

FOR SALE - OFFICE | SPECIAL USE FACILITY

ARC OF EVANSVILLE - HEADQUARTERS

615 W. VIRGINIA STREET - EVANSVILLE, IN 47710



OFFERING MEMORANDUM

WOODWARD COMMERCIAL REALTY,
4763 Rosebud Lane
Newburgh, IN 47630



PRESENTED BY:

CHRIS JACKSON, CCIM, SIOR
Senior Advisor | Broker
office: (812) 474-1900
cell: (812) 205-5580
cjackson@woodwardrealty.com

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SENIOR ADVISOR | BROKER
O: (812) 474-1900
C: (812) 205-5580
cjackson@woodwardrealty.com

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PROPERTY SUMMARY

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PROPERTY SUMMARY

615 WEST VIRGINIA STREET | EVANSVILLE, IN 47710



Property Summary

Building Name:	Arc of Evansville
Price:	\$2,500,000 \$2,625,000
Price / SF:	\$71.40
Building SF:	35,010
Mezzanine:	2,220 SF
Lot Size:	2.32 Acres
Parking Ratio:	2.77/1000
Parking:	97 spaces
Roof:	Rubber - EPDM
Elevators:	Yes
Year Built:	1974
Zoning:	R-4

Property Overview

REDUCED! Property consists of an office facility with 32,790 SF on the main level and approximately 2,220 SF penthouse area, thus bringing the total gross building area of 35,010 SF. The land consists of 3 lots totaling 2.32 acres, with 2 of the lots located across the street providing for surface parking.

Location Overview

This property is located in the Midtown area of Evansville, IN, adjacent to Deaconess Hospital. Centrally located, this property is easily accessible to SR 62 (Lloyd Expressway), US 41 and I-69.

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PROPERTY PHOTOS - EXTERIOR

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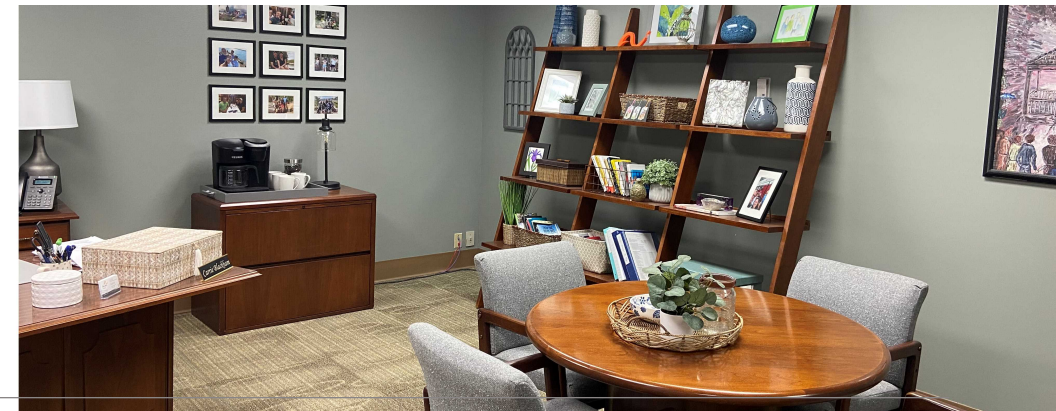
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PROPERTY PHOTOS - INTERIOR

