



Trophy Property

AVAILABLE

Net Lease

The Market

7 CAP

40 N First Avenue

\$323,027.00 NOI

EVANSVILLE, IN 47710



- | | | | |
|------------------------|-------------|-----------------------|----------|
| • Sale Price: | \$4,600,000 | • Ext. Construction: | Brick |
| • Total SF: | 25,013 SF | • Roof: | Tile |
| • Lot Size: | 1.73 Acres | • Floor: | Concrete |
| • Year Built: | 1918 | • Interior Walls: | Drywall |
| • Year Renovated: | 2020 | • # of Restrooms: | 2 Large |
| • Zoning: | C-4 | • Water/Sewer: | City |
| • Ceiling Height: | Varies | • Current Use: | Offices |
| • # of Parking Spaces: | Up to 140+ | • Contact Ken Newcomb | |

40 N First Avenue, commonly known as The Market, was built in 1918 with a recent complete restoration and listed on the National Historic Register with 25,013 SF of true Class A office space. Net Leased to the State of Indiana expiring 9/30/2032 with one 4-year option to renew. The real estate was leased including furniture, fixtures, and cubicles. Sitting at a Stop Light Location and entrance to Downtown Evansville, a beautiful center atrium with great signage, this is truly a must own location. Showings upon acceptance of LOI / Purchase Agreement. Documents provided by a signed Confidentiality Statement: Survey, Lease, Environmental.

Installed Security - High End Upgrades

For more information, contact:

Ken Newcomb, President/Broker

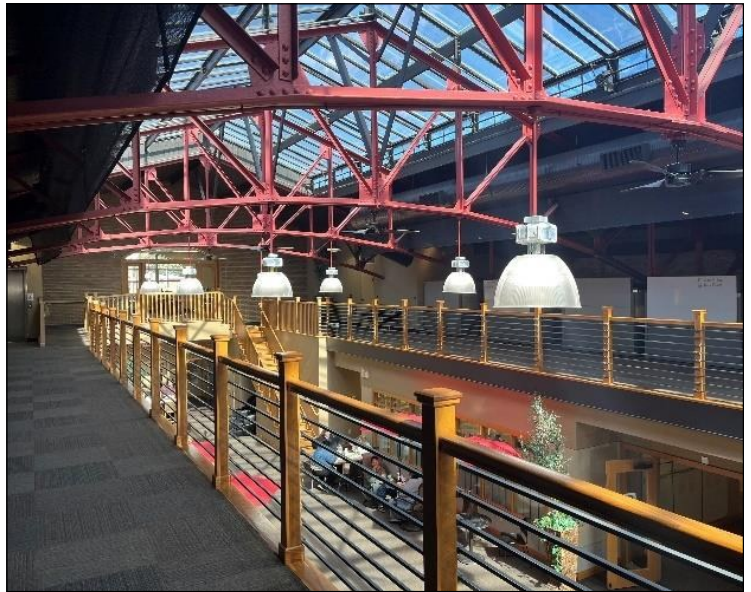
Direct: 812-204-4004 • KenNewcomb@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





FEATURES

- Employee capacity 160 - 170 (estimated)
- White noise cancellation system throughout
- Dedicated Fiber Optic Line (40gig)
Gigabit connection available
- Integrated security system
Indoor/outdoor cameras
Card entry readers
- Pre-wired for One Source television monitors throughout
- Multiple data lines per workstation
- Fully furnished with steelcase workstations featuring motorized adjustable height sit-stand desk, conference tables and chairs and 80 task chairs

