



## 12251 Hwy 41

12251 U.S. 41  
Evansville, Indiana 47725

### Property Overview

Discover a prime leasing opportunity just outside Evansville, near Darmstadt, IN. This well-maintained property offers modern design, flexible floor plans, and a professional setting ideal for a variety of businesses.

The space features multiple private offices, a bullpen area, break room, and storage, along with ample parking and easy access to U.S. 41, providing both convenience and functionality in a strategic, high-visibility location.

### Amenities

- Conference room
- Break room
- Ample parking
- Storage

### Property Highlights

- Modern design and versatile floor plans
- Convenient access to U.S. 41
- Zone C-4
- High-visibility workspace
- NNN \$4.97

### Offering Summary

<b>Lease Rate:</b>	\$14.75 SF/yr (NNN)
<b>Building Size:</b>	7,000 SF
<b>Available SF:</b>	3,500 SF
<b>Lot Size:</b>	0.97 Acres

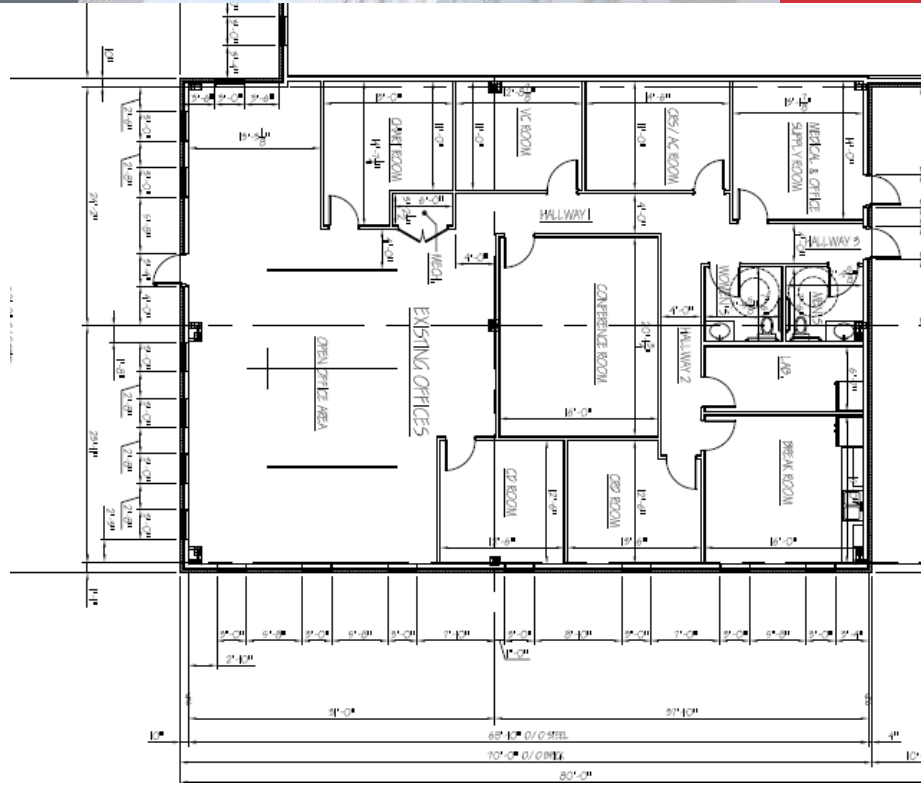
### For More Information

#### Scott Hyatt, CCIM

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**BROCHURE**

**12251 U.S. 41, Evansville, IN 47725**



## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	3,500 SF	<b>Lease Rate:</b>	\$14.75 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite C	Available	3,500 SF	NNN	\$14.75 SF/yr	Move in Ready, Centrally Located



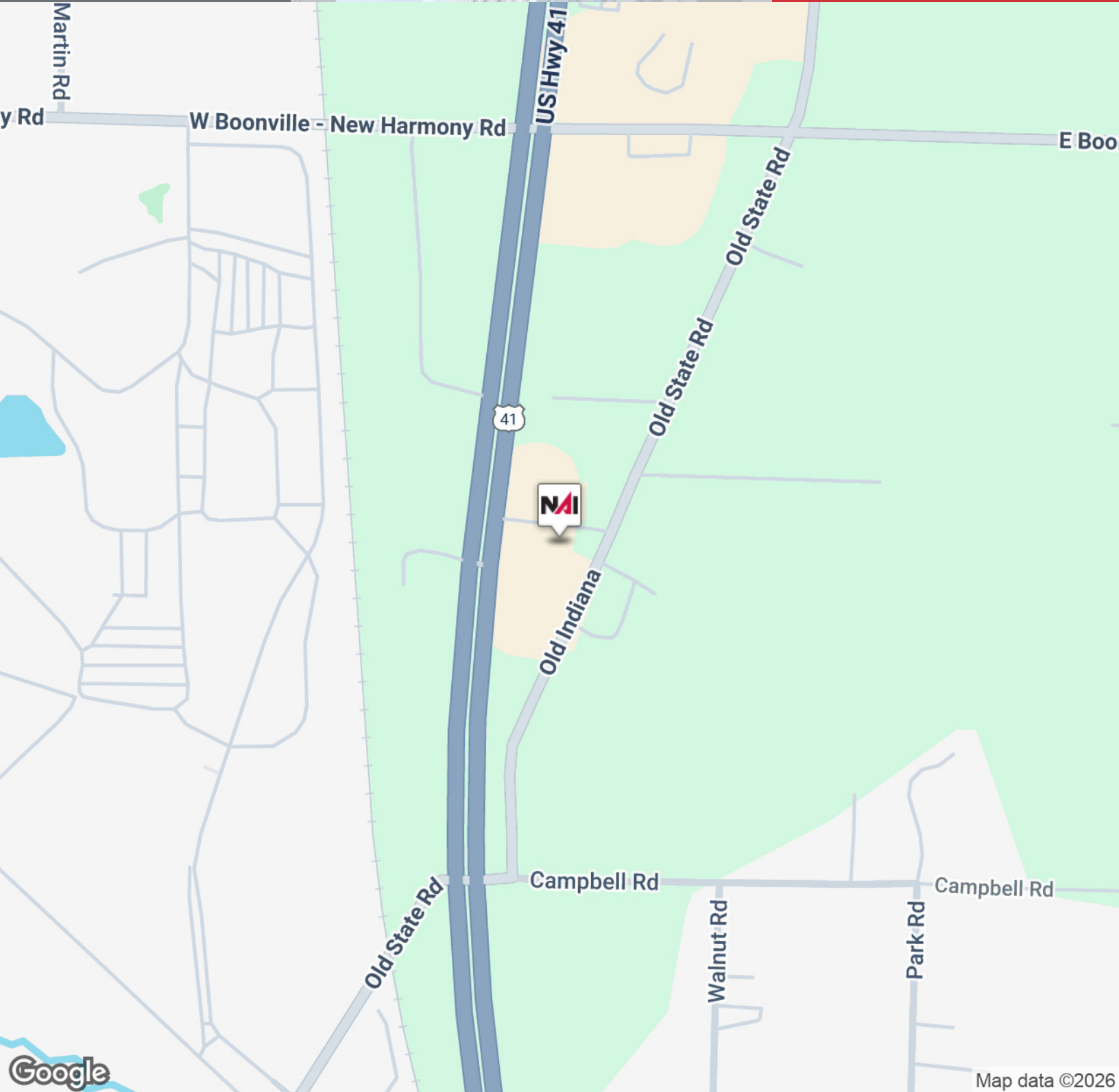
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# For Lease

3,500 SF | \$14.75 SF/yr  
Office Space



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