



## 227 Main St.

225 Main St # 227  
Evansville, Indiana 47708

### Property Highlights

- Modern and stylish architecture
- Ample parking for tenants and visitors
- High-speed internet and telecommunications infrastructure
- Spacious and flexible floor plans
- Energy-efficient HVAC systems
- Convenient access to major transportation routes
- State-of-the-art security and access control systems
- On-site amenities such as dining and fitness facilities
- Stunning views of the surrounding landscape
- Sustainable and environmentally friendly design features

### Offering Summary

<b>Lease Rate:</b>	\$9.00 - 19.00 SF/yr (NNN)
<b>Building Size:</b>	32,256 SF
<b>Available SF:</b>	5,000 - 6,324 SF
<b>Lot Size:</b>	8,102 SF

### Demographics

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	269	906	3,075
<b>Total Population</b>	427	1,584	6,538
<b>Average HH Income</b>	\$81,090	\$65,068	\$47,661

### For More Information

**Scott Hyatt, CCIM**

O: 812 900 7661  
scotthyatt@naiprime.com | IN #RB14016323

**BROCHURE**

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## Lease Information

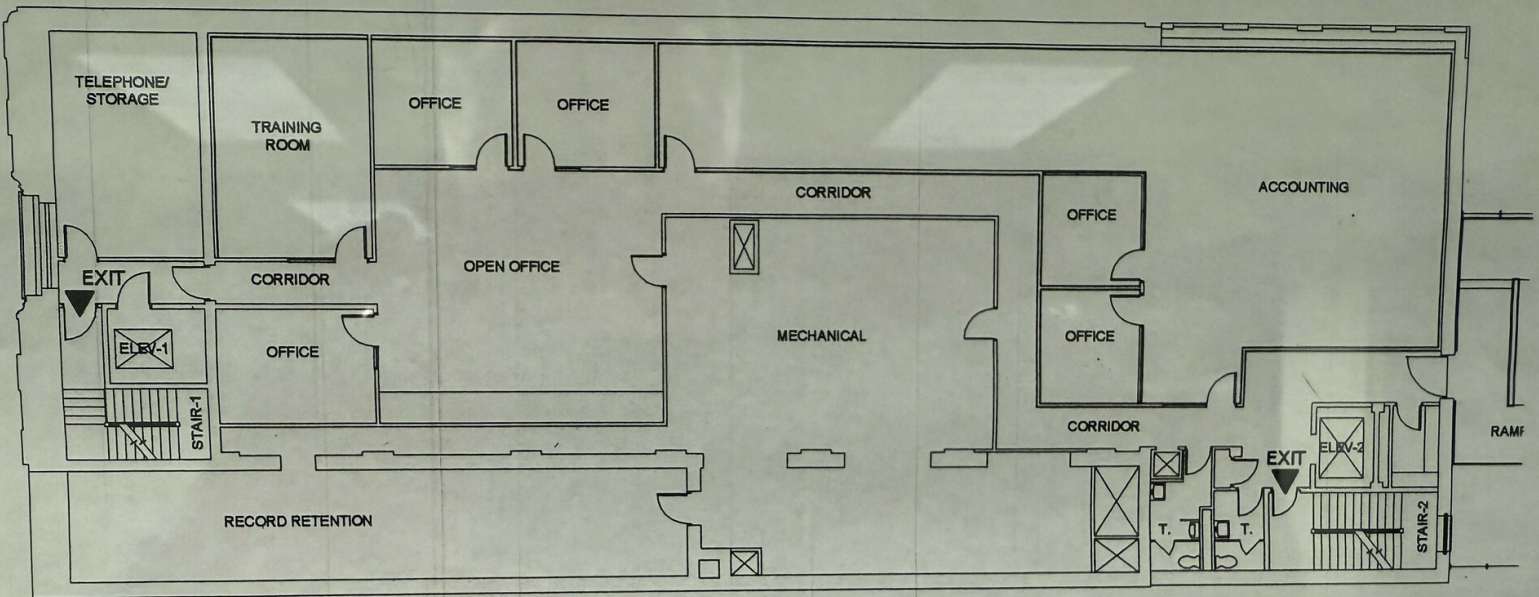
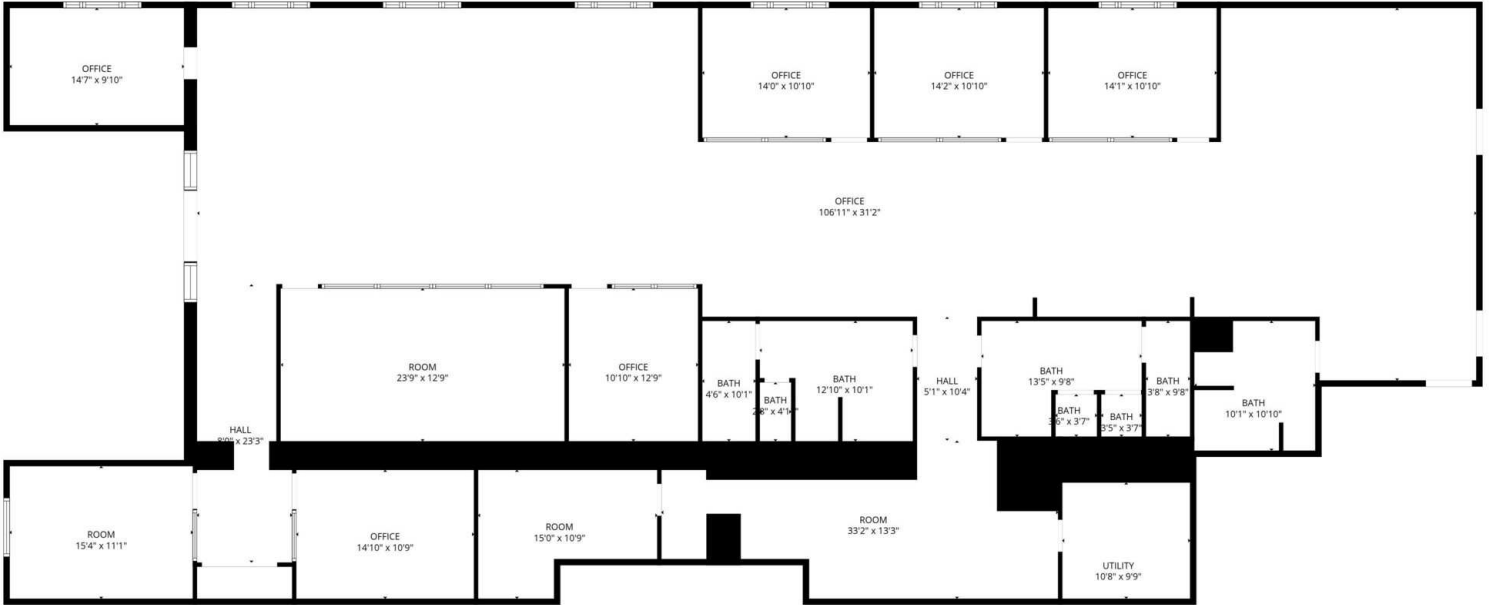
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	5,000 - 6,324 SF	<b>Lease Rate:</b>	\$9.00 - \$19.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1st Floor	Available	6,324 SF	NNN	\$19.00 SF/yr	Beautiful, finished office space
3rd Floor	Available	6,324 SF	NNN	\$9.00 SF/yr	Customize to fit your needs.
Basement	Available	5,000 SF	NNN	\$9.00 SF/yr	Ready for your vision

