

LEASE

Forty-One Building

2425 HIGHWAY 41 NORTH

Evansville, IN 47711

PRESENTED BY:

MATT KIEFER

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IN #RB19001801

LANCE LUIGS

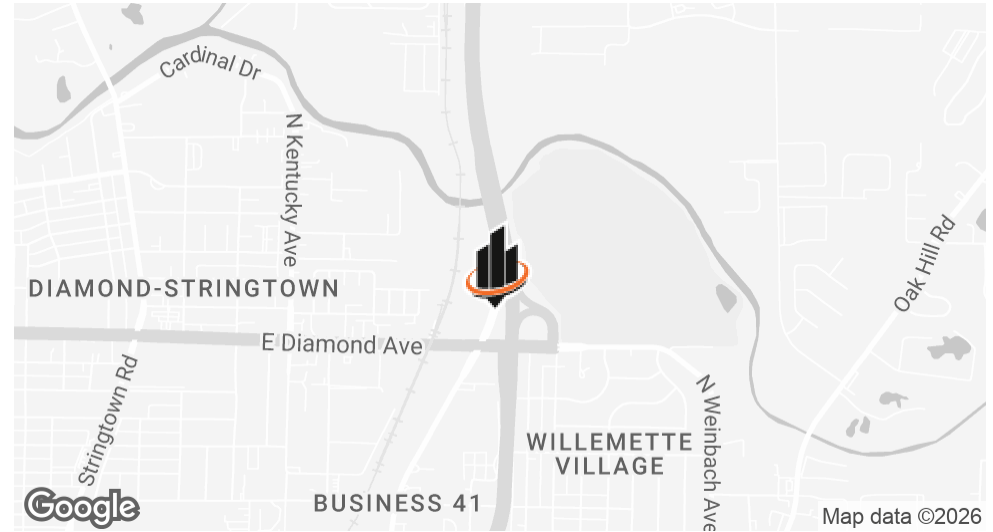
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IN #RB18001579



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$10.00-12.00 SF/yr (Gross)
AVAILABLE SF:	270 - 1,833 SF
LOT SIZE:	0.24 Acres
BUILDING SIZE:	37,287 SF

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PROPERTY DESCRIPTION

This well-constructed, five-story building was originally designed for corporate headquarters use and has since been thoughtfully renovated to accommodate multiple tenants. A full interior and exterior renovation completed in 2017 provides a modern, professional environment throughout the property.

Tenants benefit from shared access to an approximately 800-square-foot conference room located on the fifth floor, offering a convenient space for meetings and collaboration.

Competitive lease rates make this an attractive option for a variety of users, and qualified tenants may take advantage of limited-time free rent incentives—an excellent opportunity to reduce upfront occupancy costs.

Contact the listing broker to schedule a private tour and learn more about available space.

Listing broker has ownership interest in property.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE: Gross; Sign

LEASE TERM: Negotiable

TOTAL SPACE: 1 - 1,833 SF

LEASE RATE: \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
305	Available	1,368 SF	Gross	\$10.00 SF/yr	-
311	Available	1,833 SF	Gross	\$10.00 SF/yr	-
403	Available	270 SF	Gross	\$12.00 SF/yr	-
407	Available	1,280 SF	Gross	\$10.00 SF/yr	-

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
415	Available	1,430 SF	Gross	\$10.00 SF/yr	-
Pylon Sign	Available	1 SF	Sign	\$1,000 per month	Pylon Sign

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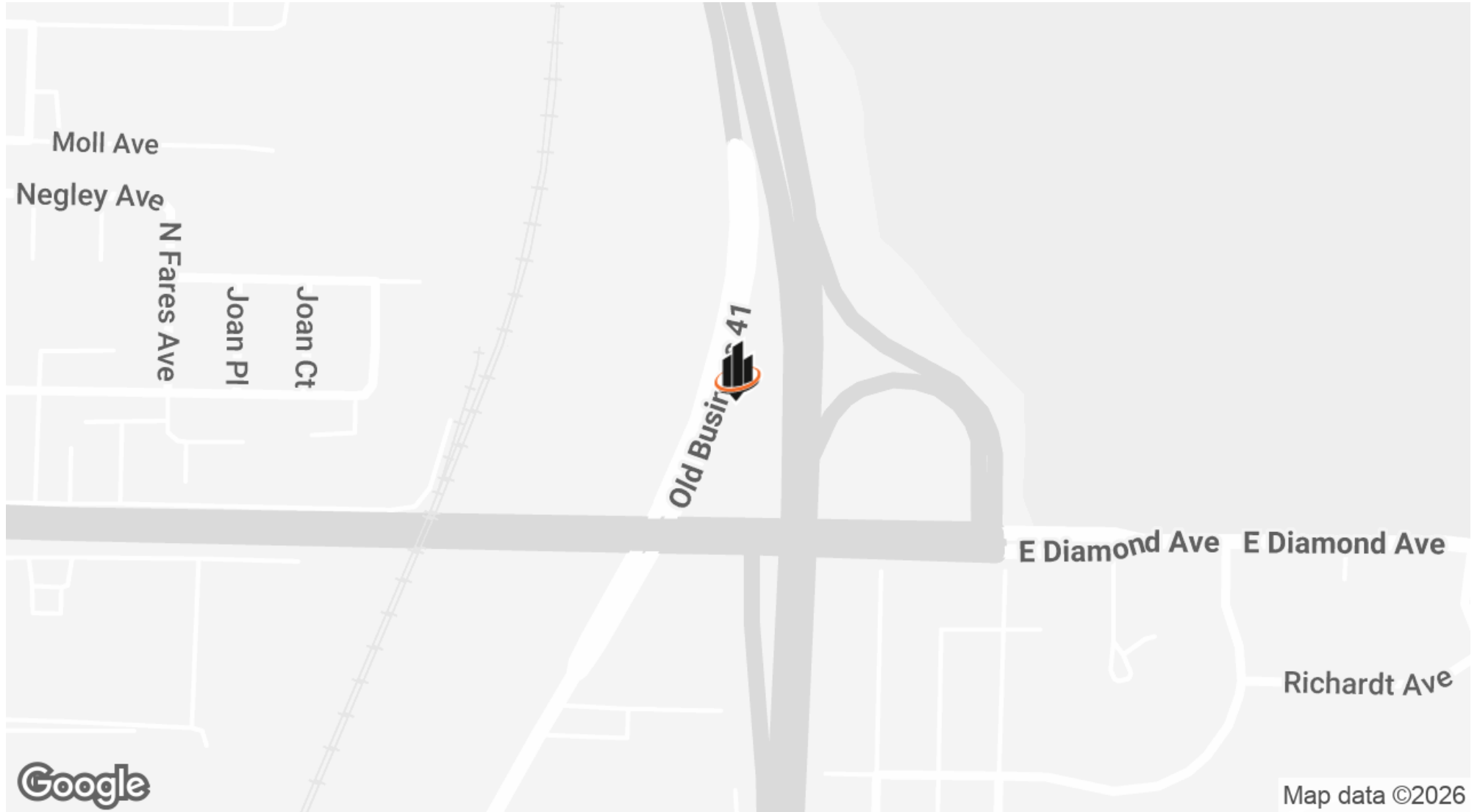
ADDITIONAL PHOTOS



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LOCATION MAP



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