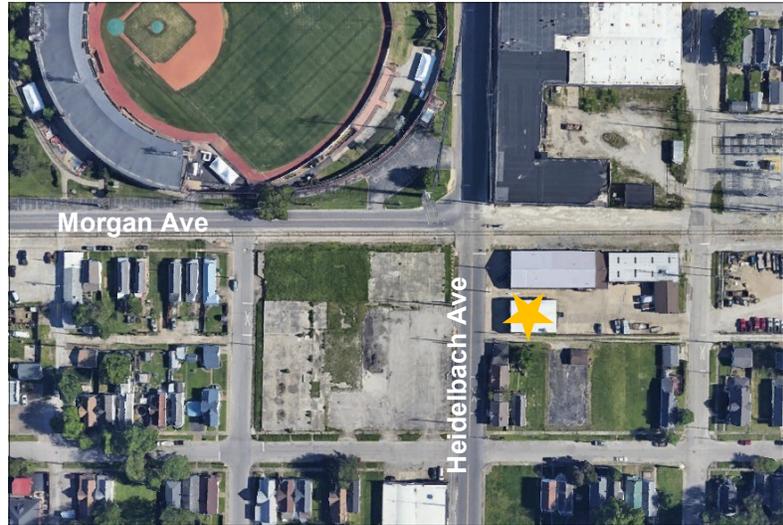




AVAILABLE

1525 N Heidelberg Avenue EVANSVILLE, IN 47711



• Available 1st Flr:

Suite 103: 948 SF
\$535 / Month / Gross

Suite 106: 142 SF
\$140 / Month / Gross

Suite 104: 100 SF
\$110 / Month / Gross

• Available 2nd Flr:

Suite 201: 664 SF
\$540 / Month / Gross

Suite 202: 397 SF
\$295 / Month / Gross

• Available 2nd Flr:

Suite 204: 156 SF
\$125 / Month / Gross

Suite 206: 948 SF
\$850 / Month / Gross

- Year Built: 1974
- Zoning: M-2
- Ext. Construction: Brick
- # of Restrooms: Common Area
- Current Use: Office
- Showing: Contact Listing Broker
- Location: Heidelberg & Morgan Ave

All utilities included. Parking at your door. Shared Kitchen on the Second Floor. Secured 24/7 with Tenant round-the-clock access. North Main Business and Entertainment District, adjacent to Crawford Door building, which is the focus of the \$37 Million development slated for completion mid 2027.

For more information, contact:

Kyle Bernhardt, Broker

Direct: 812.455.7577 • Office: 812.473.6677 • KyleBernhardt@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





AVAILABLE

**1525 N Heidelberg Avenue
EVANSVILLE, IN 47711**

Suite 206



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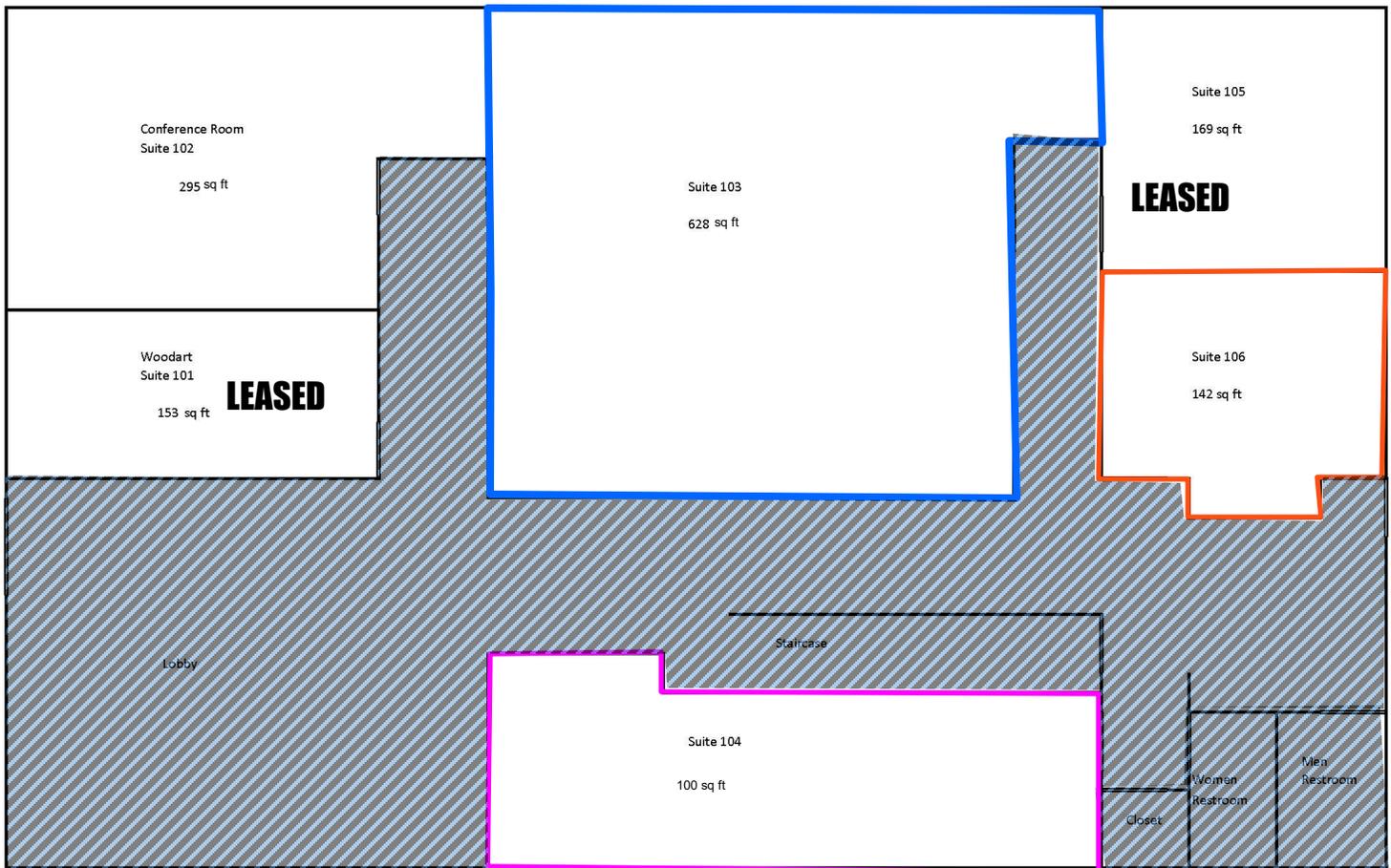
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Building 1525 - 1st Floor Layout



