

FOR LEASE | TRIPLE CROWN CENTER

8788 RUFFIAN LANE
NEWBURGH, IN 47630



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,345 SF
Lease Rate:	\$12.00 SF/yr (NNN)
NNN Expenses:	CAM \$1.68 SF/yr Taxes \$1.38 SF/yr Insurance <u>\$0.33 SF/yr</u> \$3.39 SF/yr
Lease Term:	3 - 5 years
Building Size:	8,800 SF
Zoning:	C-1
Traffic Count:	40,593 VPD

PROPERTY OVERVIEW

Contemporary office building located in high growth area along Highway 66, the primary East/West corridor in Newburgh, IN. This high-traffic location provides excellent visibility and convenient access to the Lloyd Expressway, Bell Road and Frame Road.

PROPERTY HIGHLIGHTS

- High-end finishes – Class A space
- Over 40,000 vehicles per day along Highway 66
- High quality, professional commercial development
- Pylon sign along Highway 66
- Co-tenants include Rx Aesthetics Clinical Cosmetics, QC Kinetix and Joy for the Journey Counseling
- Area retail includes: Walmart, State Farm Insurance, Schnucks Supermarket, Bellmoore Commons, Newburgh Commons and Bell Oaks Center - along with several banks and numerous local and national restaurants

SCOTT HYATT, CCIM
812.430.4989
shyatt@summitrealestate.us



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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A (Available April 2023)	3,345 SF	NNN	\$12.00 SF/yr

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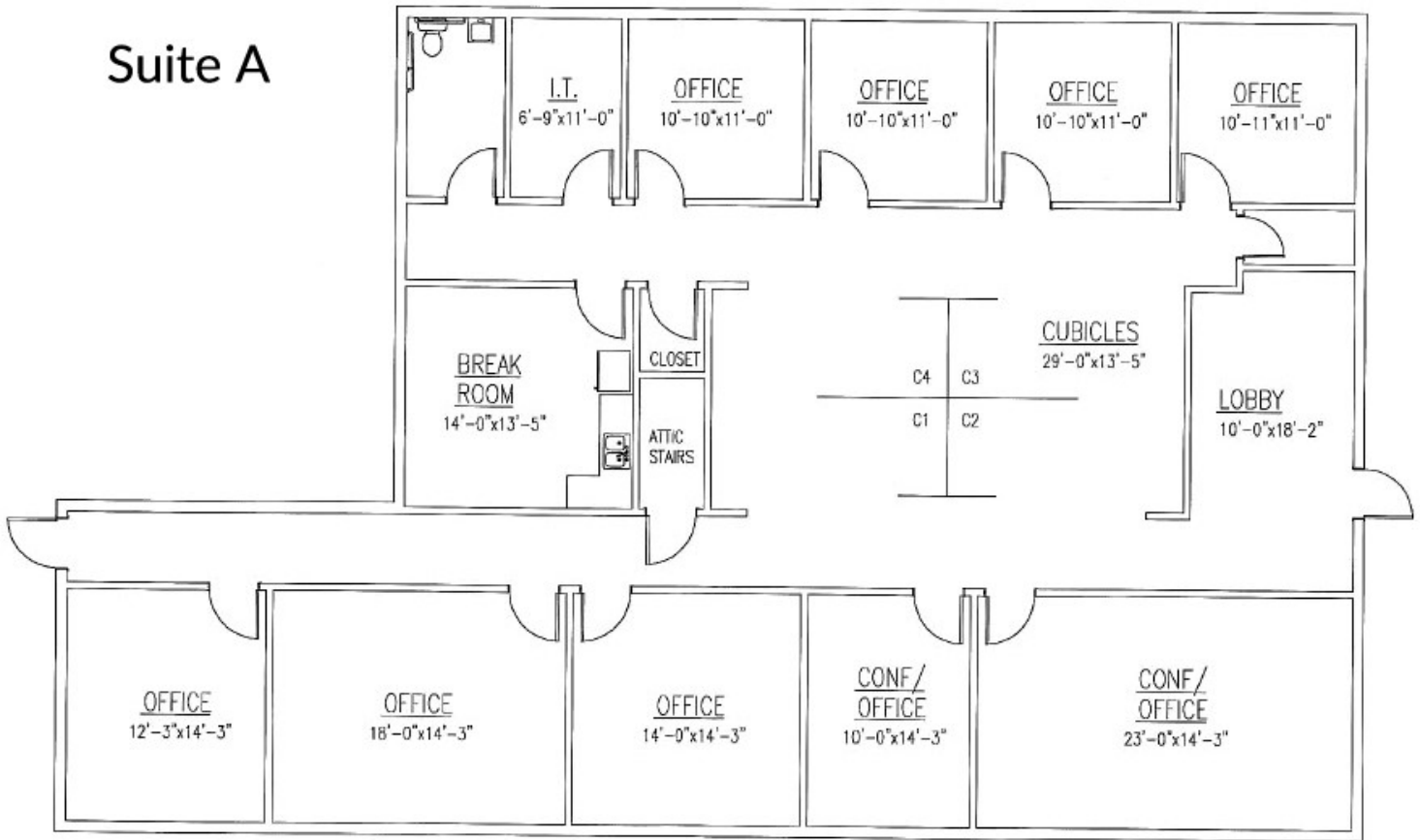


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FLOOR PLAN

Suite A



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LOCATION MAPS



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