

LEASE

Forty-One Building

2425 HIGHWAY 41 NORTH

Evansville, IN 47711

PRESENTED BY:

MATT KIEFER

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IN #RB19001801

LANCE LUIGS

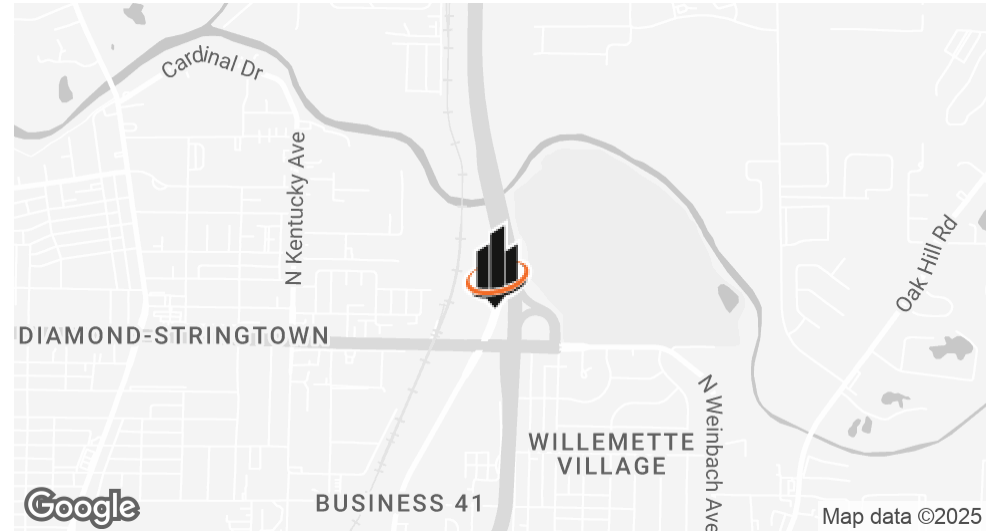
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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| LEASE RATE: | \$10.00 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 5 story structure was originally built for corporate headquarters and has since been renovated for multiple tenants. All occupants have access to 800 sf common conference room on 5th floor. Subject received full exterior and interior renovation in 2017. Competitive lease rates from \$10/SF gross. Contact listing broker for a private tour.

PROPERTY HIGHLIGHTS

- Well located
- Various office sizes
- Common executive conference room
- Ample parking
- Competitive gross lease rates

LEASE SPACES



LEASE INFORMATION

LEASE TYPE: Gross

LEASE TERM: Negotiable

TOTAL SPACE: 270 - 1,833 SF

LEASE RATE: \$10.00 SF/yr

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|---------------|-------------|
| 201 | Available | 1,684 SF | Gross | \$10.00 SF/yr | - |
| 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 | \$10.00 SF/yr | - |

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LEASE SPACES



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|---------------|-------------|
| 407 | Available | 1,280 SF | Gross | \$10.00 SF/yr | - |

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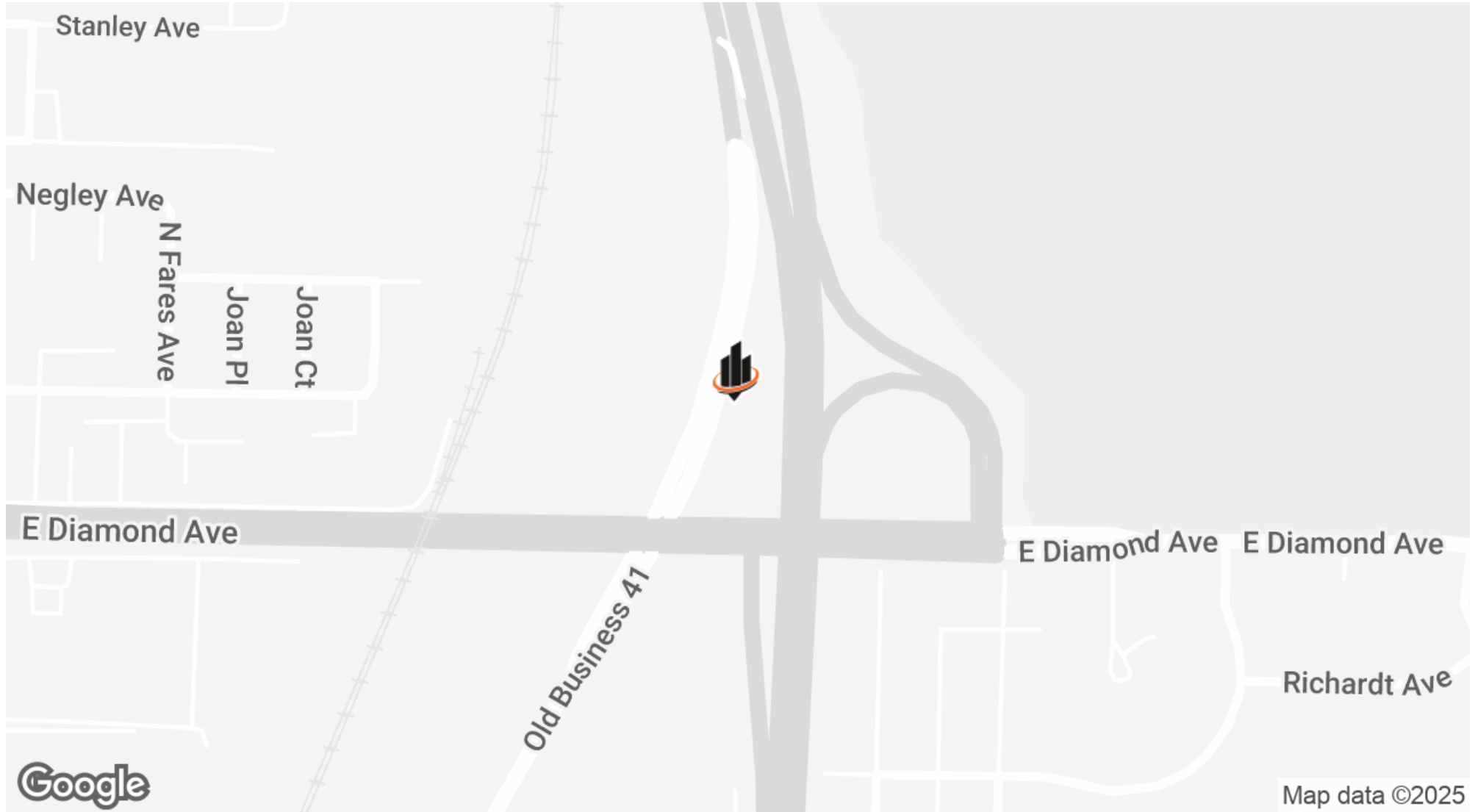
ADDITIONAL PHOTOS



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LOCATION MAP



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