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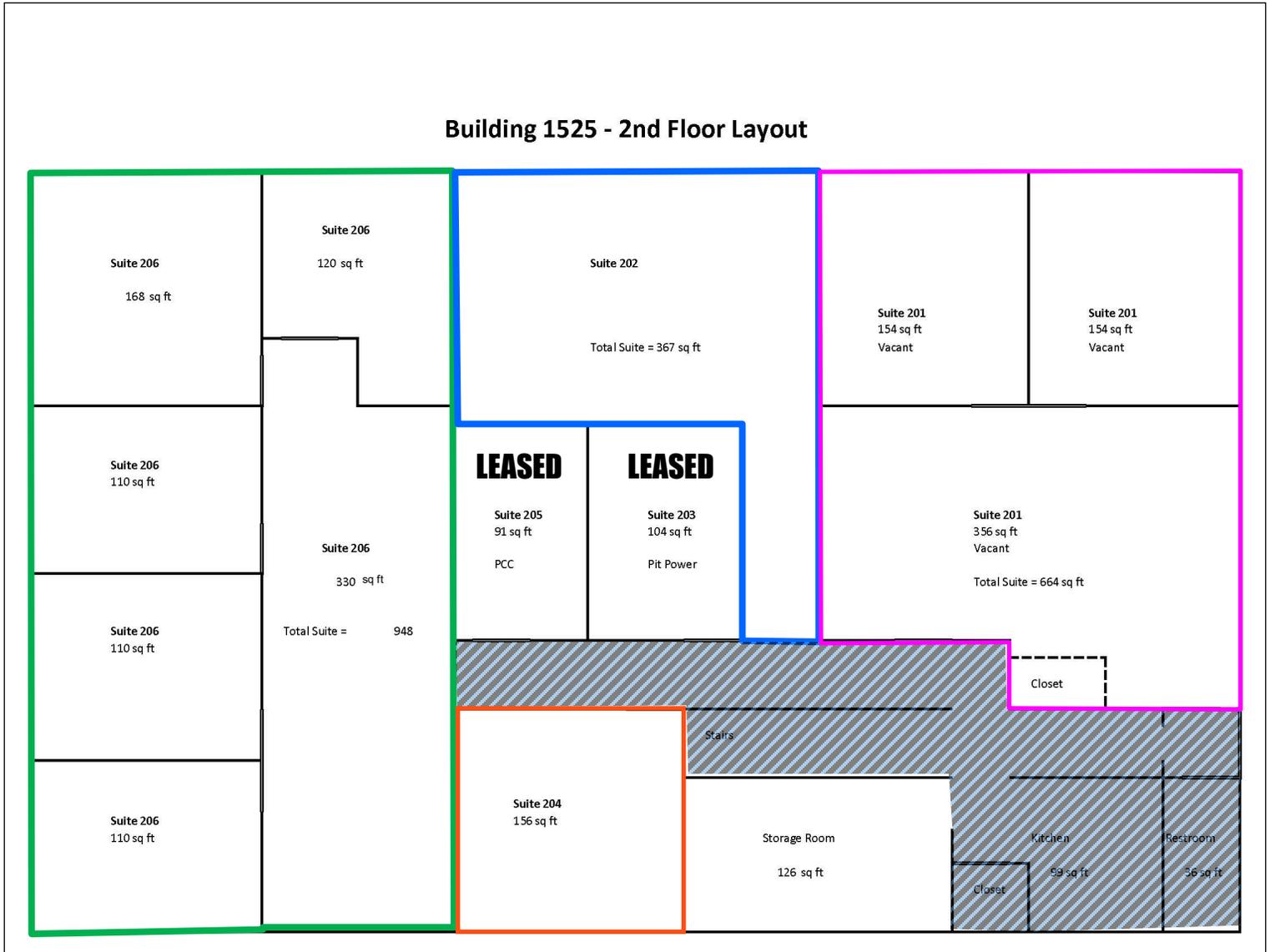




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Building 1525 - 2nd Floor Layout



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