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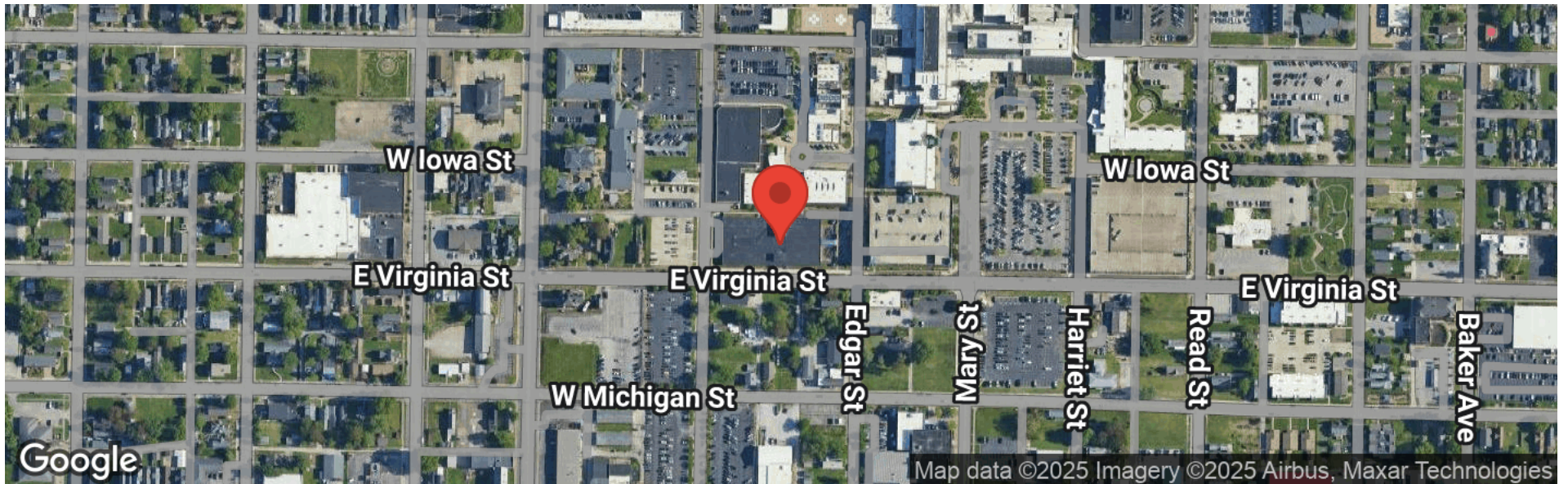
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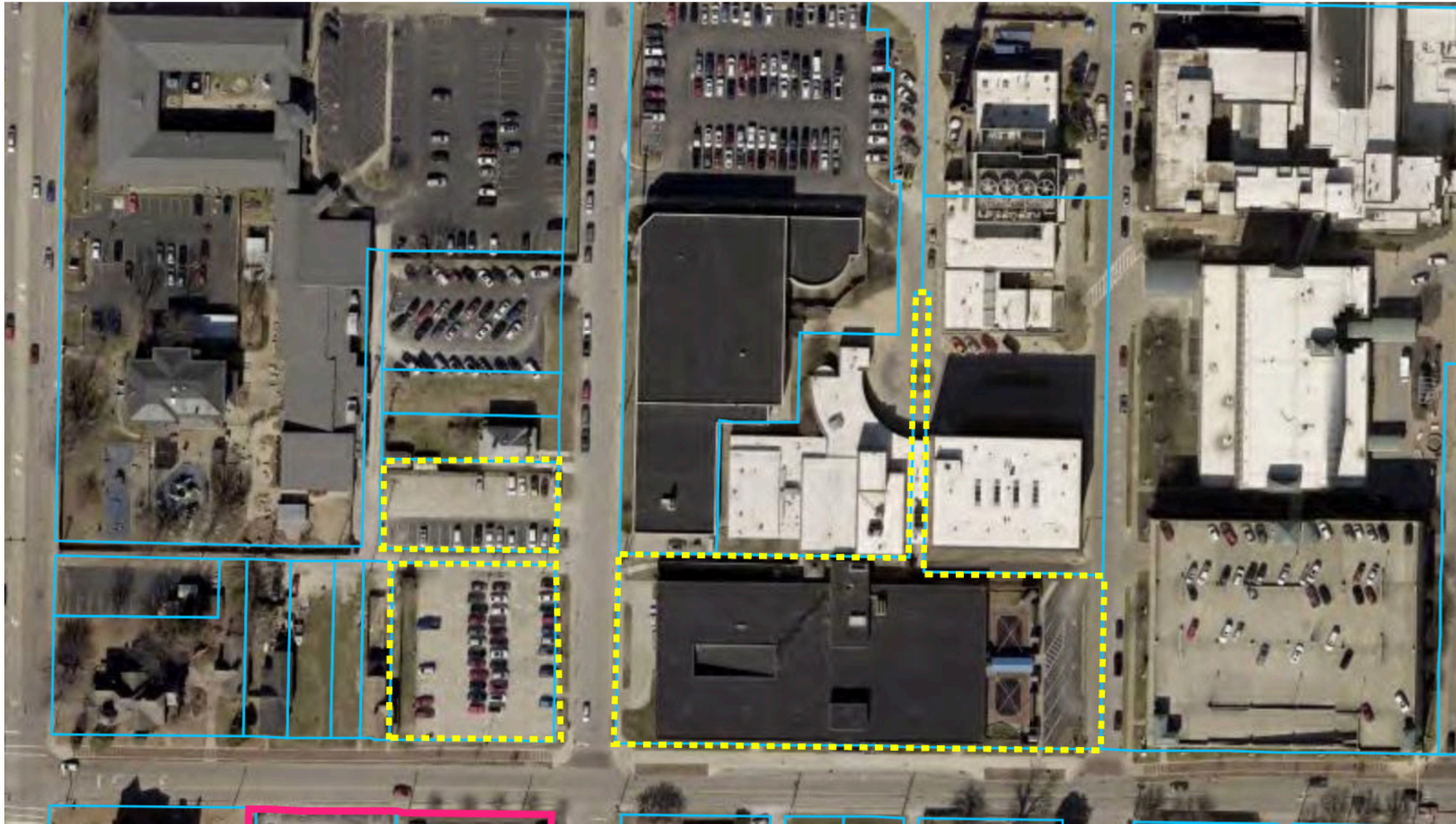
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PROPERTY OUTLINE - AERIAL

