



LEASE
Fifth Third Center
20 NW THIRD STREET

Evansville, IN 47708

PRESENTED BY:

MATT KIEFER

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IN #RB19001801

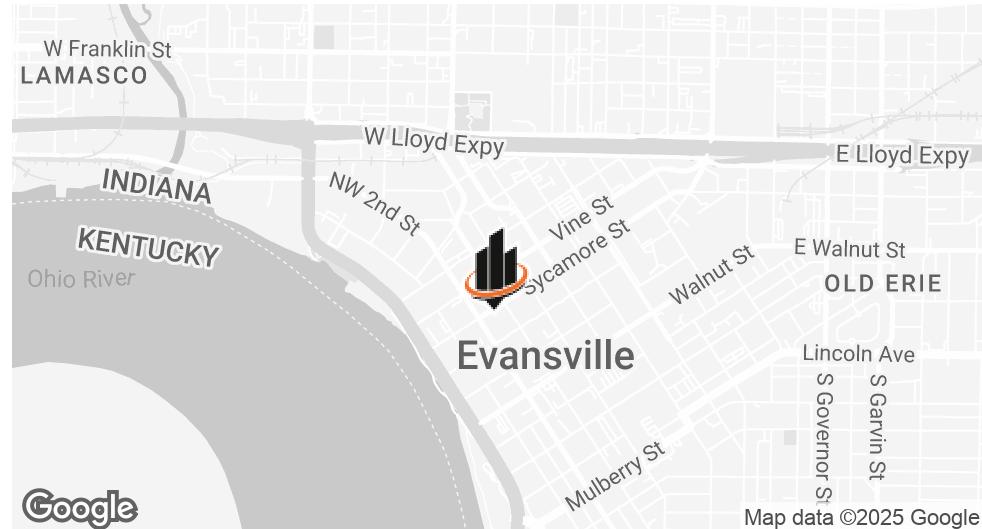
LANCE LUIGS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 - 19.00 SF/yr (Full Service)
BUILDING SIZE:	178,000 SF
AVAILABLE SF:	899 - 1,833 SF
LOT SIZE:	1.37 Acres
YEAR BUILT:	1981
RENOVATED:	2018
ZONING:	C-4
MARKET:	Evansville

PROPERTY OVERVIEW

Situated just 2 blocks from the Ohio River, the Fifth Third Center benefits from being in the middle of downtown commerce. The immediate area is served by numerous restaurants, professional office users, multifamily and additional retail. Available suites range from 1000 SF to multiple floors with the opportunity for landlord to build to suite. Disclosure: Listing Broker has ownership interest in subject property.

PROPERTY HIGHLIGHTS

- Flexible layouts
- On-site parking in attached covered parking garage
- On-Site Building Management
- On-Site Banking
- Common tenant lounge
- Multiple conference and training rooms

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	899 - 1,833 SF	LEASE RATE:	\$16.50 - \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
105	Available	1,424 SF	Full Service	\$16.50 SF/yr	Multiple layouts for street retail or office.
220	Available	899 SF	Full Service	\$19.00 SF/yr	Mix of private offices and open layout.
330	Available	1,621 SF	Full Service	\$16.50 SF/yr	-

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LEASE SPACES



SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

850	Available	1,115 SF	Full Service	\$19.00 SF/yr	-
1210	Available	1,078 SF	Full Service	\$19.00 SF/yr	-
1230	Available	1,833 SF	Full Service	\$19.00 SF/yr	Private offices including large corner office or conference room and kitchenette

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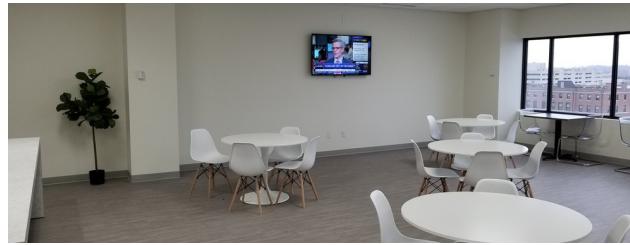
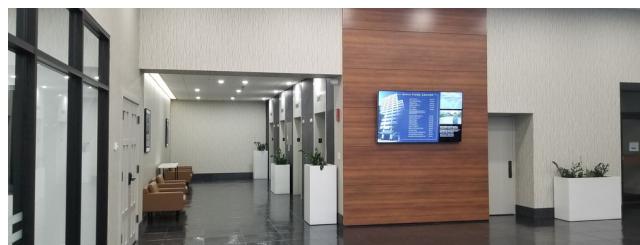
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ADDITIONAL PHOTOS



