



**F.C. Tucker  
Commercial**

**AVAILABLE**

**25 NW Riverside Drive**  
*EVANSVILLE, IN 47708*

**WATCH THE VIDEO**



**Downtown Evansville  
Class A office facility  
for lease.**

- Lease Price:** \$18.50 / SF / Gross
- Lease Term:** 3 to 5 Years
- Building SF:** 15,640 SF / Floor
- # of Stories:** 3
- Zoning:** C-3
- Multi-tenant:** Yes
- Sprinkler:** Yes
- Taxes:** Paid by Landlord
- Showing:** Contact Listing Broker
- Location:** SW Corner of Sycamore and NW Riverside Drive
- Parking:**
  - . 1 FREE / 1,000 SF Leased
  - . Addl. Surface Parking
  - . Addl. Garage Parking \$50 / Space / Month

### Available Space

**1st Floor**                      **10,629 SF Available**

**Divisible to:**

**3,804 SF**

**6,825 SF**

**2nd Floor**                      **4,892 SF Available**

**Divisible to:**

**1,776 SF**

**3,116 SF**

**3rd Floor**                      **3,001 SF Available**

**For More Information, Contact:**

**Aaron Kendall, CCIM**

**Direct: 812.480.8100**

**Office: 812.473.6677**

**aaronkendall@fctuckercommercial.com**



7820 Eagle Crest Blvd. Suite 200  
Evansville, IN • 47715  
812-473-6677 • Fax: 812-473-6684



**FCTuckerCommercial.com**

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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AVAILABLE



Bally's Evansville

Evansville Police Dept.

Berry Global

Center Point Energy Plaza

Old National Bank

Haier America

Fifth Third Bank

Parking Garage

Located on the Ohio River, Evansville was founded in 1812 and has since been referred to as "River City". With a population of over 100,000 (2019 Census), it is Southern Indiana's largest city and the third largest city in the state of Indiana. Evansville has many entertainment options to choose from. And, there is no need to travel far as Evansville is within just a few hours from several major cities like Indianapolis, IN, Louisville, KY, St. Louis, MO, Cincinnati, OH, and Nashville, TN. Along with higher education opportunities, thriving corporations provide Evansville with jobs, economic structure, community support and stability.

Available For Lease

Main Street

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**ATTACHED PARKING**

**PARKING GARAGE**



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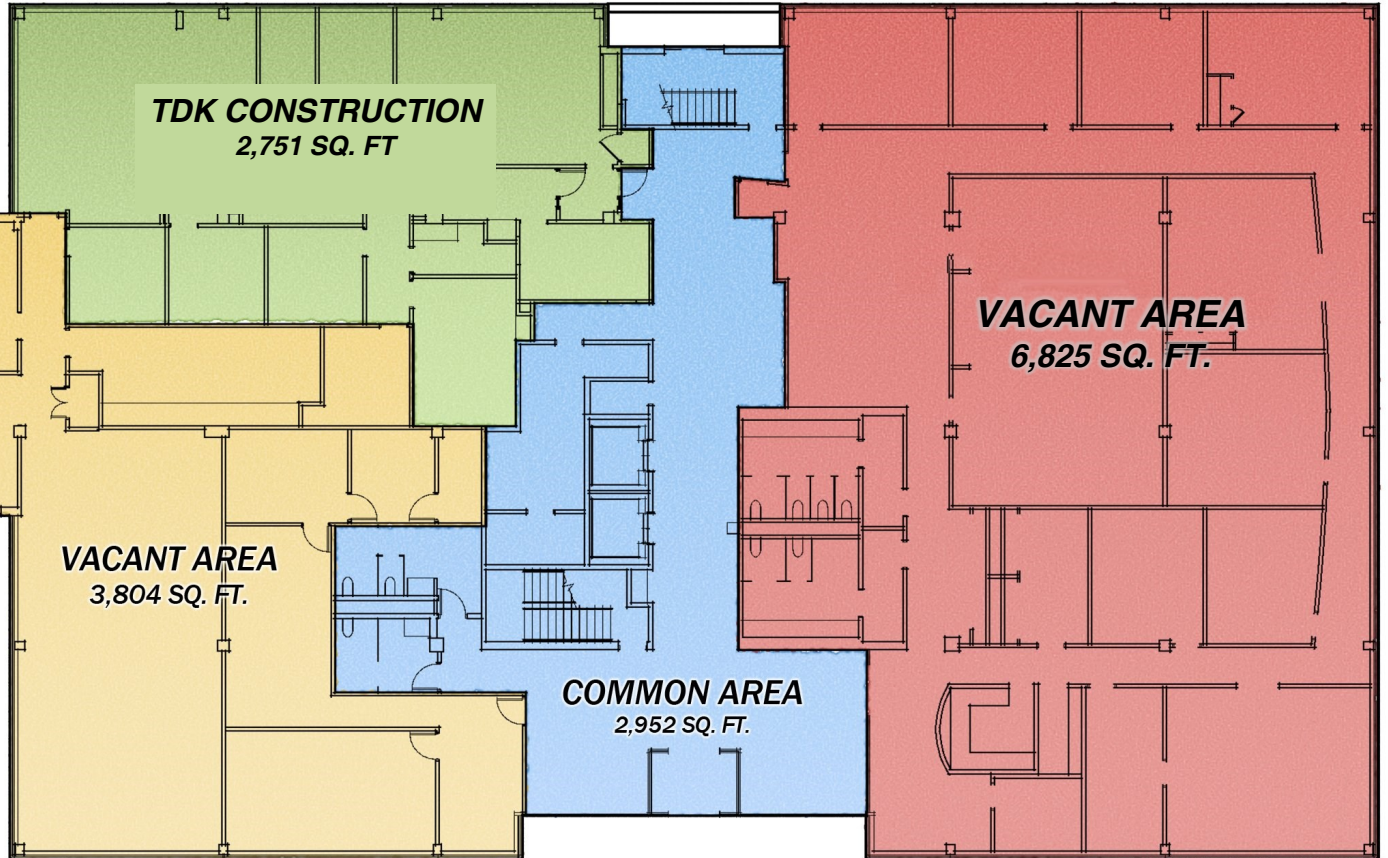