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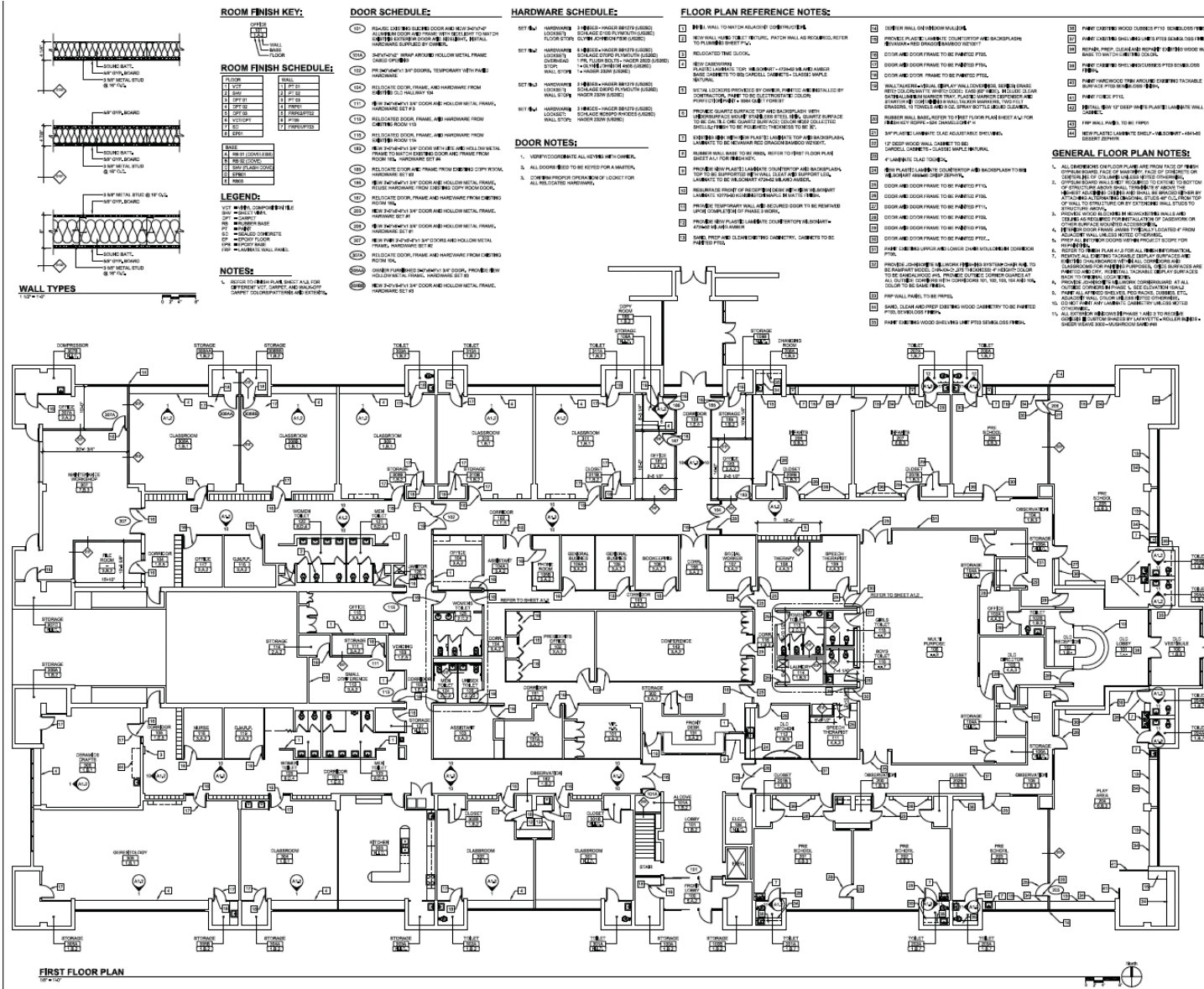
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FLOOR PLAN - MAIN LEVEL

