

LEASE

Forty-One Building

2425 HIGHWAY 41 NORTH

Evansville, IN 47711

PRESENTED BY:

MATT KIEFER

Phone: 812.499.8770

matt.kiefer@svn.com

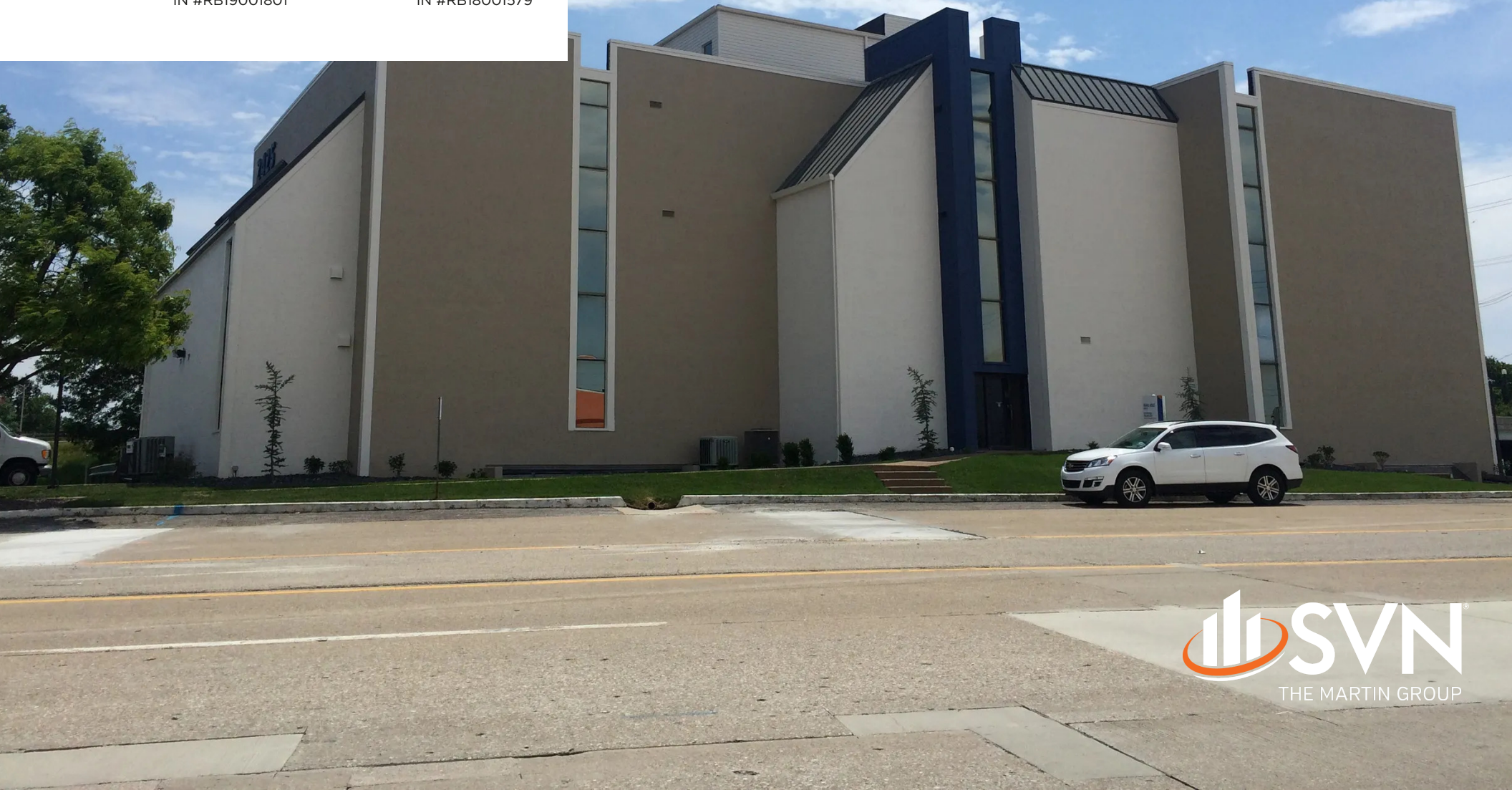
IN #RB19001801

LANCE LUIGS

Phone: 812.471.2500

lance.luigs@svn.com

IN #RB18001579



PROPERTY SUMMARY



VIDEO

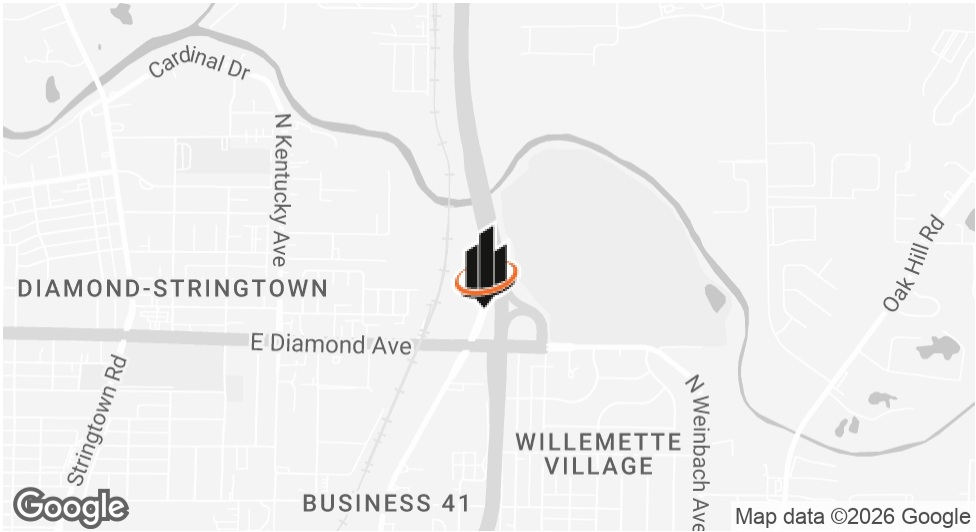
OFFERING SUMMARY

LEASE RATE:	\$9.25-12.00 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

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
204 & 206	Available	1,400 SF	Gross	\$9.25 SF/yr	-
