



AVAILABLE

Trophy Property Net Lease

The Market
40 N First Avenue
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 |

\$323,027.00 NOI Professionally Managed

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

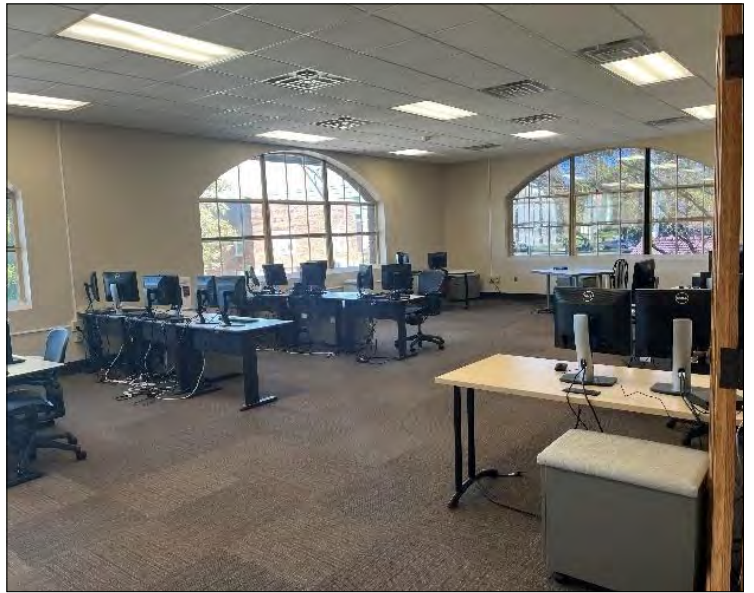
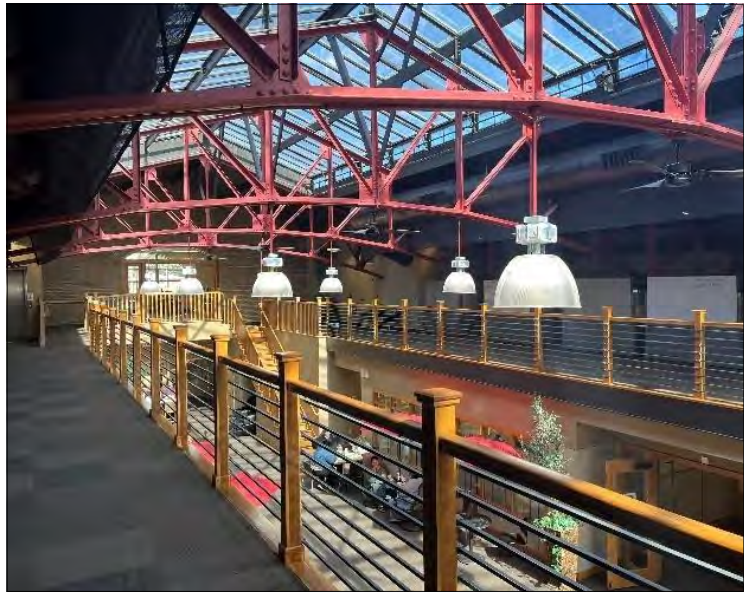
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FEATURES

- 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)



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Boundary Lines are Approximate

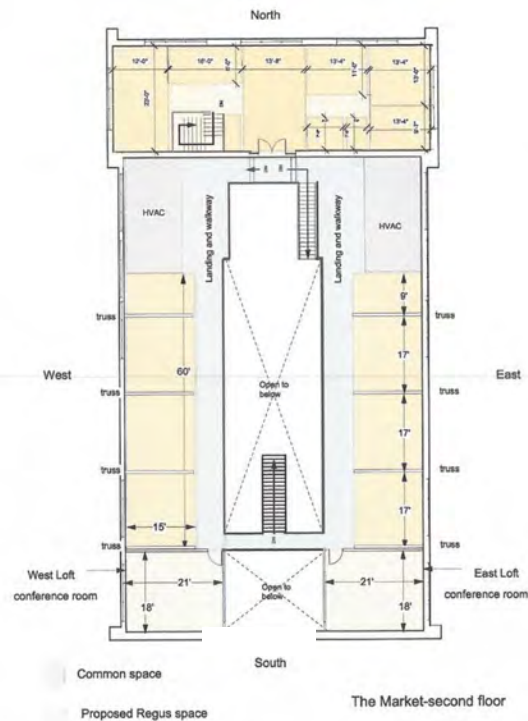
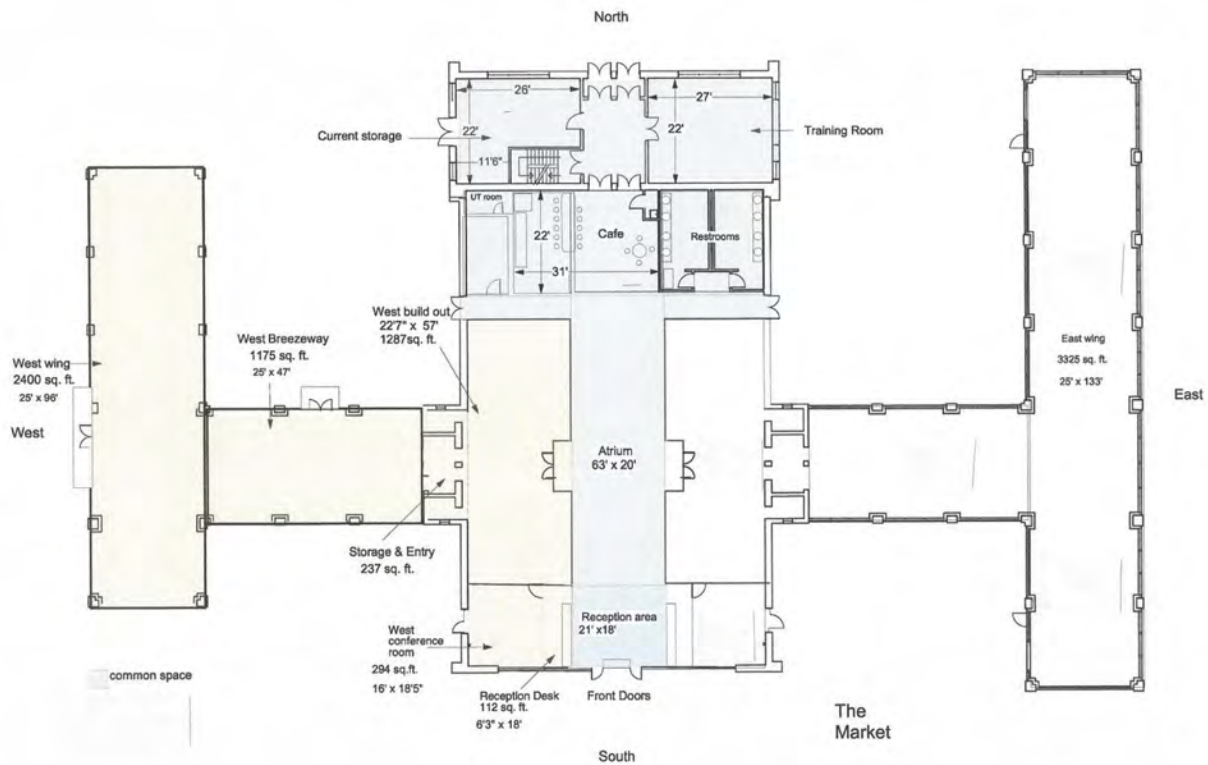


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