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ROOM FINISH KEY:

ROOM FINISH SCHEDULE:

ITEM	FINISH
1	CEILING
2	FLOOR
3	WALL
4	DOOR
5	WINDOW
6	STAIR
7	ELEVATOR
8	MECHANICAL
9	ELECTRICAL
10	TELEPHONE
11	PLUMBING
12	HVAC
13	PAINT
14	GLASS
15	METAL
16	WOOD
17	STONE
18	BRICK
19	CONCRETE
20	ASPH/FLT
21	GRASS
22	PAVEMENT
23	LANDSCAPE
24	IRRIGATION
25	LIGHTING
26	MECHANICAL
27	ELECTRICAL
28	TELEPHONE
29	PLUMBING
30	HVAC
31	PAINT
32	GLASS
33	METAL
34	WOOD
35	STONE
36	CONCRETE
37	ASPH/FLT
38	GRASS
39	PAVEMENT
40	LANDSCAPE
41	IRRIGATION
42	LIGHTING
43	MECHANICAL
44	ELECTRICAL
45	TELEPHONE
46	PLUMBING
47	HVAC
48	PAINT
49	GLASS
50	METAL
51	WOOD
52	STONE
53	CONCRETE
54	ASPH/FLT
55	GRASS
56	PAVEMENT
57	LANDSCAPE
58	IRRIGATION
59	LIGHTING
60	MECHANICAL
61	ELECTRICAL
62	TELEPHONE
63	PLUMBING
64	HVAC
65	PAINT
66	GLASS
67	METAL
68	WOOD
69	STONE
70	CONCRETE
71	ASPH/FLT
72	GRASS
73	PAVEMENT
74	LANDSCAPE
75	IRRIGATION
76	LIGHTING
77	MECHANICAL
78	ELECTRICAL
79	TELEPHONE
80	PLUMBING
81	HVAC
82	PAINT
83	GLASS
84	METAL
85	WOOD
86	STONE
87	CONCRETE
88	ASPH/FLT
89	GRASS
90	PAVEMENT
91	LANDSCAPE
92	IRRIGATION
93	LIGHTING
94	MECHANICAL
95	ELECTRICAL
96	TELEPHONE
97	PLUMBING
98	HVAC
99	PAINT
100	GLASS

LEGEND:

1	WALL
2	DOOR
3	WINDOW
4	STAIR
5	ELEVATOR
6	MECHANICAL
7	ELECTRICAL
8	TELEPHONE
9	PLUMBING
10	HVAC
11	PAINT
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72	IRRIGATION
73	LIGHTING
74	MECHANICAL
75	ELECTRICAL
76	TELEPHONE
77	PLUMBING
78	HVAC
79	PAINT
80	GLASS

NOTES:

1. REFER TO FINISH PLAN SHEET FOR
DIFFERENT WALL, CEILING AND FLOOR
FINISH SCHEDULES AND DETAILS.

DOOR SCHEDULE:

