

Up to 14,365 SF of Downtown Office Space

3 West Pearl Street · Batesville, IN 47006 · Lease one floor or the entire wing

14,365 SF
TOTAL OFFICE

3
FLOORS AVAILABLE

\$9.50 /SF
STARTING RATE · NNN

\$300K+
RECENT UPGRADES

Position your business in the heart of downtown Batesville. **3 West Pearl Street offers up to 14,365 SF of move-in-ready office space** across three floors — freshly renovated, professionally managed, and flexible. Lease a single floor or the entire wing; we'll accommodate **one tenant or several**. Whatever your footprint, you're steps from dining, banking, and downtown business.

FLEXIBLE LEASING OPTIONS

PREFERRED

OPTION 1 · ALL THREE FLOORS

14,365 SF
\$9.50 / SF NNN

The entire office wing under one roof — an ideal headquarters. Lowest per-foot rate, room to grow floor-by-floor, and a single professional address.

OPTION 2 · 1ST FLOOR

5,990 SF
\$10.75 / SF NNN

Ground-level, walk-in access. Reception, conference room, private offices, break area & renovated restrooms. Strongest street presence.

OPTION 3 · 2ND & 3RD FLOORS

8,375 SF
\$9.75 / SF NNN

Upper-floor value. Large training rooms, conference & common areas, and a wing of private offices across both upper floors, leased together.

A MOVE-IN-READY PROFESSIONAL SETTING

- Private offices plus open-plan flexibility for workstations
- Conference & training rooms and large common areas
- Break rooms and newly renovated bathrooms
- Abundant natural light from oversized perimeter windows
- Dedicated ground-floor entrance & strong street presence
- Secured key-fob access in a managed building



\$300K+ IN RECENT BUILDING IMPROVEMENTS

- ✓ All-new LED lighting
- ✓ Fresh interior & exterior paint
- ✓ Remodeled bathrooms
- ✓ New fire alarm & monitoring
- ✓ Electronic key-fob access
- ✓ HVAC, plumbing & electrical
- ✓ New north-side roof
- ✓ Additional exterior entrance
- ✓ ✓ New carpet credit allowance at signing

SCHEDULE A TOUR

www.3westpearlstreet.com

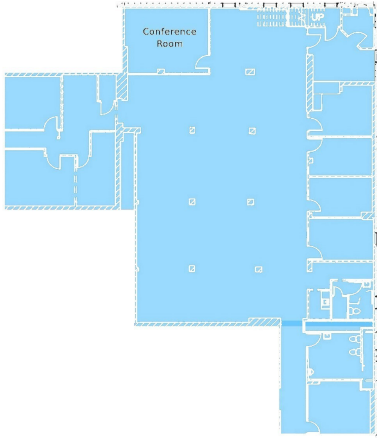
Floor plans, photos & availability inside → see page 2

Call or text: 812-815-1691
leasing@3westpearlstreet.com

FLOOR-BY-FLOOR BREAKDOWN

1st Floor

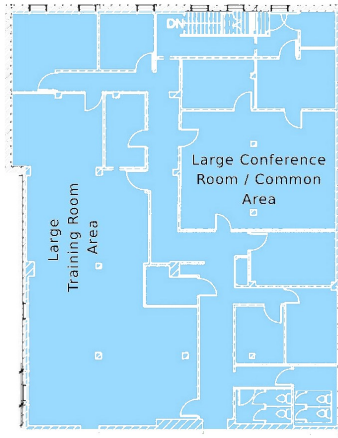
5,990 SF



Reception, **conference room**, private offices, cubicle / training area, break room & renovated restrooms. Ground-level walk-in.