305	Available	1,368 SF	Gross	\$9.25 SF/yr	-
311	Available	1,833 SF	Gross	\$9.25 SF/yr	-
403	Available	270 SF	Gross	\$12.00 SF/yr	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
407	Available	1,280 SF	Gross	\$9.25 SF/yr	-
415	Available	1,430 SF	Gross	\$9.25 SF/yr	-
Pylon Sign	Available	1 SF	Sign	\$1,000 per month	Pylon Sign

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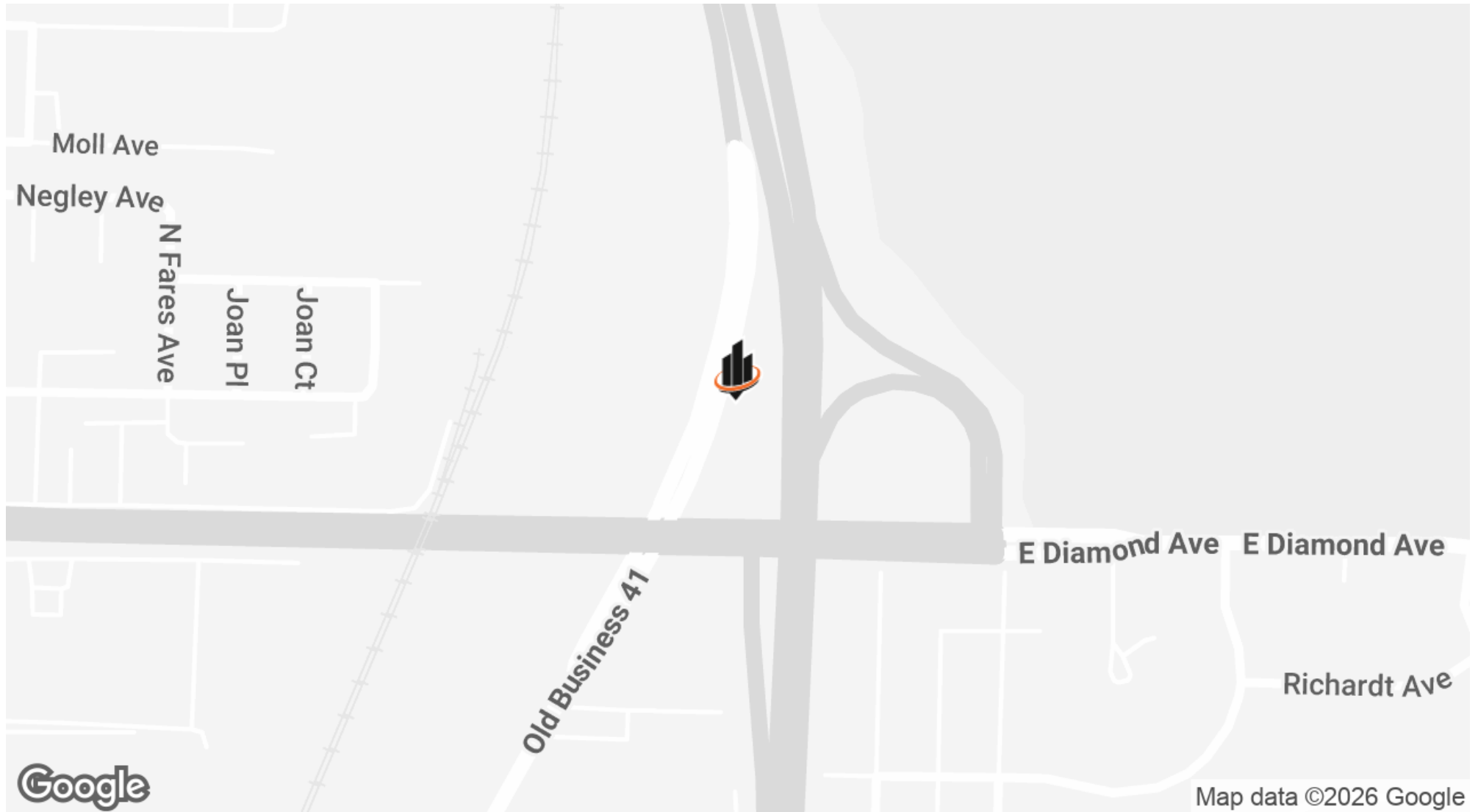
ADDITIONAL PHOTOS



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LOCATION MAP

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