



Eastside Medical Office Space

700 North Burkhardt Rd Rear, Evansville, IN

West off Burkhardt Rd onto Physicians Ct.



- ◆ Ready to Move into
- ◆ SUITE "A" Available
- ◆ 4,508 SF first floor
- ◆ 1,070 SF second floor (storage space)
- ◆ SUITE "B" leased for medical offices
- ◆ Security & Fire Alarms
- ◆ Sprinkler System
- ◆ Property in good condition

REASONABLE RATES

TENANT RESPONSIBLE FOR:

- ◆ \$15.00 NNN/SF/annum
BASE RENTAL
- ◆ RE Taxes approximately
\$2.08/SF/annum '23 pay '24
- ◆ Proportionate share of
Insurance, CAM & Utilities
- ◆ Janitorial & interior
maintenance



Well Designed Floor Plan for Medical Use; Large waiting room, Multiple Exam Rooms, Nurse Stations, Lab Area, Business & Physician Offices Lots of built-ins

SEE BACKSIDE FOR FLOORPLAN



for more information call
Listing Agent
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available

JACK ROGERS
REALTOR, INC

812-422-5656

Attractive & Functional

- ◆ 600a 120/208v 3ph
- ◆ Masonry exterior
- ◆ Lots of parking
- ◆ Zoned CO-2
- ◆ Parcel size 1.04 acres
(per Assessor)



