

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
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REAL ESTATE SERVICES
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AVAILABLE SPACE



SIZE (SF)	LEASE TYPE	LEASE RATE
5,259 - 7,852 SF	Gross (utilities included, janitorial excluded)	\$11.50 SF/yr

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ADDITIONAL PHOTOS



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AERIAL VIEW



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