

# Office For Lease



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

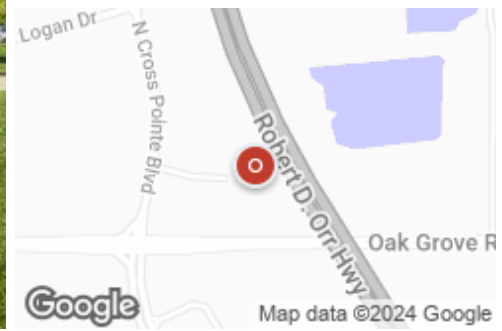
## Former Accuride

7140 Office Cir, Evansville, IN, 47715

Office: General For Lease

Prepared on March 20, 2024

1 of 1 Listings



### Listing Details | Office For Lease

Suite	A	Divisible	3570
Sublease	No	Vacant	-
Total Available Space	3,570 SF	Available Date	6/01/2024
Min Div/Max Contig	3570/3,570 SF	Days On Market	35 days
Asking Rate	\$17.95 Annual/SF	Date Listed	2/14/2024
Monthly Rate	\$5,340	Last Modified	3/20/2024
Lease Type	NNN	Listing ID	39750195
Expenses	-	Parking Spaces	163

### Description

7140 Office Circle is located in the ever-expanding Crosspoint Blvd. corridor with high visibility and excellent access to Interstate 69, State Highway 62 (Morgan Ave), Oak Grove Road and Crosspoint Blvd.

Originally developed as the AccurideWorld Headquarters, the two-story Class A office space offers high amenities and shared space for tenants including a fitness facility, large onsite dining area with service kitchen, elevator, and outdoor green space. In addition, flexible floor plans available with multiple conference rooms, restrooms, meeting space and ample parking/expandable parking.

Suite A: First Floor +/- 3,570 SF plus shared/common areas

Suite B: Second Floor +/- 17,000 SF with access to some first floor shared/common areas

# Property Features

## Location Details

Address	<b>7140 Office Cir, Evansville, IN, 47715</b>
Zoning	<b>C-4</b>
County	<b>Vanderburgh</b>

Parcels	<b>09-153-11-232-010</b>
Name	<b>7140 Office Cir</b>

## Building Details

Sub Type	<b>General</b>
Building Status	<b>Existing</b>
Building Size	<b>34,808 SF</b>
Land Size	<b>4.69 Acres / 204,101 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>2</b>
Year Built/Renovated	<b>1999, 2001</b>

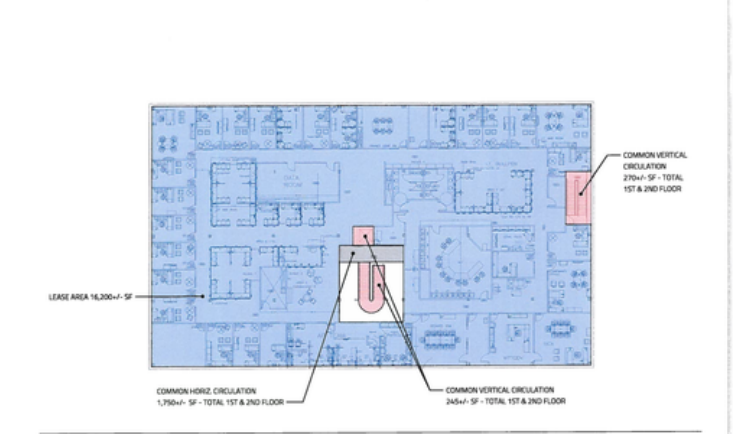
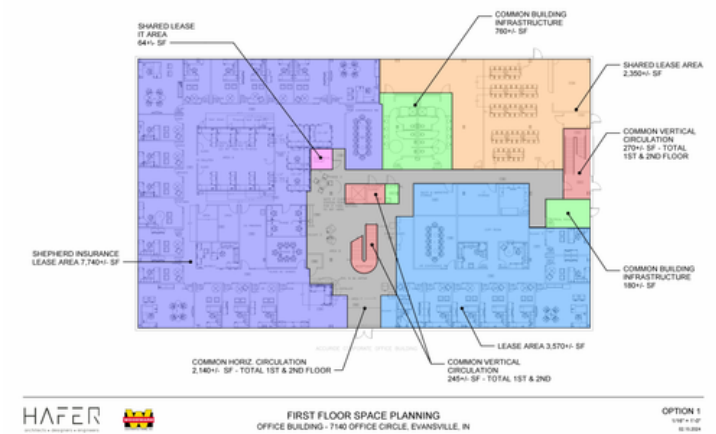
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Multi-tenant</b>
Building Class	<b>B</b>
Parking Spaces	-
Parking Ratio	-
Floor Size	<b>19,190 SF</b>

## Property Listings

2 Listings | 3,570 - 17,000 SF | \$17.95 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office Building	A	3,570 SF	\$17.95 Annual/SF NNN	6/01/2024
For Lease	No	Office Building	B	17,000 SF	\$17.95 Annual/SF NNN	6/01/2024

## Additional Photos





## Contact

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