



## Cross Pointe Commons

7144 East Virginia Street  
Evansville, Indiana 47715

### Property Overview

Cross Pointe Commons offers a prime location on East Virginia Street, one of Evansville's busiest retail and service corridors. Suite A provides high visibility, easy access, and flexible space ideal for retail, professional office, or medical tenants. The property benefits from ample parking, exterior signage opportunities, and proximity to established businesses and services, ensuring strong foot and vehicle traffic.

| Spaces  | Lease Rate    | Space Size |
|---------|---------------|------------|
| Suite A | \$16.00 SF/yr | 2,600 SF   |

### Property Highlights

- Located on busy East Virginia Street in the heart of Evansville's East Side retail corridor.
- Ample parking and strong pedestrian/vehicle traffic.
- Join established tenants including Old National Bank, Fusion Spa & Boutique, and Aha! Now Counseling

### Offering Summary

|                       |                     |
|-----------------------|---------------------|
| <b>Lease Rate:</b>    | \$16.00 SF/yr (NNN) |
| <b>NNN:</b>           | \$4.94 SF/yr        |
| <b>Building Size:</b> | 10,600 SF           |
| <b>Available SF:</b>  | 2,600 SF            |
| <b>Lot Size:</b>      | 1.11 Acres          |

### For More Information

**Scott Hyatt, CCIM**

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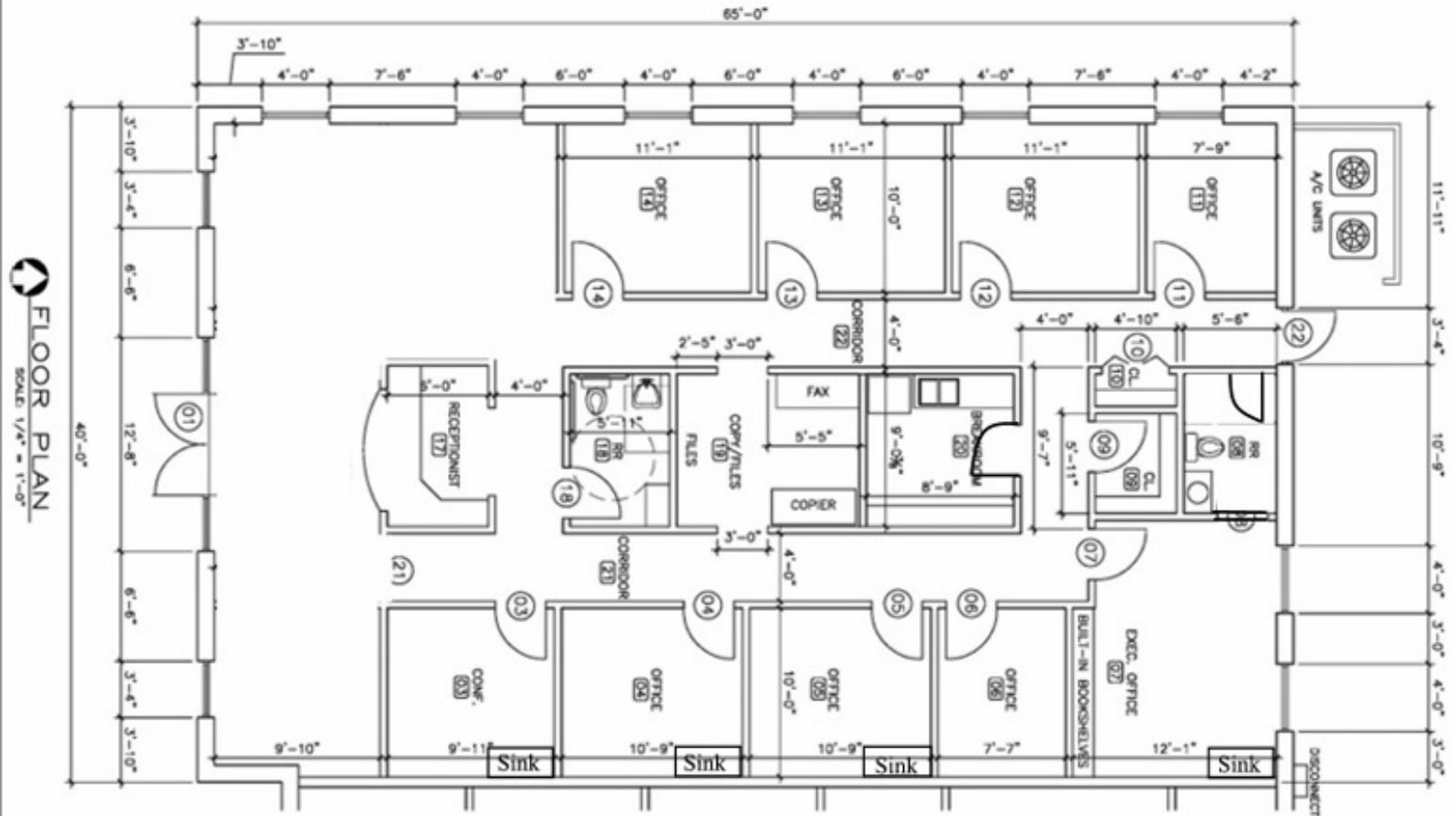
## BROCHURE