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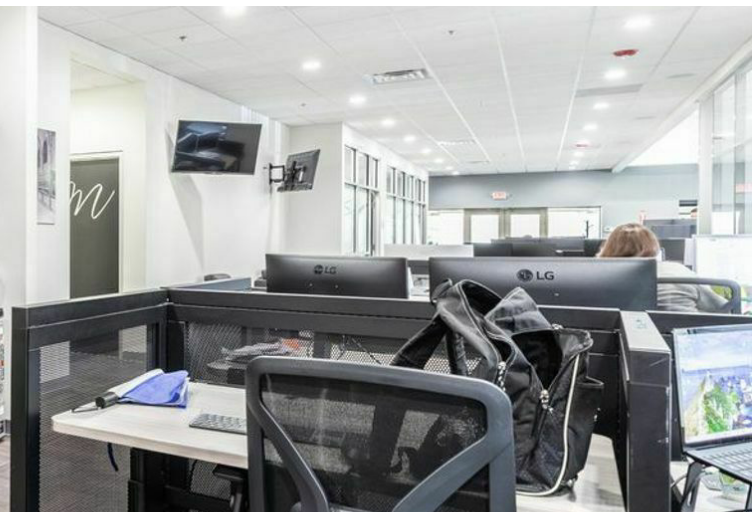
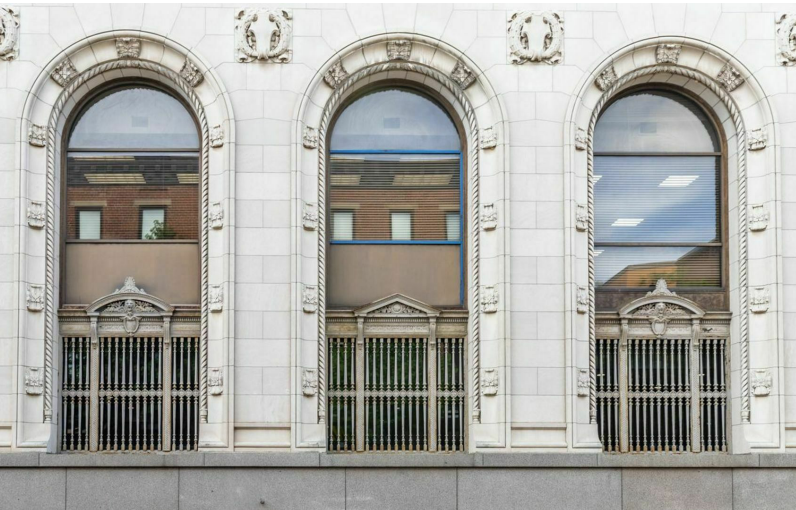
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# For Lease

