



**AVAILABLE**

**1523 S Green River Road**  
**EVANSVILLE, IN 47714**



## OFFICE SPACE AVAILABLE

- **Available Suites SF:** 168 - 690 SF
- **Lease Price:** \$350- \$920 / Month
- **Utilities:** Included
- **Zoning:** C-1, C-4
- **# of Parking Spaces:** Ample
- **Water/Sewer:** City
- **Current Use:** Multi-Tenant
- **Showing:** Contact Listing Broker
- **Location:** Corner of Covert Avenue & S Green River Road

Very nice, well maintained office building. Convenient location for a small to medium office in a multi-tenant building. Several offices have options to be fully furnished.

**For more information, contact:**



**Will Smith, Broker**

**Direct:** 812-480-0553  
WillSmith@FCTuckerCommercial.com

**Ken Newcomb, President**

**Direct:** 812-204-4004  
KenNewcomb@FCTuckerCommercial.com



**812-473-6677 • FCTuckerCommercial.com**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





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## OFFICE SPACE AVAILABLE

- **Suite 103: Small Office**  
Lease Price: Call Broker  
10 State-approved parking spaces for the sale of cars. Perfect for a new or used car lot.
- **Suite 105: 685 SF**  
Lease Price: \$920/Month  
Hair Salon, 2 hair rinse stations. Equipment available for purchase. 3-4 stylists.
- **Suite 106: 635 SF**  
Lease Price: \$850 / Month  
Newly remodeled. Lobby, main room and small office, windows, option to be fully furnished.
- **Suite 200: 360 SF**  
Lease Price: \$350 / Month  
Reception and private office.
- **Suite 201: 420 SF**  
Lease Price: \$435 / Month  
Corner office with 2 windows. Private office with waiting room. Option for fully furnished.
- **Suite 203: 690 SF**  
Lease Price: \$700 / Month  
Common area, two offices, window.



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## EVENT CENTER OR OFFICE

- **Available SF:** First Floor- 3,000 SF  
**Lease Price:** Negotiable  
**Features:** Former 6 unit apartment complex partially converted to an event center on lower level. With rehab, could be a new event center space or office space. Roof is new.



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