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**First Floor**

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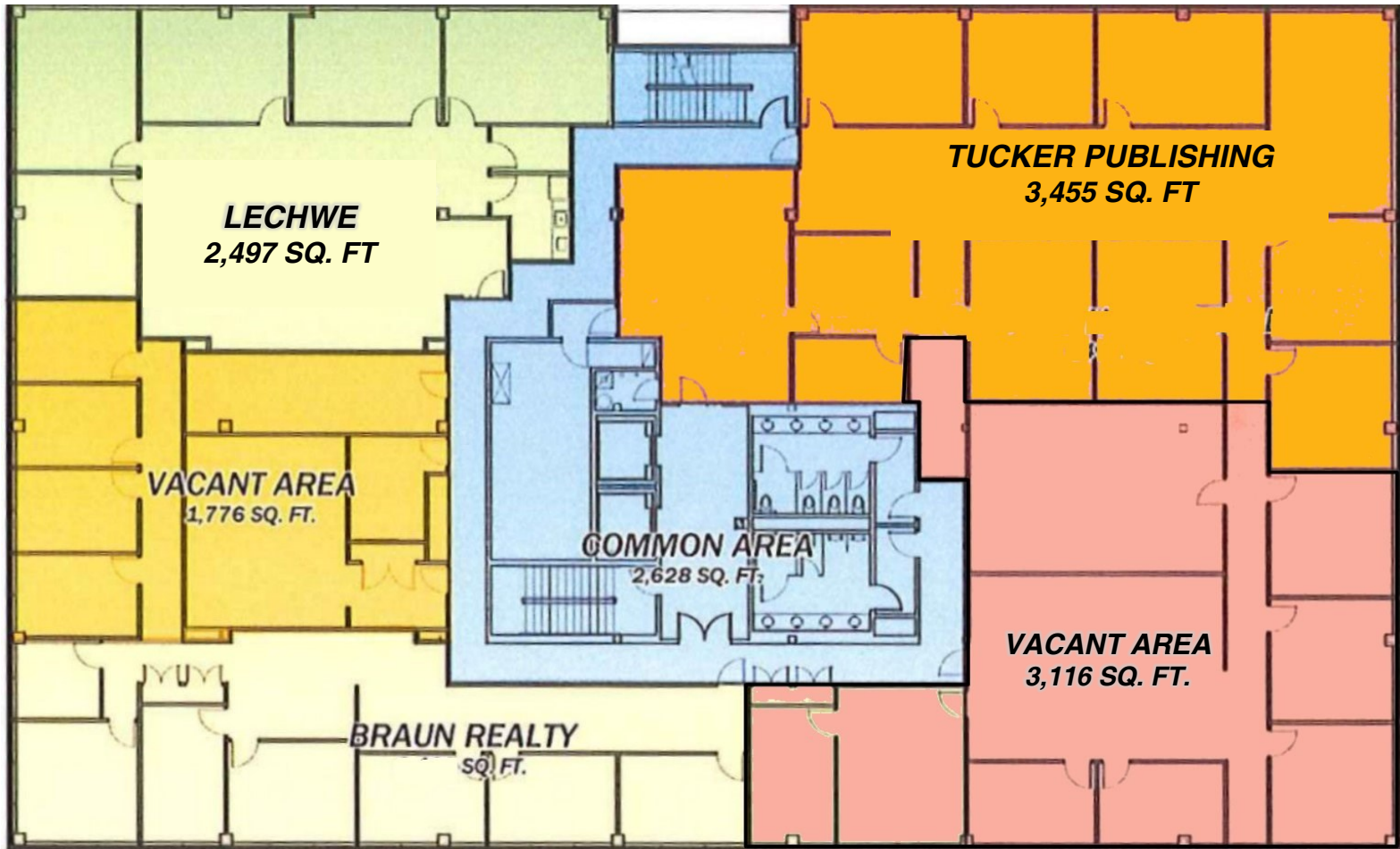