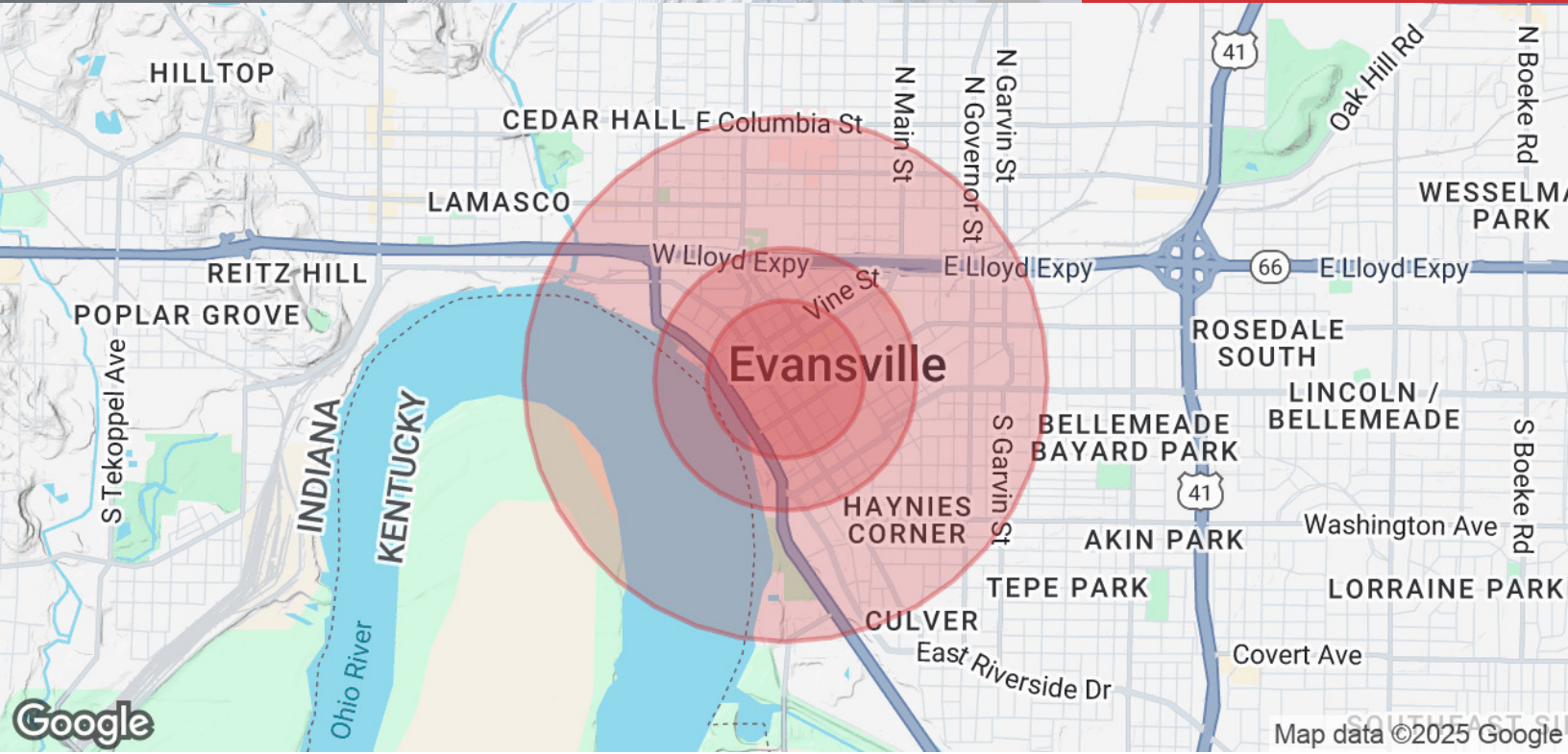
5,000 - 6,324 SF | \$9.00 - 19.00 SF/yr  
**Office Space**



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## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	427	1,584	6,538
Average Age	41	42	41
Average Age (Male)	43	42	41
Average Age (Female)	39	41	41

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	269	906	3,075
# of Persons per HH	1.6	1.7	2.1
Average HH Income	\$81,090	\$65,068	\$47,661
Average House Value	\$334,966	\$336,363	\$198,192

Demographics data derived from AlphaMap

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