

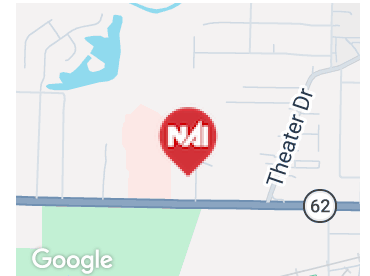


Morgan Avenue Office

3420 E Morgan Evansville, Indiana 47715

Property Highlights

- Open floor plan for a variety of uses
- Pylon signage available along Morgan Avenue
- Common break room and conference room available on 1st floor
- Convenient access and ample parking
- Co-tenants are PTI (Professional Transportation, Inc.) and BMWC Constructors
- Tenant pays utilities



Offering Summary

Lease Rate:	\$975-\$1,025/Mo.
Building Size:	13,046 SF
Lease Type:	Modified Gross

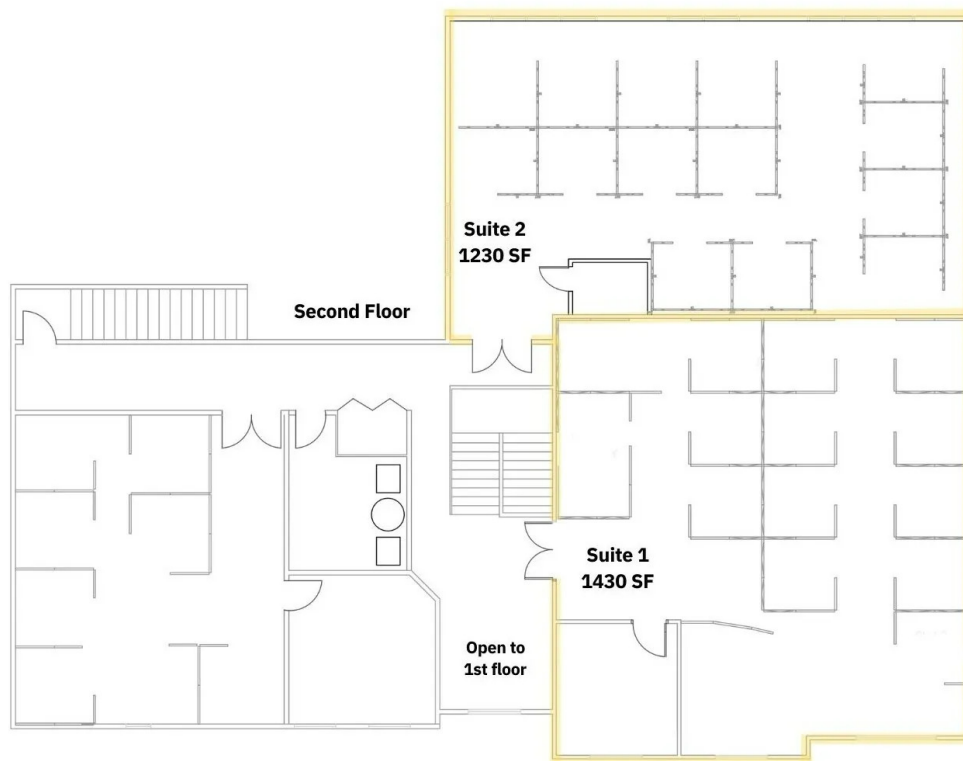
For More Information

Scott Hyatt, CCIM

Senior Advisor

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Lease Information

Lease Type:	MG	Lease Term:	36
Total Space:	1,230 - 1,430 SF	Lease Rate:	\$975 - \$1,025/mo.