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# For Lease

2,600 SF | \$16.00 SF/yr  
Office Space



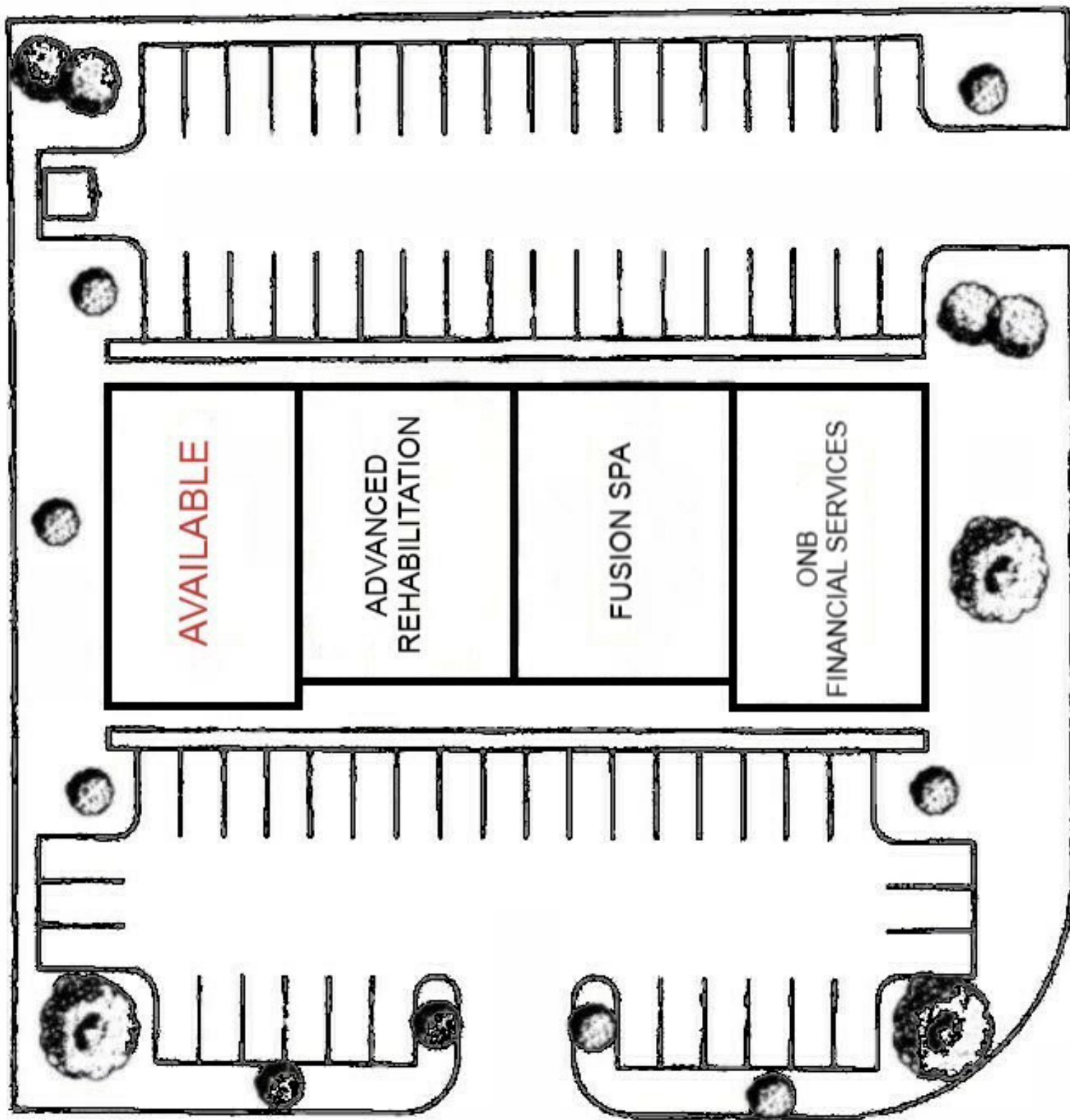
