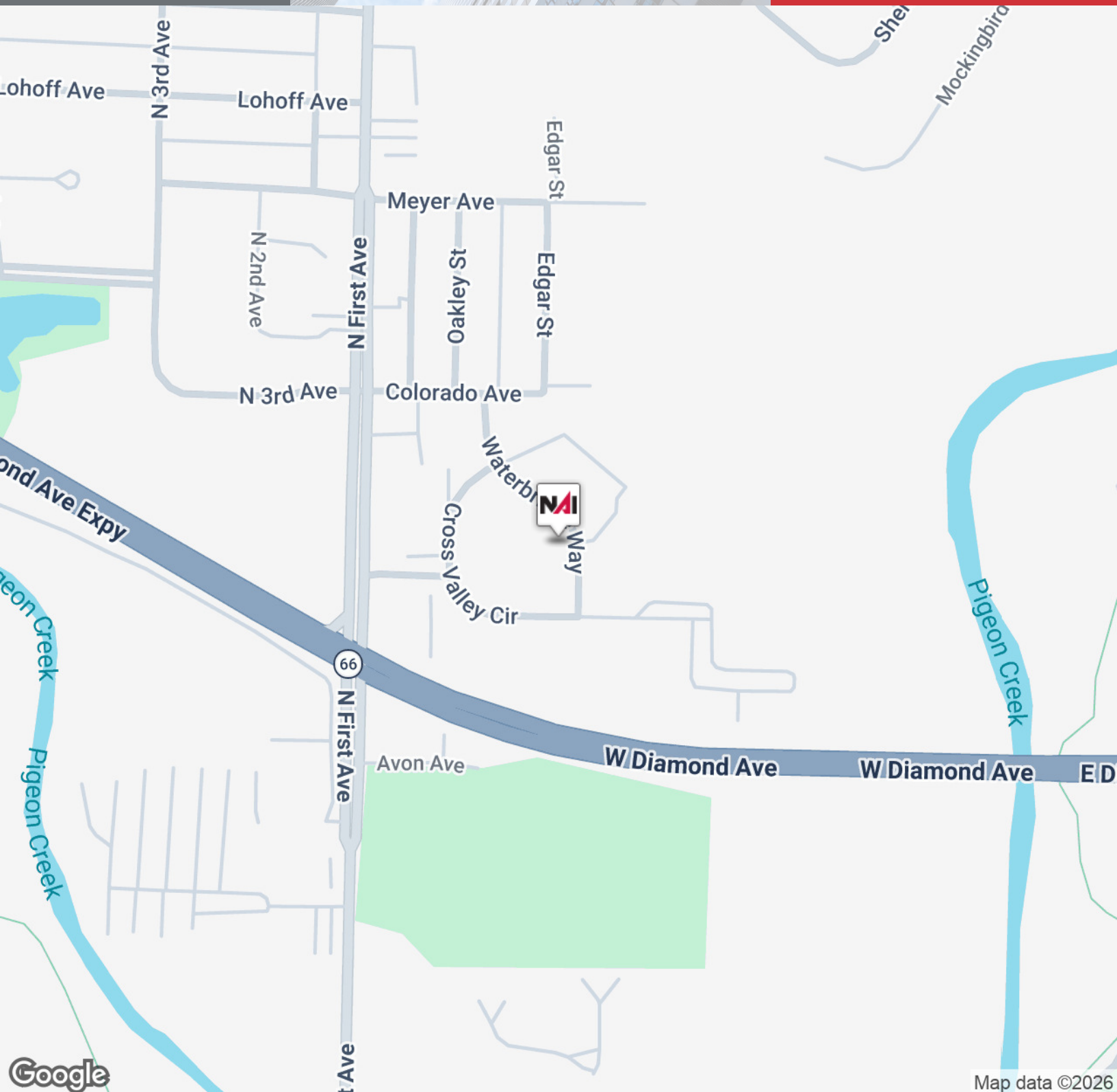
BROCHURE

2500 Waterbridge Way, Evansville, IN 47710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Lease

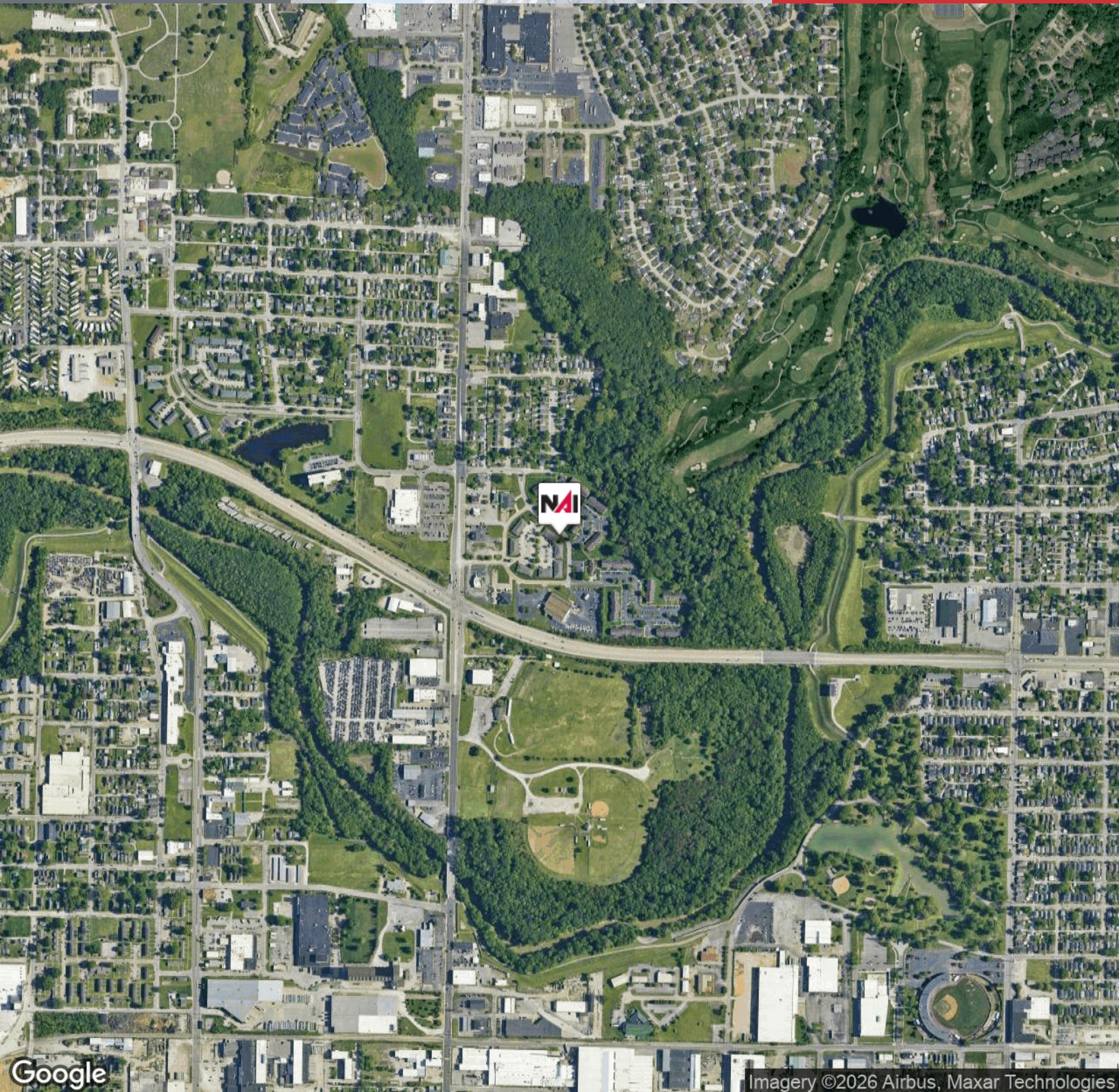
1,100 SF | \$7.50 SF/yr
Office Space



BROCHURE

2500 Waterbridge Way, Evansville, IN 47710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



BROCHURE

2500 Waterbridge Way, Evansville, IN 47710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.