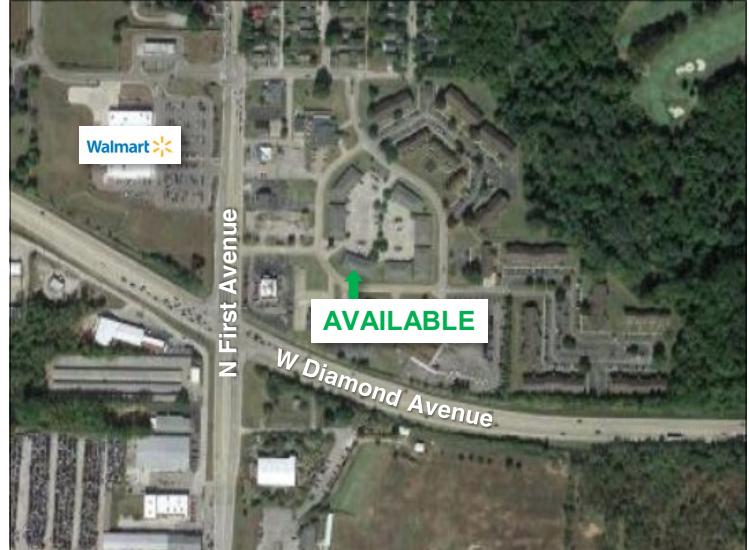




**F.C. Tucker  
Commercial**

**AVAILABLE**

**Diamond Valley**  
2560 Waterbridge Way  
EVANSVILLE, IN 47710



- |                          |                                |                            |                                |
|--------------------------|--------------------------------|----------------------------|--------------------------------|
| • <b>Lease Price:</b>    | <b>\$2,000 / Month / Gross</b> | • <b>Zoning:</b>           | <b>C-4</b>                     |
| • <b>Available SF:</b>   | <b>2,200 SF</b>                | • <b>Location:</b>         | <b>Diamond Ave and 1st Ave</b> |
| • <b>Divisible To:</b>   | <b>1,100 SF</b>                | • <b>Showing:</b>          | <b>Contact Listing Broker</b>  |
| • <b>Lease Term:</b>     | <b>3 Year Minimum</b>          | • <b>High Visibility</b>   |                                |
| • <b># of Restrooms:</b> | <b>2</b>                       | • <b>High Traffic Area</b> |                                |
| • <b>Year Built:</b>     | <b>2000</b>                    | • <b>Tower Sign</b>        |                                |

Very nice dental clinic space featuring 6 dental rooms, a Lab and workroom area, x-ray area, 1 office/breakroom, large reception desk area and small waiting room.

Space can be converted into two 1,100 SF spaces for general office.

Owner holds an Indiana Real Estate License.

**For More Information, Contact:**

**Kyle Bernhardt**

**Direct: 812.455.7577**

**Office: 812.473.6677**

**[kylebernhardt@fctuckercommercial.com](mailto:kylebernhardt@fctuckercommercial.com)**



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