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HARDWARE SCHEDULE:

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FLOOR PLAN REFERENCE NOTES:

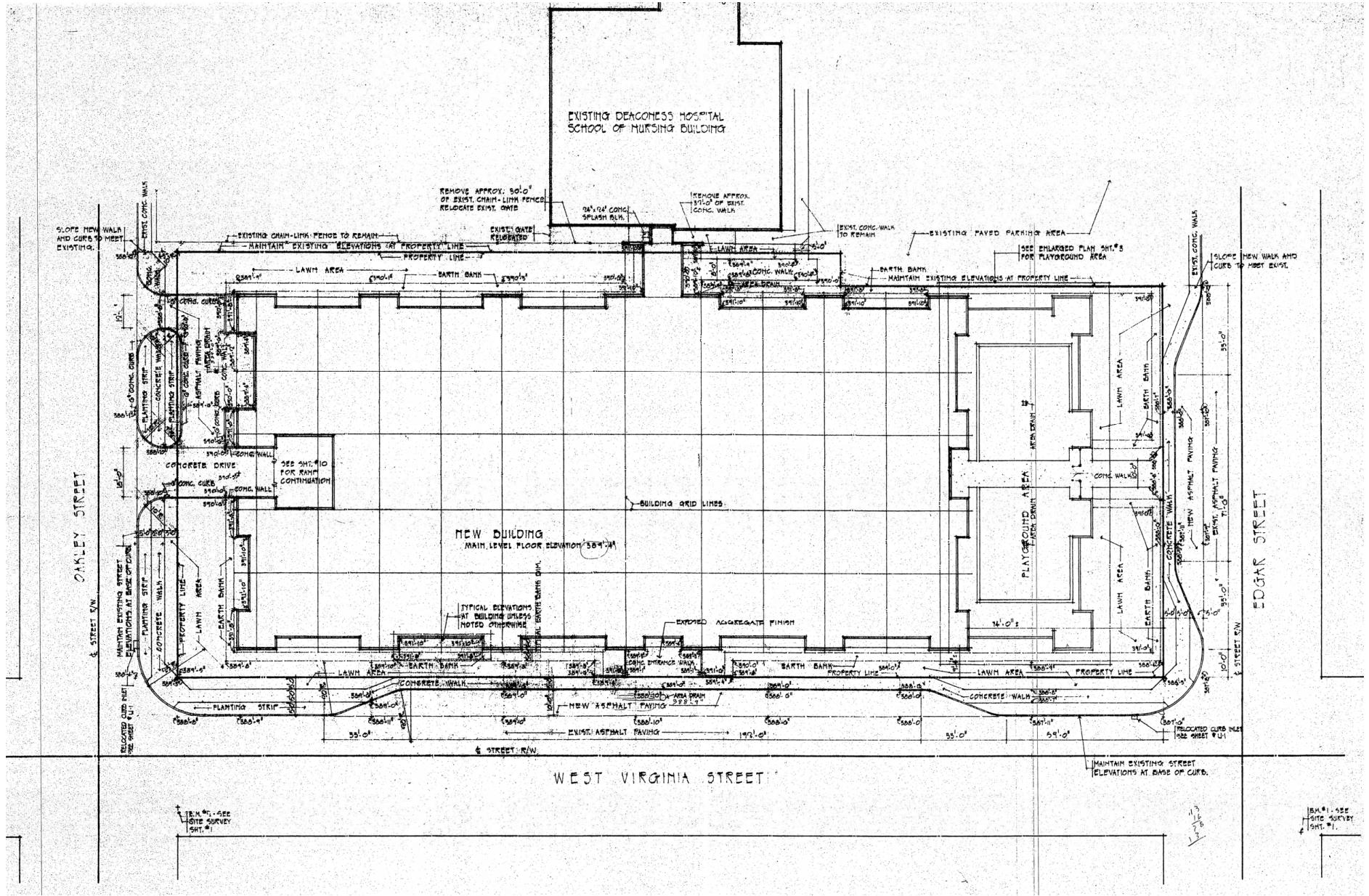
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WOODWARD

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