

Office For Lease



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

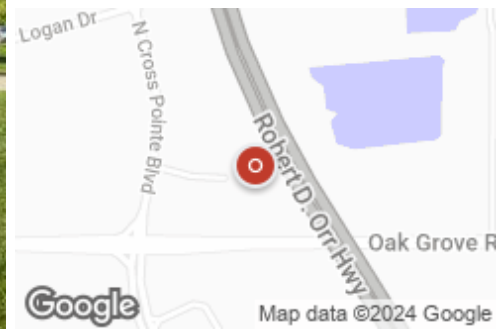
Former Accuride

7140 Office Cir, Evansville, IN, 47715

Office: General For Lease

Prepared on March 26, 2024

1 of 1 Listings



Listing Details | Office For Lease

Suite	B	Divisible	17000
Sublease	No	Vacant	-
Total Available Space	17,000 SF	Available Date	6/01/2024
Min Div/Max Contig	17000/17,000 SF	Days On Market	41 days
Asking Rate	\$17.95 Annual/SF	Date Listed	2/14/2024
Monthly Rate	\$25,429	Last Modified	3/26/2024
Lease Type	NNN	Listing ID	39750198
Expenses	-	Parking Spaces	-

Description

7140 Office Circle is located in the ever-expanding Crosspoint Blvd. corridor with high visibility and excellent access to Interstate 69, State Highway 62 (Morgan Ave), Oak Grove Road and Crosspoint Blvd.

Originally developed as the Accuride World Headquarters, the two-story Class A office space offers high amenities and shared space for tenants including a fitness facility, large onsite dining area with service kitchen, elevator, and outdoor green space. In addition, flexible floor plans available with multiple conference rooms, restrooms, meeting space and ample parking/expandable parking.

Suite A: First Floor +/- 3,570 SF plus shared/common areas

Suite B: Second Floor +/- 17,000 SF with access to some first floor shared/common areas

Property Features

Location Details

Address	7140 Office Cir, Evansville, IN, 47715
Zoning	C-4
County	Vanderburgh

Parcels	09-153-11-232-010
Name	7140 Office Cir

Building Details

Sub Type	General
Building Status	Existing
Building Size	34,808 SF
Land Size	4.69 Acres / 204,101 SF
Number of Buildings	1
Number of Floors	2
Year Built/Renovated	1999, 2001

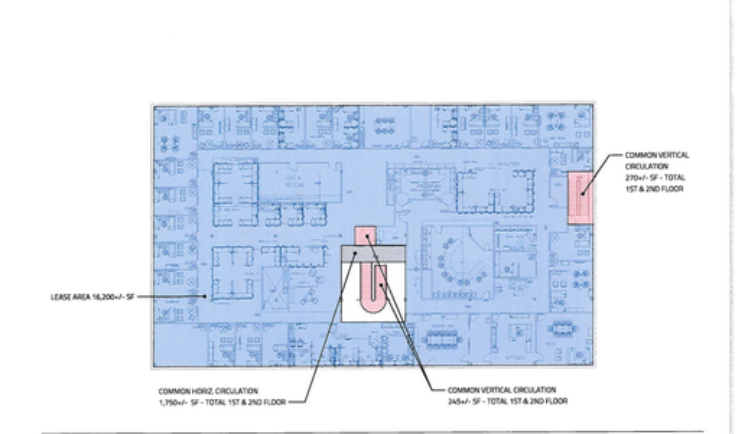
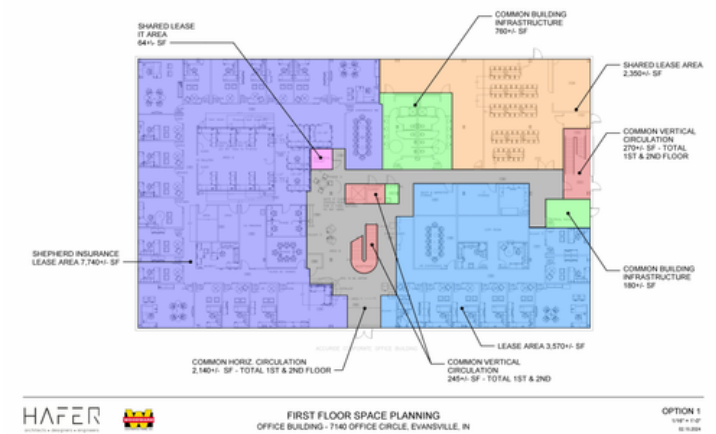
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Building Class	B
Parking Spaces	-
Parking Ratio	-
Floor Size	19,190 SF

Property Listings

2 Listings | 3,570 - 17,000 SF | \$17.95 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office Building	A	3,570 SF	\$17.95 Annual/SF NNN	6/01/2024
For Lease	No	Office Building	B	17,000 SF	\$17.95 Annual/SF NNN	6/01/2024

Additional Photos







Contact



Evan L. Beck
812-457-5325
ebeck@woodwardrealty.com



Woodward Commercial Realty, Inc.