

FOR LEASE | OFFICE BUILDING

700 E. WALNUT STREET
EVANSVILLE, IN 47713

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 5,259 - 7,852 SF

Lease Rate: \$11.50 SF/yr (Gross)

Lease Term: 3 - 5 years

Building Size: 29,662 SF

Year Built: 1999

Zoning: M-1

PROPERTY OVERVIEW

Situated on Walnut Street just west of US Highway 41, this attractive brick office building is conveniently located along the eastern approach to Downtown Evansville. The property is surrounded by a mix of commercial and residential properties, and is located just a few blocks from the IU School of Medicine, the DoubleTree by Hilton and Deaconess Clinic.

PROPERTY HIGHLIGHTS

- 3 MONTHS FREE for qualified tenant under long-term lease
- Private entrance and restrooms in available suite
- Very favorable lease terms, utilities included
- Ample, well-lit parking onsite
- Pylon sign with digital display for Tenant use

RICHARD CLEMENTS

812.746.8569

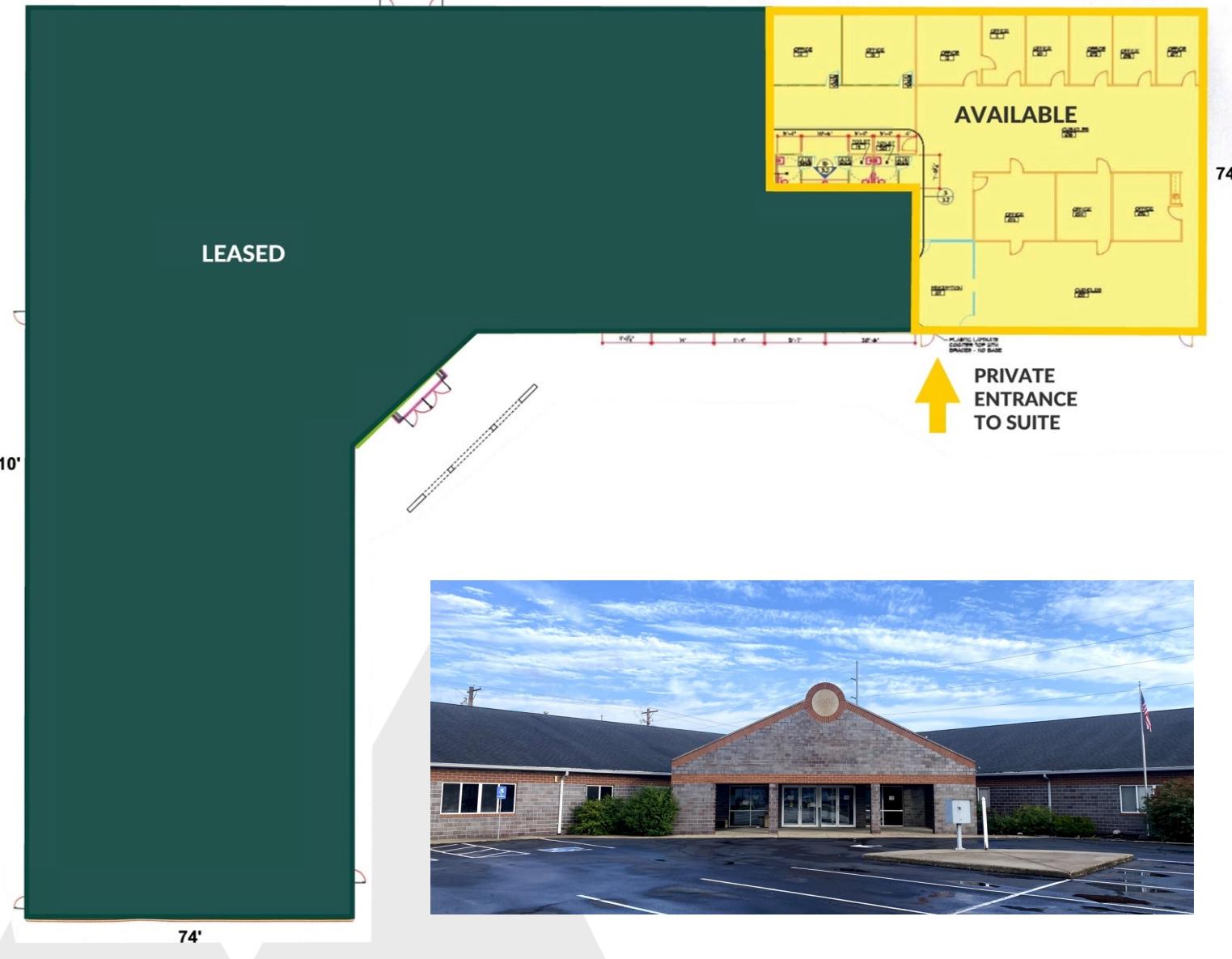
rclements@summitrealestate.us

SUMMIT
REAL ESTATE SERVICES
THE PEAK OF PROFESSIONALISM.

FOR LEASE | OFFICE BUILDING

700 E. WALNUT STREET
EVANSVILLE, IN 47713

AVAILABLE SPACE



SIZE (SF)

LEASE TYPE

LEASE RATE

5,259 - 7,852 SF

Gross (utilities included, janitorial excluded)

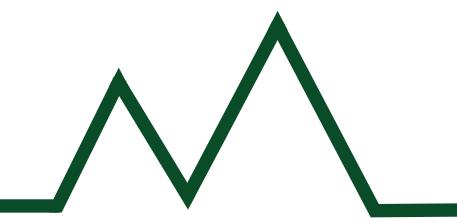
\$11.50 SF/yr

RICHARD CLEMENTS
812.746.8569
rclements@summitrealestate.us

SUMMIT
REAL ESTATE SERVICES
THE PEAK OF PROFESSIONALISM.

FOR LEASE | OFFICE BUILDING

700 E. WALNUT STREET
EVANSVILLE, IN 47713



ADDITIONAL PHOTOS



RICHARD CLEMENTS
812.746.8569
rclements@summitrealestate.us

SUMMIT
REAL ESTATE SERVICES
THE PEAK OF PROFESSIONALISM.

FOR LEASE | OFFICE BUILDING

700 E. WALNUT STREET
EVANSVILLE, IN 47713

AERIAL VIEW



RICHARD CLEMENTS
812.746.8569
rclements@summitrealestate.us

SUMMIT
REAL ESTATE SERVICES
THE PEAK OF PROFESSIONALISM.