

LEASE

Forty-One Building

2425 HIGHWAY 41 NORTH

Evansville, IN 47711

PRESENTED BY:

MATT KIEFER

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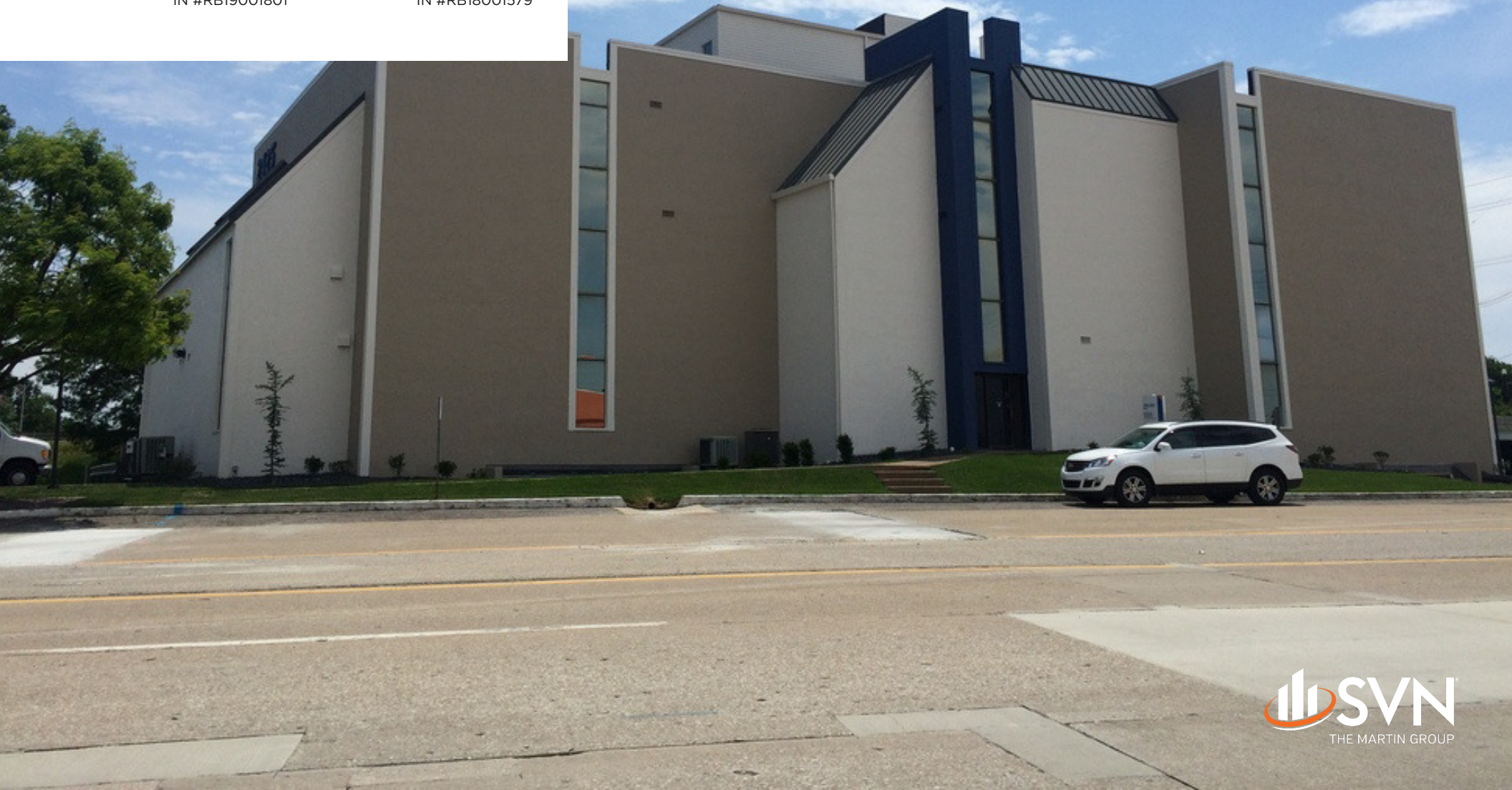
IN #RB19001801

LANCE LUIGS

O: 812.471.2500

lance.luigs@svn.com

IN #RB18001579



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$10.00-12.00 SF/yr (Gross)
AVAILABLE SF:	1 - 1,833 SF
LOT SIZE:	0.24 Acres
BUILDING SIZE:	37,287 SF

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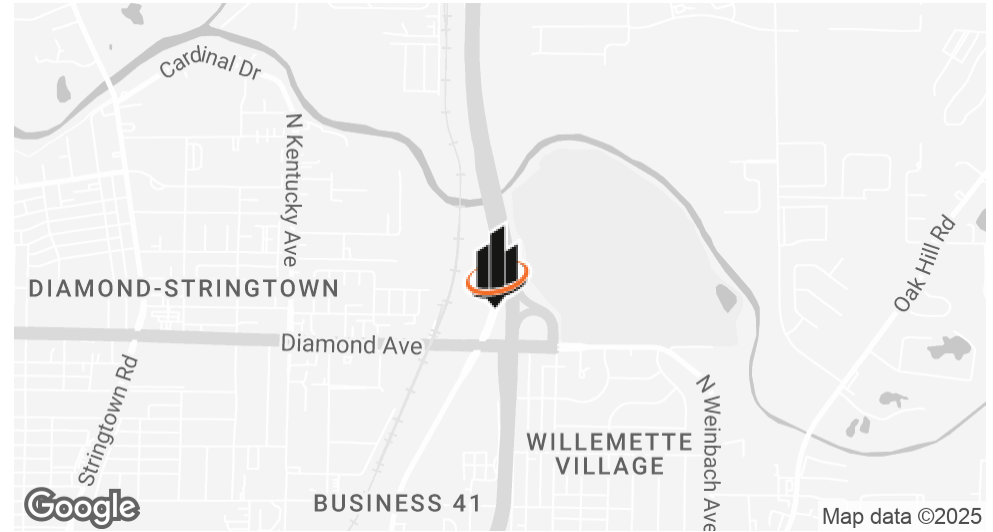
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FORTY-ONE BUILDING | 2425 Highway 41 North Evansville, IN 47711