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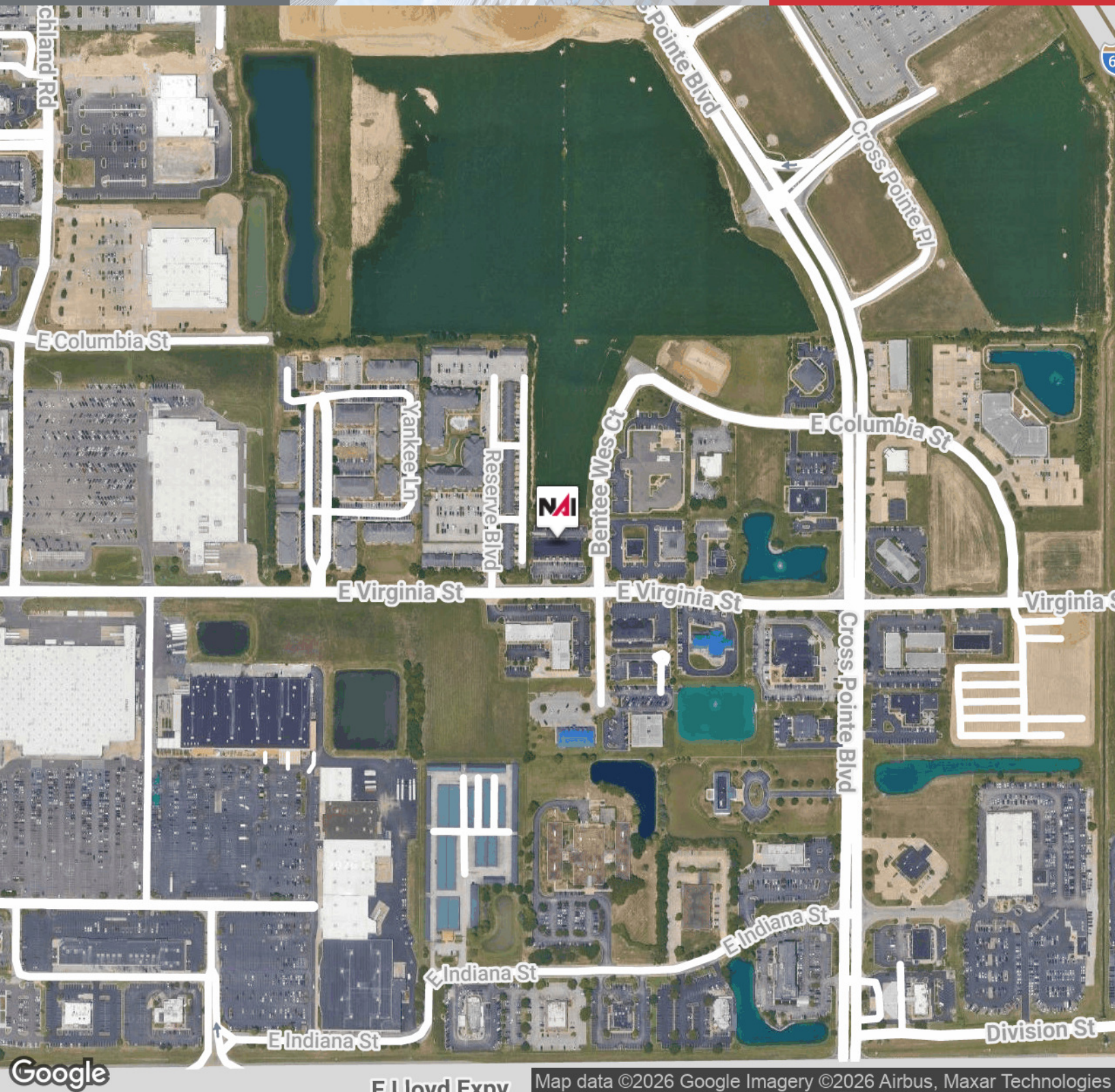
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