2nd Floor

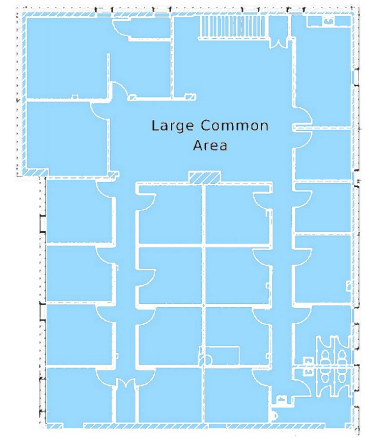
4,270 SF



Large **training room**, conference / common area & a wing of private offices. Well suited to a team HQ or training center.

3rd Floor

4,105 SF

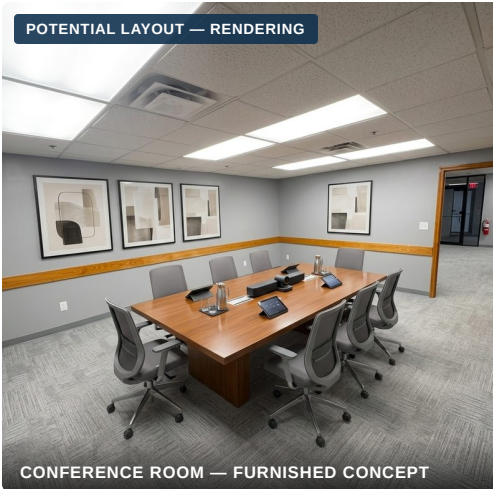


Large **common area**, wing of private offices & break room. Quiet top-floor setting for focused teams.

INSIDE THE SPACE

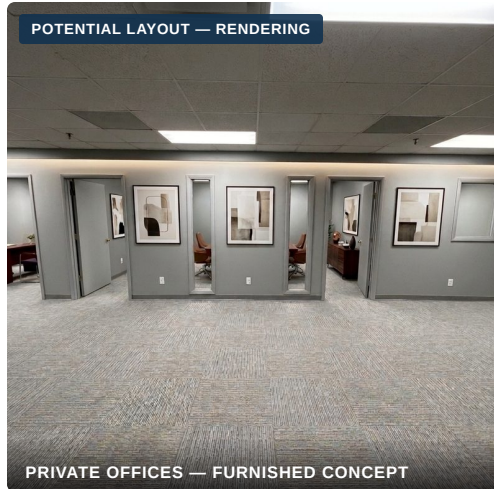
★ NEW CARPET CREDIT ALLOWANCE AT SIGNING

POTENTIAL LAYOUT — RENDERING

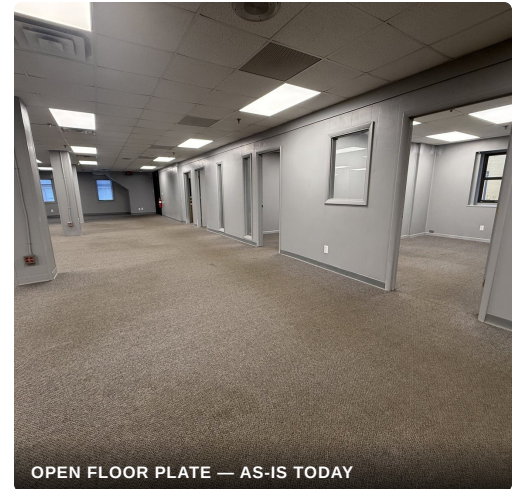


CONFERENCE ROOM — FURNISHED CONCEPT

POTENTIAL LAYOUT — RENDERING



PRIVATE OFFICES — FURNISHED CONCEPT



OPEN FLOOR PLATE — AS-IS TODAY

WHY DOWNTOWN BATESVILLE

- **Walkable downtown** — dining, banking & services at your door
- **Flexible footprint** — lease one floor or the entire wing
- **Professional address** with strong street presence & signage
- **Move-in ready** — freshly painted, LED-lit, key-fob secured
- **Scalable** — start on one floor, expand under the same roof
- **New carpet credit allowance** provided at lease signing

BOOK A WALK-THROUGH

www.3westpearlstreet.com

Available now · inquire online or by email

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