CURRENT SPACE ALLOCATION

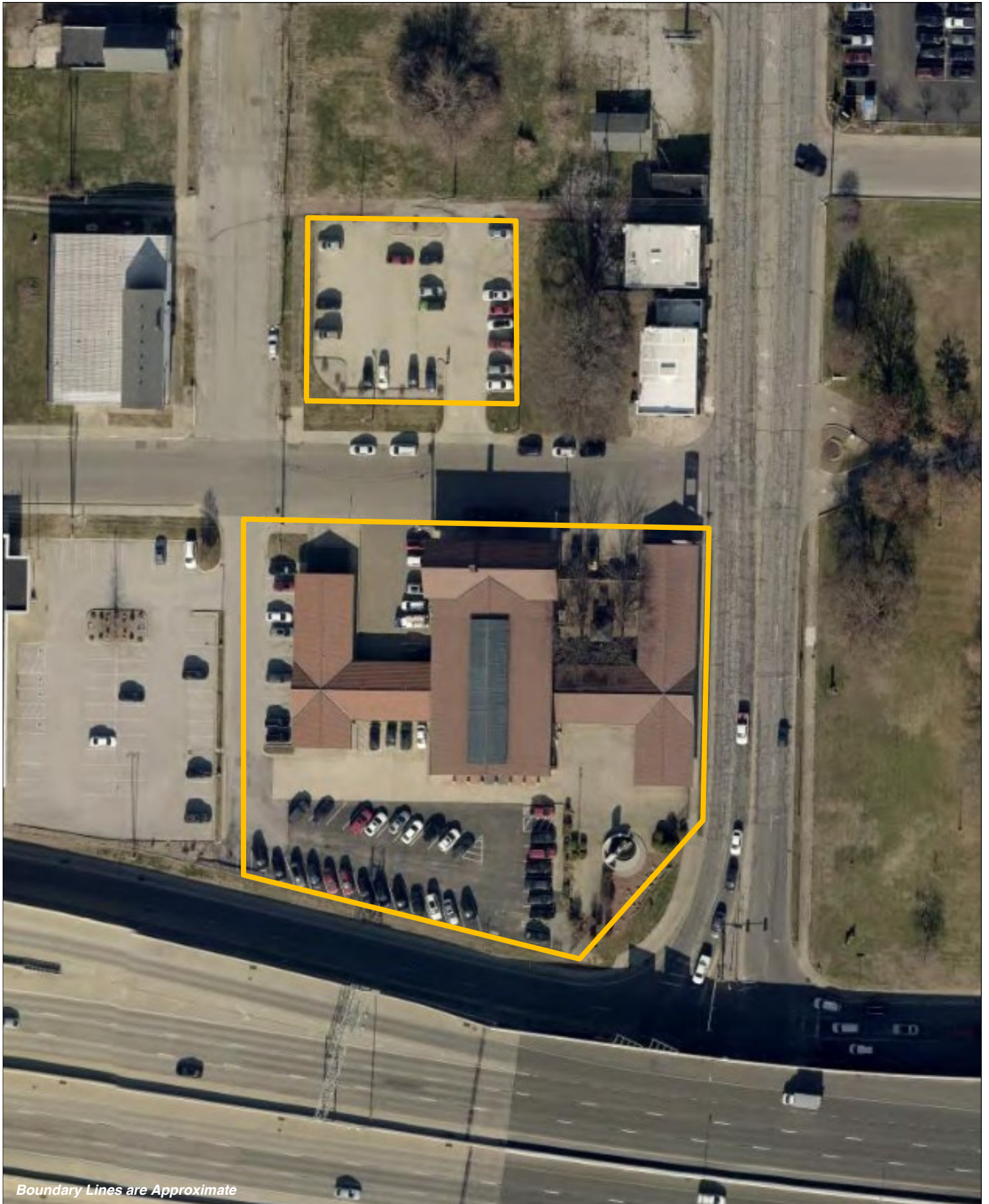
- Steelcase workstations: 144
- Private offices: 7
- Conference rooms/private offices: 3
- Large conference rooms: 4
- Extra large conference/media room: 1
- Kitchens: 2
- Café: 1
- Outdoor courtyard: 1
- Basement: 1
- Dedicated parking spaces: 140 (and expandable)



