

222 Pearl Street
New Albany, IN 47150
Offered At
\$1,950,000



The White House

3 Stories with Elevator

Over 18,000 Leasable Sq Ft

Plus Common areas and Massive Basement

Current Rent Roll - \$14,000 per month

Mixed Use

Office, Retail, Possible Residential

Dramatic Mezzanine Lobby

2 Commercial Bathrooms on Each Floor

Front and Rear Emergency Stairwells

Server Room on each floor, fiber optic,

Call Centers on 2nd and 3rd Floors



PAUL KIGER GROUP
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About The White House

A rare and historic opportunity. The White House, a department store from 1909–1977 is an iconic landmark. Develop New Albany made it a major focus of their early downtown development efforts, the city secured the structure, and John Waggoner redeveloped the entire building into Class A office space and street level retail storefronts. A canopy entrance, an inner vestibule, and a lobby welcomes guests into the building and the two retail storefronts. Mr. Waggoner created a mezzanine above and a dramatic vault that soars over the main floor. Interior facades created from extensive millwork, French doors, and transom windows lettered in gold define individual office suites of 2 or more rooms each. There are seven of these on the first floor and each has the potential to be rented separately or in combination. The second floor features more formal corporate office trimmings with several executive office suites, a glass, mezzanine conference room and a call center. And all the way at the top, another rental opportunity with a full floor of offices, reception area, waiting area, thoughtfully designed offices and a space for 8 cubicles. With over 25,000 ft above grade, the building features front and rear egress stairwells, sprinkler and fire safety systems, and an elevator. Each floor features 3 newer HVAC systems, data/server room with fiber optic networking, two bathrooms, break rooms, and electronic key fob. Current tenants are under lease and financials are available.