



## Diamond Valley Office Park

2500 Waterbridge Way  
Evansville, Indiana 47710

### Property Overview

2504 Waterbridge Way offers a well-positioned 1,100 SF suite in a high-traffic corridor just off 1st Avenue and Diamond Avenue. This NNN lease opportunity is ideal for a variety of retail or office users seeking a functional space within a property featuring a strong, established tenant mix. The site benefits from ample onsite parking and convenient access, making it an attractive location for both customers and employees. This space provides a great opportunity for businesses looking to establish or expand in a well-located commercial setting.

### Property Highlights

- Location: Conveniently located off 1st Ave & Diamond Ave
- Parking: Ample onsite parking
- Tenant Mix: Strong, established tenant mix
- Accessibility: Easy access to major retail and traffic corridors
- Visibility: Well-positioned within a high-traffic area

### Offering Summary

<b>Lease Rate:</b>	\$7.50 SF/yr
<b>NNN:</b>	\$2.93 SF/yr
<b>Available SF:</b>	1,100 SF

### For More Information

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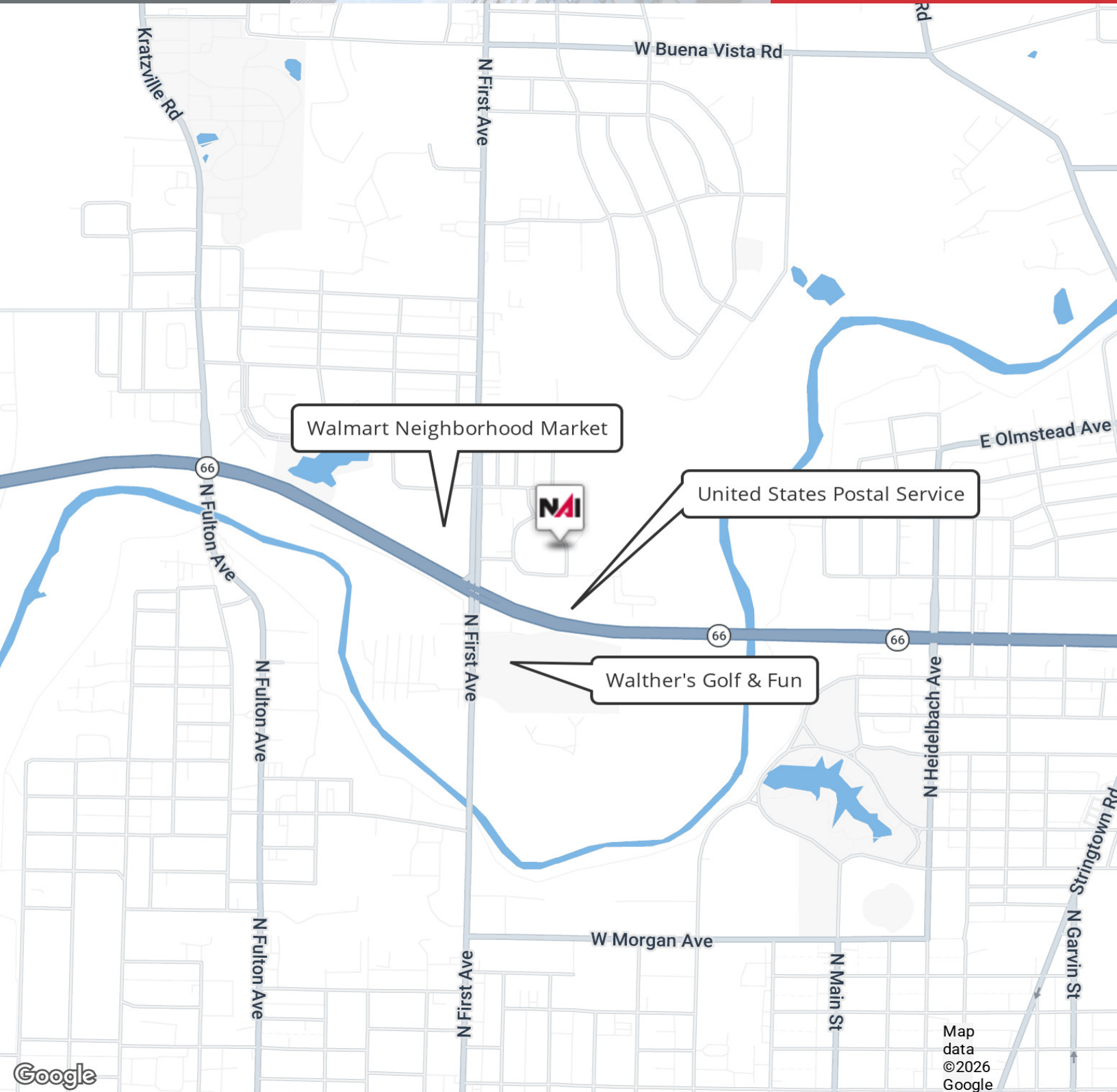
**BROCHURE**

**2500 Waterbridge Way, Evansville, IN 47710**



# For Lease

1,100 SF | \$7.50 SF/yr  
Office Space



**BROCHURE**

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