PROPERTY DESCRIPTION

This well constructed 5 story structure was originally built for corporate headquarters and has since been renovated for multiple tenants. All occupants have access to 800 sf common conference room on 5th floor. Subject received full exterior and interior renovation in 2017. Competitive lease rates from \$10/SF gross. Contact listing broker for a private tour.

PROPERTY HIGHLIGHTS

- Well located
- Various office sizes
- Common executive conference room
- Ample parking
- Competitive gross lease rates

SVN | THE MARTIN GROUP

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross; Sign	LEASE TERM:	Negotiable
TOTAL SPACE:	1 - 1,833 SF	LEASE RATE:	\$10.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
305	Available	1,368 SF	Gross	\$10.00 SF/yr	-
311	Available	1,833 SF	Gross	\$10.00 SF/yr	-
403	Available	270 SF	Gross	\$12.00 SF/yr	-
404	Available	134 SF	Gross	\$140 per month	-

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
407	Available	1,280 SF	Gross	\$10.00 SF/yr	-
415	Available	1,430 SF	Gross	\$10.00 SF/yr	-
Pylon Sign	Available	1 SF	Sign	\$1,000 per month	Pylon Sign

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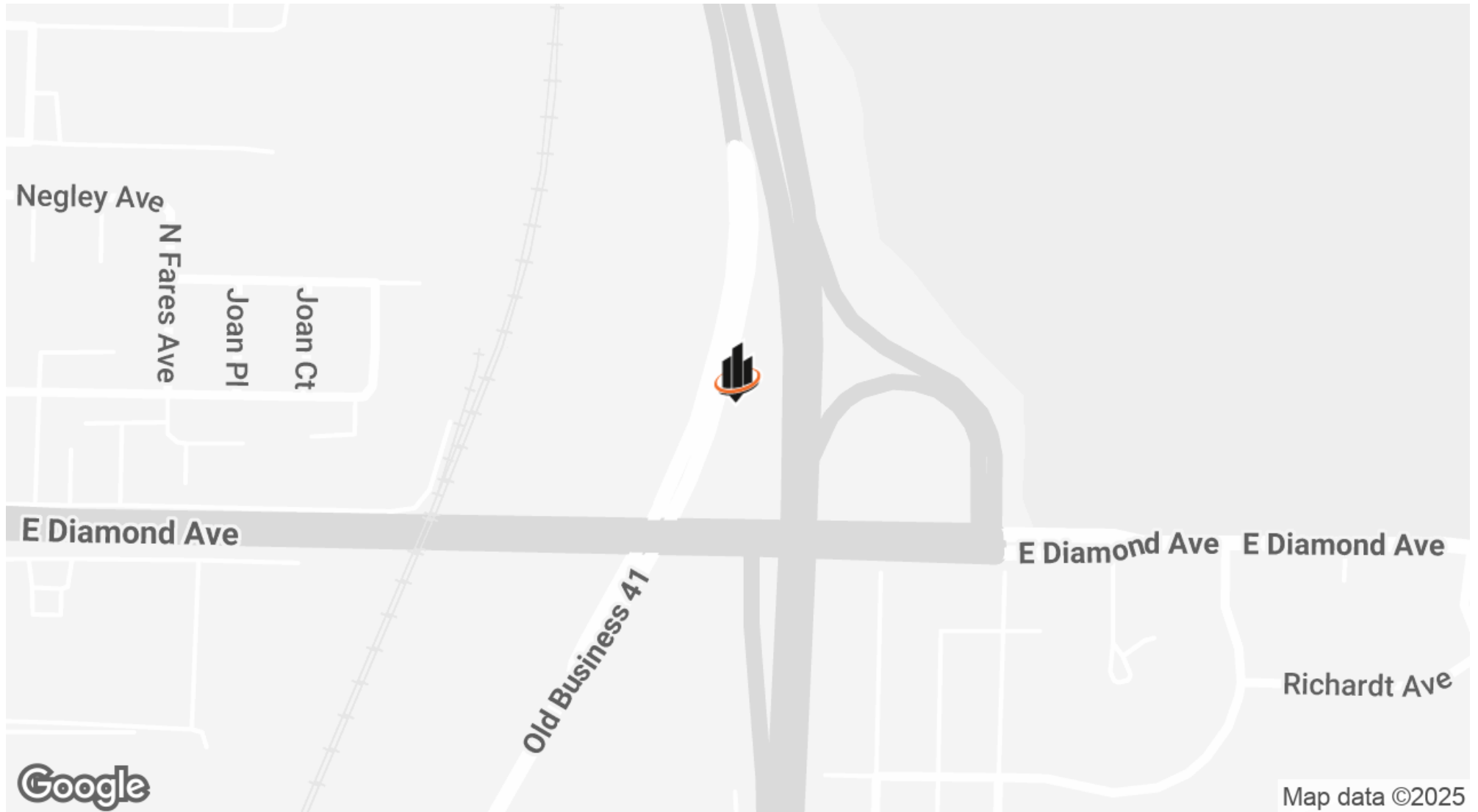
ADDITIONAL PHOTOS



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LOCATION MAP

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