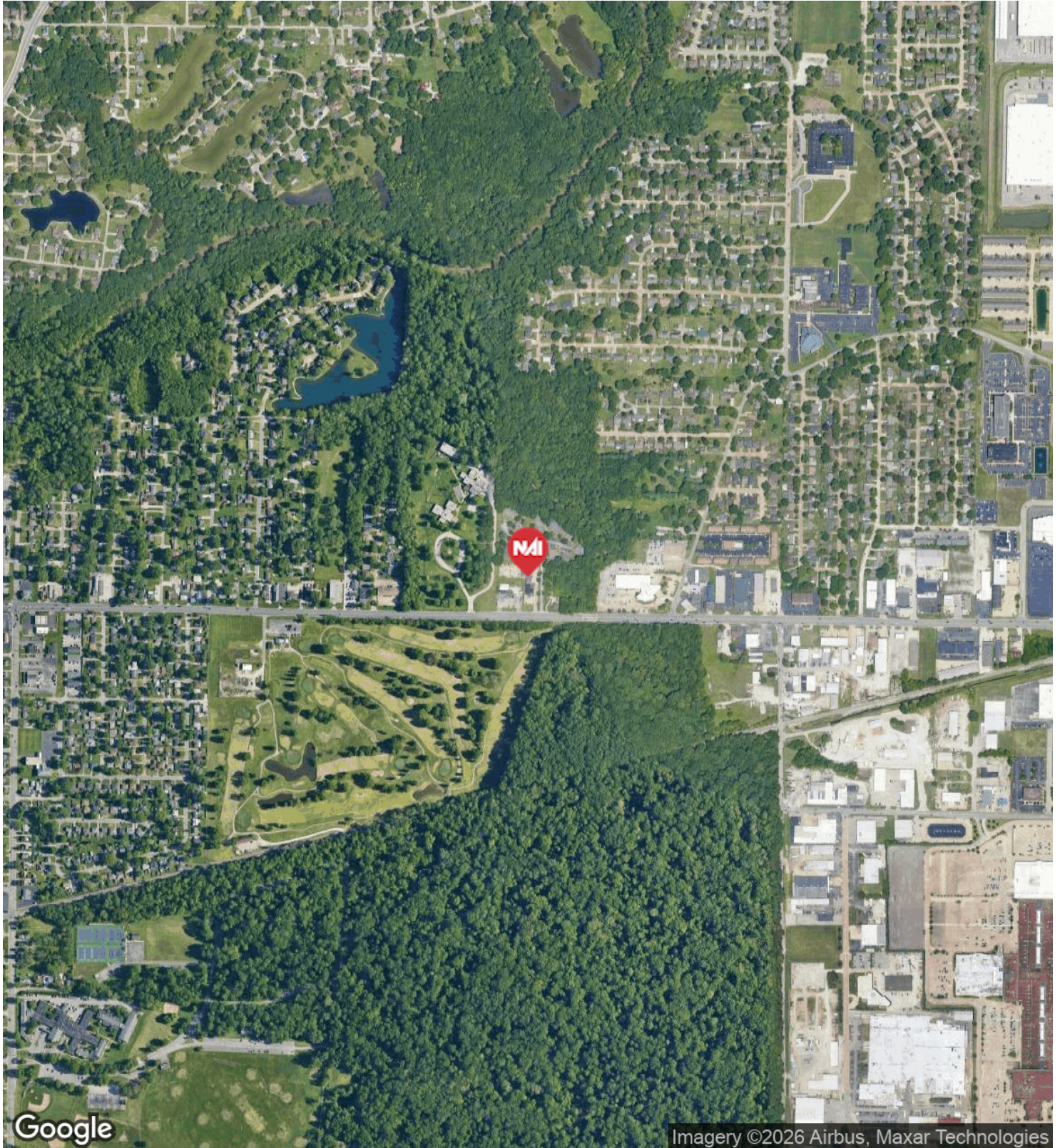
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 1	Available	1,430 SF	Modified Gross	\$1,025 per month	Modified Gross lease. Tenant pays utilities only.
Suite 2	Available	1,230 SF	Modified Gross	\$975 per month	Modified Gross lease. Tenant pays utilities only.



For Lease

1,230 - 1,430 SF | \$975 - 1,025 per month
Office Space



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