



AVAILABLE

950 S Kenmore Drive

EVANSVILLE, IN 47714

**7,300 SF
MEDICAL SPACE**



- | | | | |
|--------------------------|---|-----------------------------|--|
| • Lease Price: | \$12.75 / SF | • Ext. Construction: | Brick |
| | Gross + Utilities | • # of Restrooms: | 7 |
| • Available SF: | 7,300 SF | • Water/Sewer: | City |
| • Year Built: | 1996 | • Current Use: | Medical |
| • Zoning: | C-2 | • Showing: | Contact Listing Broker |
| • Ceiling Height: | 9 ft | | Key in Listing Office |
| • Parking: | Ample, Plus additional lot for employees | • Location: | Between Bellemeade & Washington Avenues |

Like new medical space. 11 exam rooms with sinks, 7 Bathrooms. 6 private offices, break room with sink, conference room, wheelchair accessible. 3 nurses stations with sinks, procedure/Xray room. This space is ready to move in. Property manager on site. Retail and residential area on Evansville's Eastside. Under 1 mile to nearest hospital, Ascension. 5 miles to Deaconess.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

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