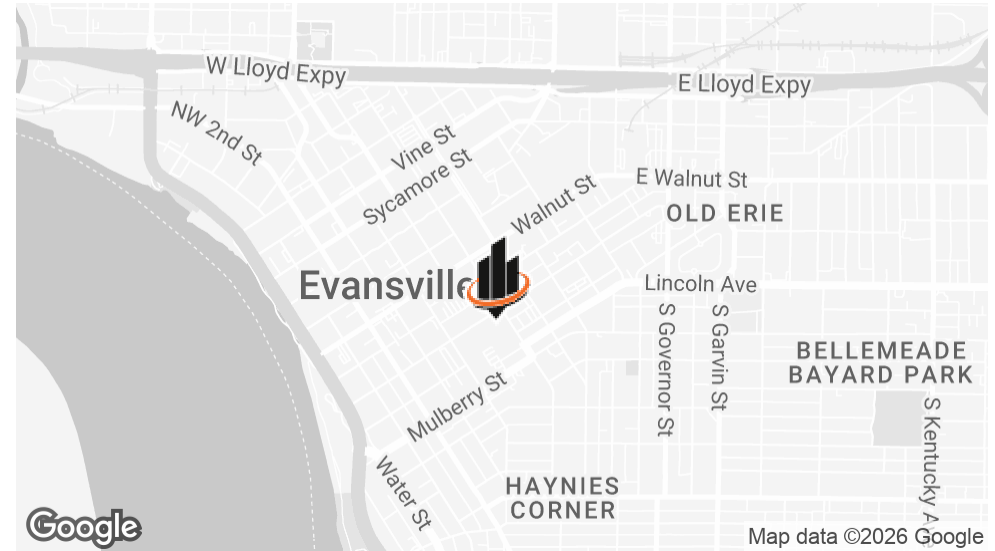


PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Prime downtown office location
- Gross Lease structure simplifying your expenses
- On-site property management is responsive and attentive
- Strong fit for office and medical office users

OFFERING SUMMARY

LEASE RATE:	\$13 - 18 SF/yr (Gross)
AVAILABLE SF:	1,932 - 2,454 SF
LOT SIZE:	2.58 Acres
BUILDING SIZE:	250,000 SF
CHRIS STUARD O: 812.471.2500 chris.stuard@svn.com IN #RB1404888	ANDY MARTIN, CCIM O: 317.849.8001 andy.martin@svn.com IN #RB14043658

WELBORN PLAZA | 401 SE 6th Street Evansville, IN 47713

PROPERTY DESCRIPTION

SVN | The Martin Group is pleased to present for lease Welborn Plaza, a Downtown Evansville landmark meticulously redeveloped into a beautiful Class A office environment. Designed to inspire productivity and impress clients, this modernized professional hub seamlessly blends elevated corporate design with ultimate daily convenience. Tenants benefit from great on-site amenities, including a vibrant cafe, on-site property management, and excellent office spaces. All leases are gross with the tenant's only additional cost being communications and janitorial.

