

Office For Lease



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

Franklin St.,1035 W.

1035 W. Franklin St., Evansville, IN, 47710

Office: Mixed Use For Lease

Prepared on June 28, 2024

1 of 1 Listings



Listing Details | Office For Lease

| | |
|-----------------------|-----------------------------|
| Suite | 100 |
| Sublease | No |
| Total Available Space | 2,375 SF |
| Min Div/Max Contig | Not present/2,375 SF |
| Asking Rate | \$12.00 Annual/SF |
| Monthly Rate | \$2,375 |
| Lease Type | Modified Gross |
| Expenses | - |
| Divisible | Not present |

| | |
|----------------|------------------|
| Vacant | No |
| Vacant Date | 8/01/2024 |
| Available Date | 9/01/2024 |
| Date Listed | 6/28/2024 |
| Last Modified | 6/28/2024 |
| Listing ID | 40655278 |
| Offices | 4 |
| Restrooms | 1 |
| Parking Spaces | - |

Description

Beautiful property located on desirable west side.

* Landlord will consider Tenant Improvements as part of the lease.

* Water/Sewer/Trash Included

* See Attached Floorplan

*Contact listing agent for showings.

Property Features

Location Details

| | | | |
|---------|---|---------------------|-----------------------------|
| Address | 1035 W. Franklin St., Evansville, IN, 4... | In Opportunity Zone | Yes |
| Zoning | C-4 | Name | 1035 W. Franklin St. |
| County | Vanderburgh | Nearest MSA | Evansville |
| Parcels | 11-600-29-072-017 | | |

Building Details

| | |
|----------------------|------------------------------|
| Sub Type | Mixed Use |
| Building Status | Existing |
| Building Size | 9,844 SF |
| Land Size | 0.11 Acres / 4,792 SF |
| Number of Buildings | 1 |
| Number of Floors | 2 |
| Year Built | 1909 |
| Primary Constr. Type | Masonry |

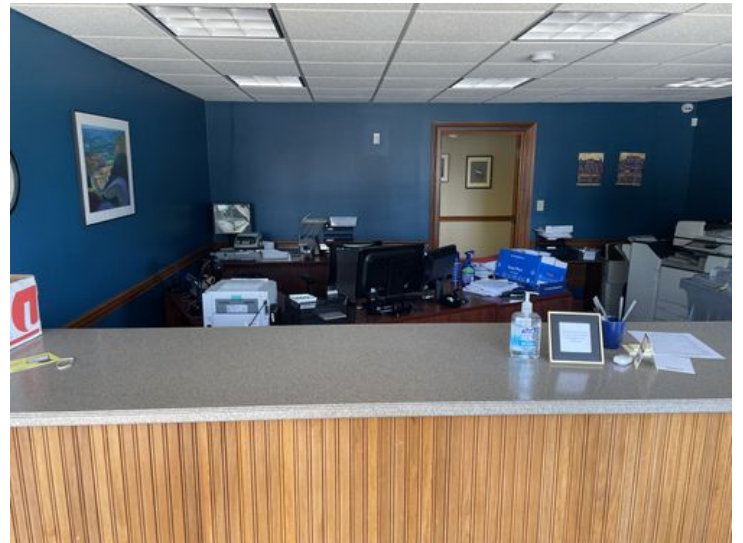
| | |
|---------------------|---------------------|
| Occupancy Type | Multi-tenant |
| Parking Spaces | - |
| Parking Ratio | - |
| In Opportunity Zone | Yes |
| Water | Yes |
| Sanitary Sewer | Yes |
| Rail Service | No |

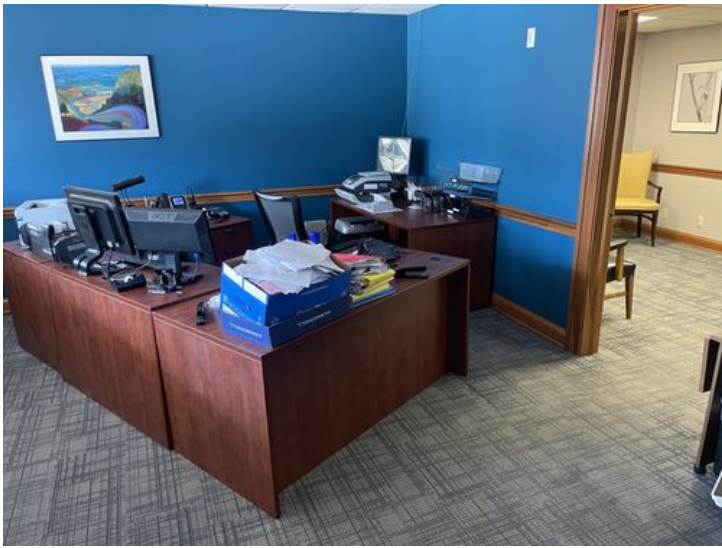
Property Listings

2 Listings | 2,035 - 2,375 SF | \$5.00 - \$12.00 Annual/SF

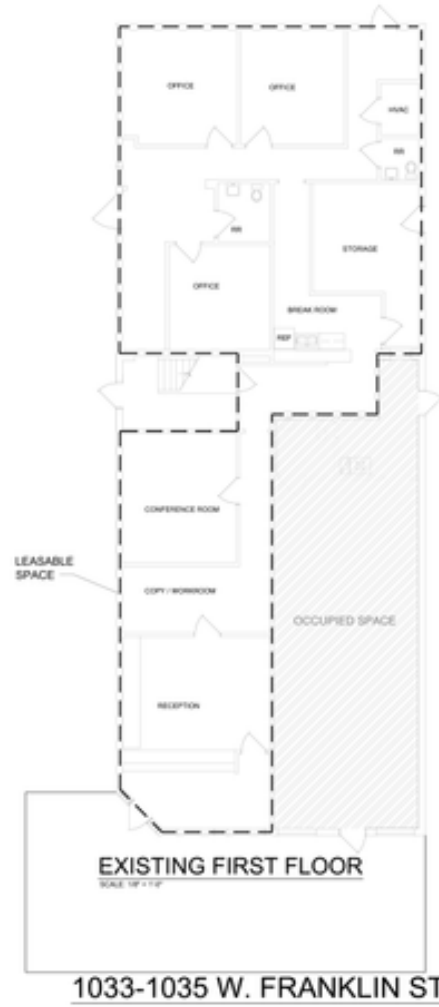
| Type | Condo | Space Use | Suite | Available Space | Rate | Available |
|-----------|-------|----------------------|-------|-----------------|----------------------------------|-----------|
| For Lease | No | Office | 100 | 2,375 SF | \$12.00 Annual/SF Modified Gross | 9/01/2024 |
| For Lease | No | Mixed Use, Mixed Use | 202 | 2,035 SF | \$5.00 Annual/SF Modified Gross | 5/21/2019 |

Additional Photos









Contact



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