812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





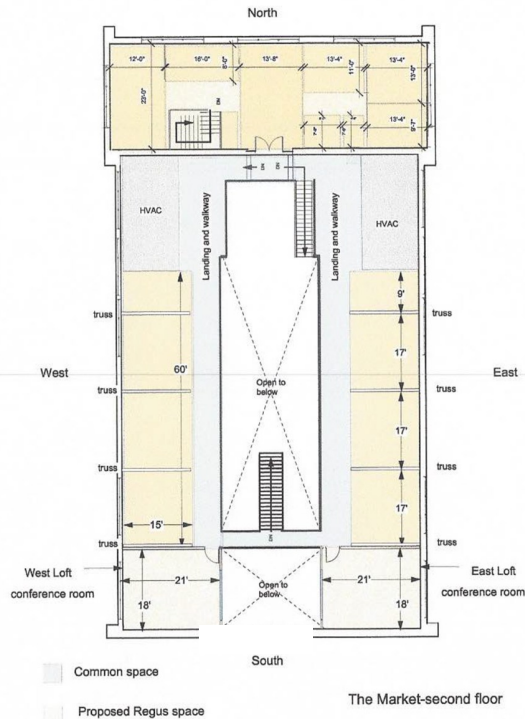
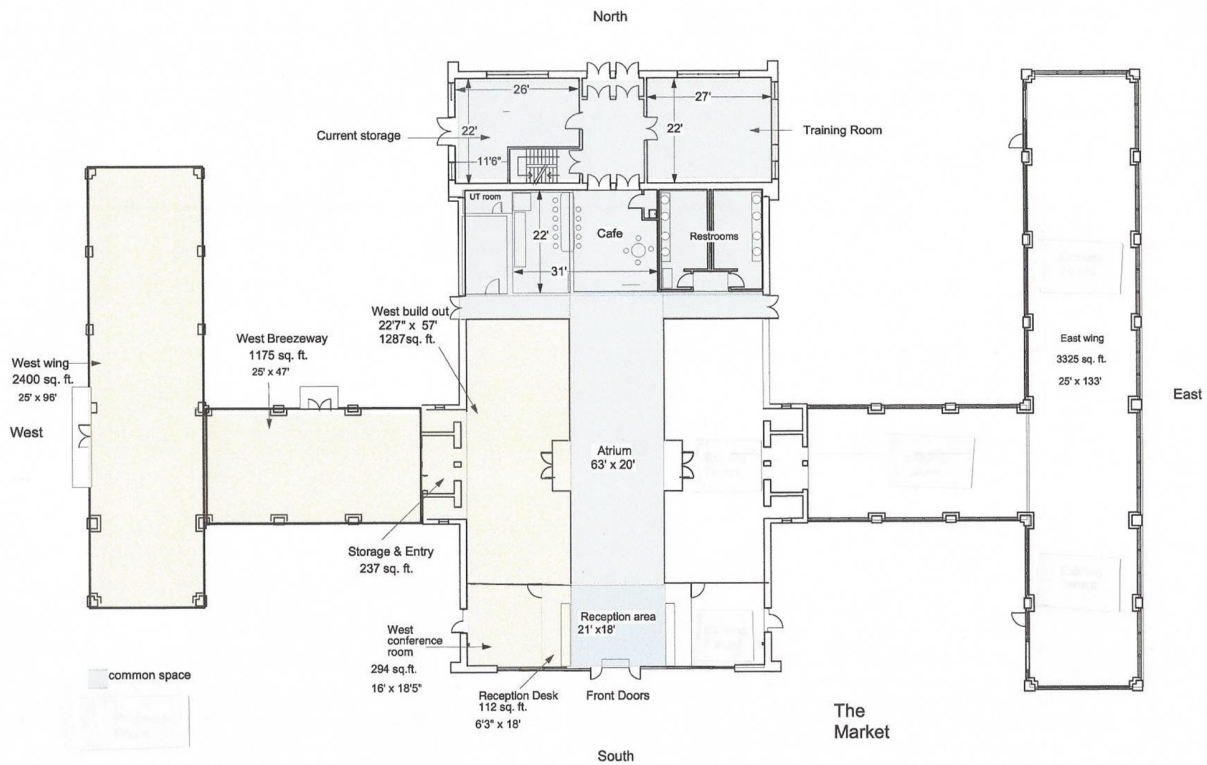
Boundary Lines are Approximate

812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



For more information, contact:

Ken Newcomb, President/Broker

Direct: 812-204-4004 • KenNewcomb@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