LOCATION DESCRIPTION

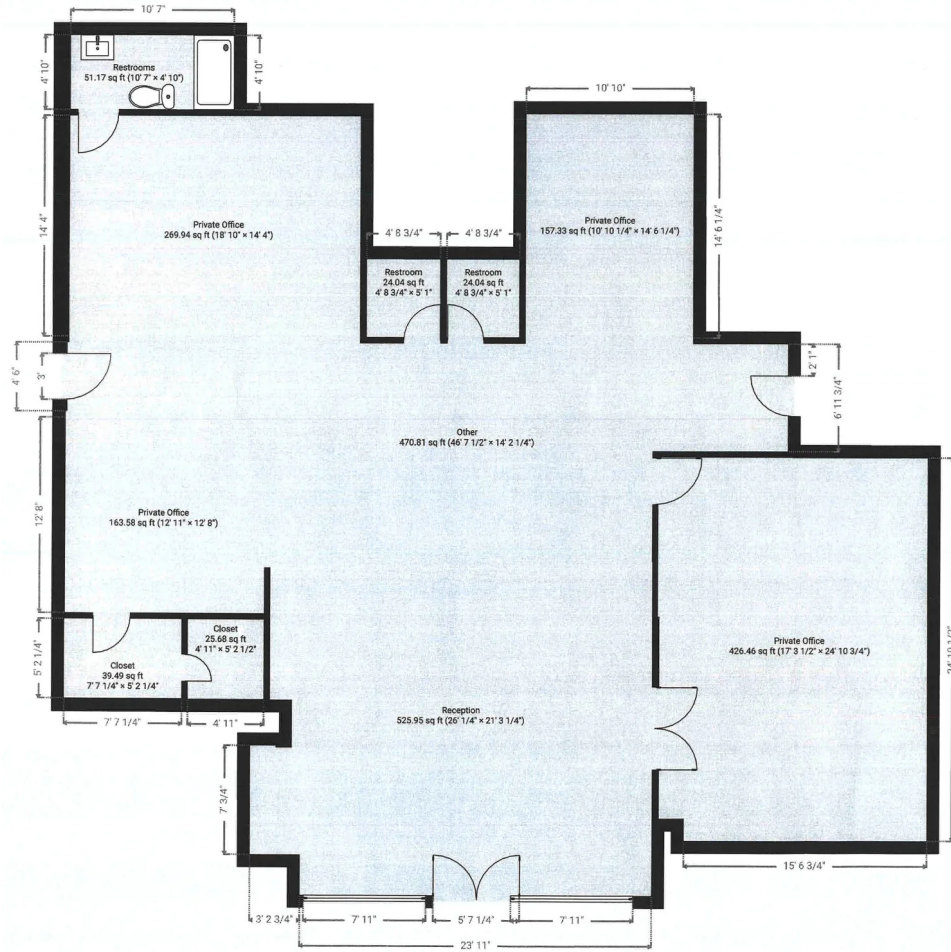
Perfectly positioned at 401 SE 6th St, Welborn Plaza commands a highly accessible, prominent footprint on the edge of vibrant Downtown Evansville. Situated at the corner of Cherry Street and SE Sixth Street, the property bridges the gap between downtown energy and seamless commuter access. Clients and employees will appreciate the effortless navigation and a rare downtown luxury: ample, hassle-free surface parking. Surrounded by the city's legal, financial, and dining cores, this premier address ensures your business stays firmly connected to the economic heartbeat of the region.