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## Second Floor

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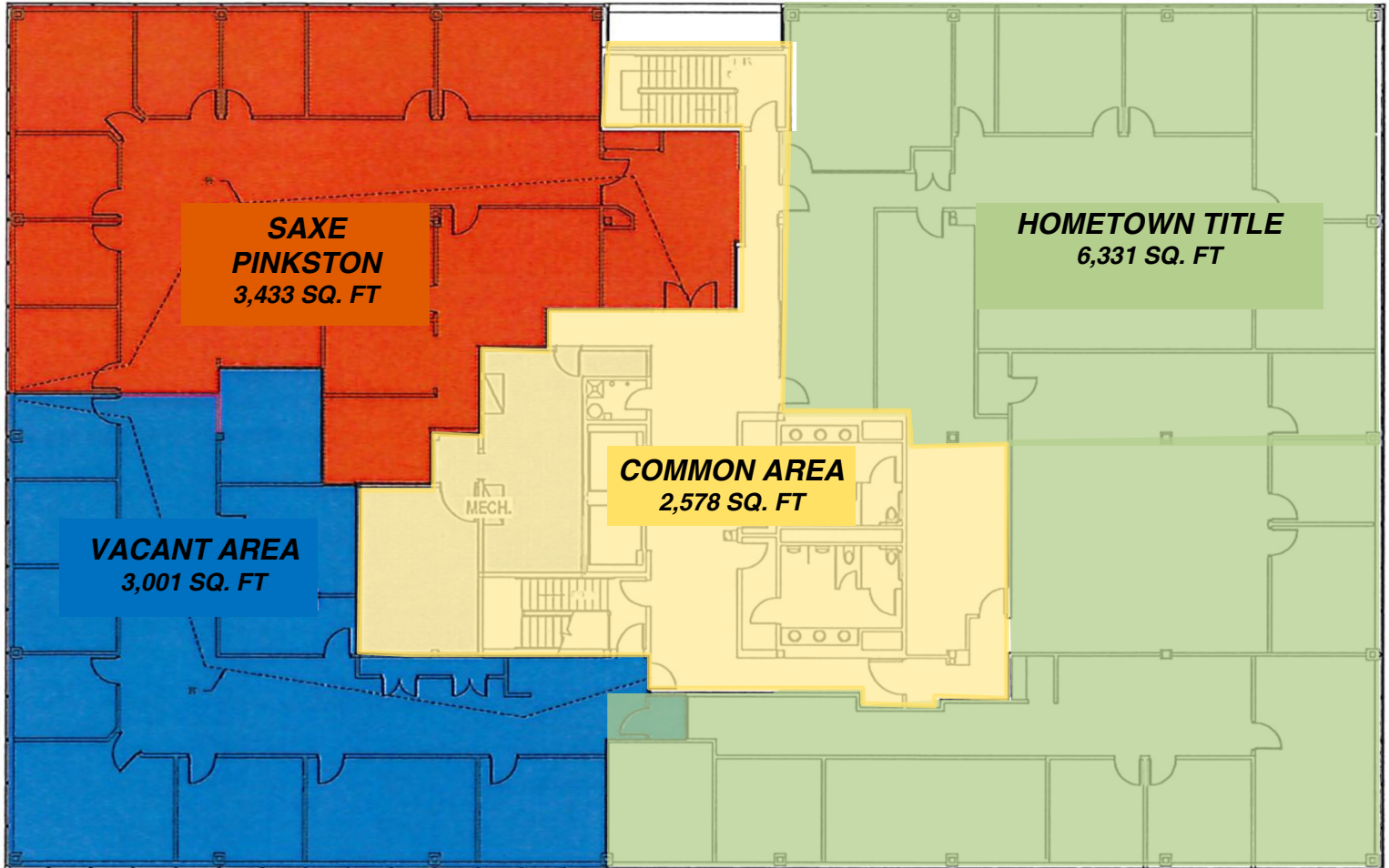


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**Third Floor**

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