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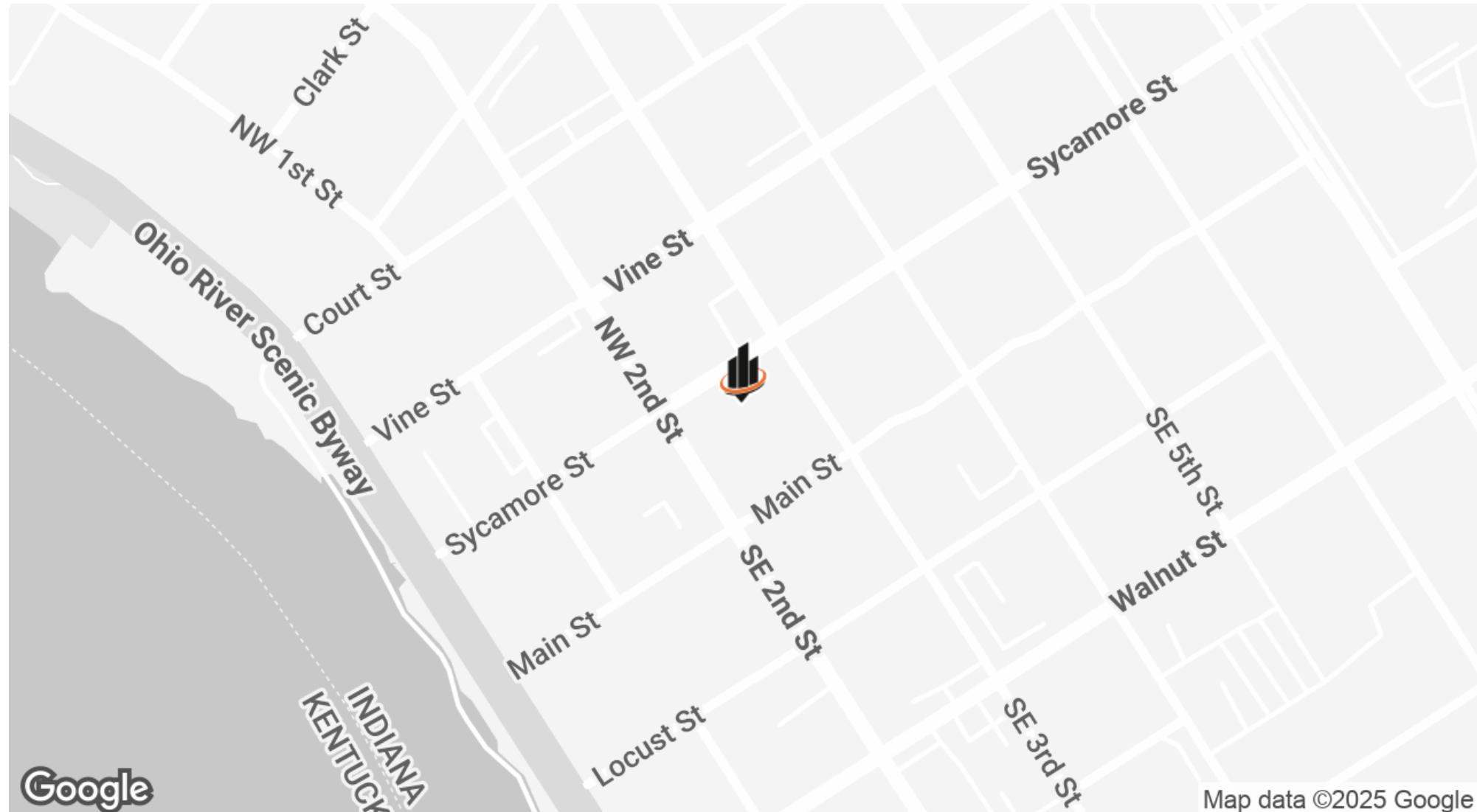
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LOCATION MAP



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