SVN | THE MARTIN GROUP 1

FLOOR PLANS

▼ 106

TOTAL AREA: 2454.65 sq ft • LIVING AREA: 2454.65 sq ft • ROOMS: 11



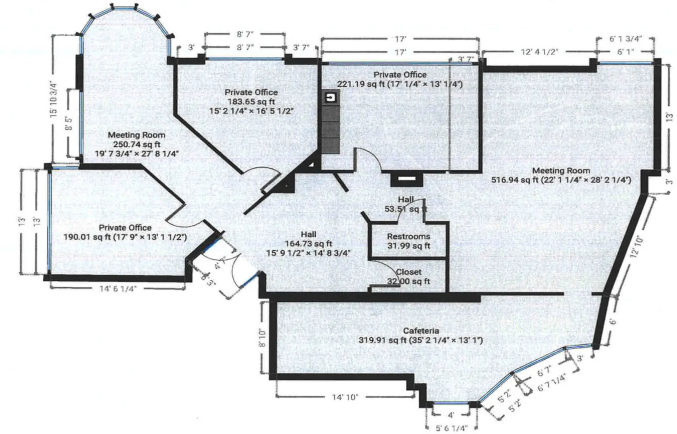
Suite 106

CHRIS STUARD
 O: 812.471.2500
 chris.stuard@svn.com
 IN #RB1404888

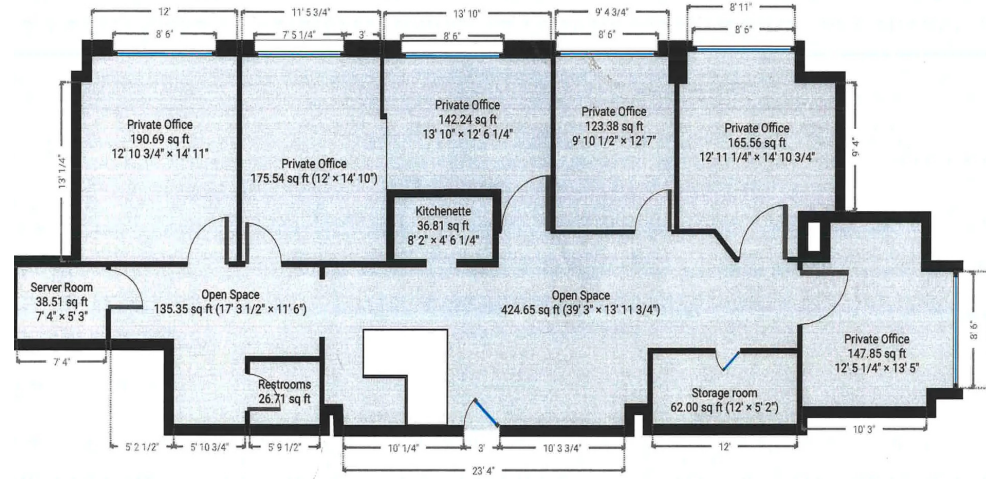
ANDY MARTIN, CCIM
 O: 317.849.8001
 andy.martin@svn.com
 IN #RB14043658

Ground Floor

TOTAL AREA: 2250.85 sq ft • LIVING AREA: 2250.85 sq ft • ROOMS: 7



Suite 101



Suite 202

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,932 - 2,454 SF	LEASE RATE:	\$13 - \$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
401 SE Sixth St., Suite 101	Available	2,250 SF	Gross	\$18.00 SF/yr	-
401 SE Sixth St, Suite 106	Available	2,454 SF	Gross	\$13.00 SF/yr	Rent quoted AS IS
401 SE Sixth St, Suite 202	Available	1,932 SF	Gross	\$16.75 SF/yr	-

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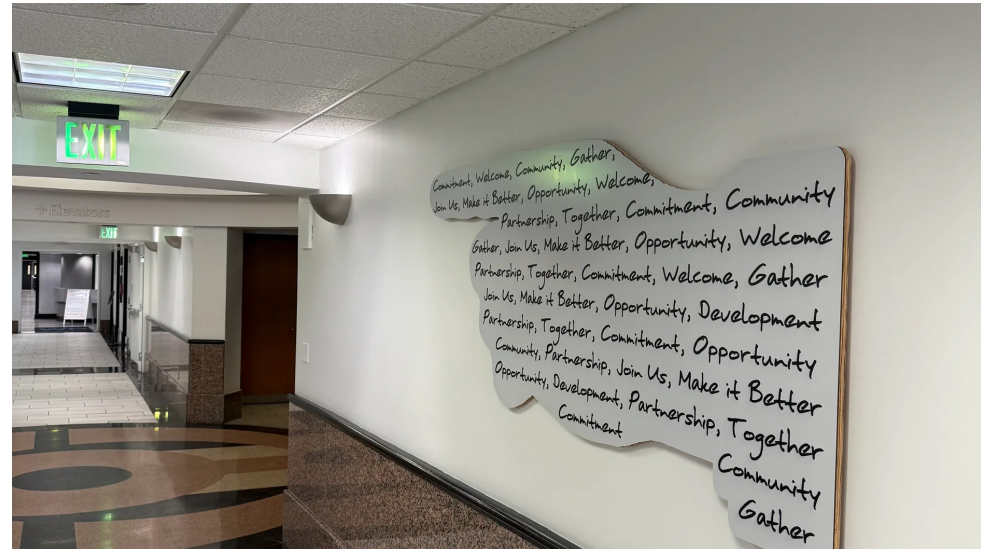
EXTERIOR PHOTOS



CHRIS STUARD
O: 812.471.2500
chris.stuard@svn.com
IN #RB1404888

ANDY MARTIN, CCIM
O: 317.849.8001
andy.martin@svn.com
IN #RB14043658

ADDITIONAL PHOTOS



CHRIS STUARD
 O: 812.471.2500
 chris.stuard@svn.com
 IN #RB1404888

ANDY MARTIN, CCIM
 O: 317.849.8001
 andy.martin@svn.com
 IN #RB14043658