

# OFFICE FOR LEASE

## 201 NW 4TH ST

201 NW 4TH ST, EVANSVILLE, IN 47708



### Spaces Available

- Suite B6 & B7 (Ground Floor) - 1,824 SF
- Suite 114 (1st Floor) - 1,279 SF
- Suite 202 (2nd Floor) - 936 SF

### OFFERING SUMMARY

<b>LEASE RATE:</b>	Ground: \$11/SF/YR Floors 1 & 2: \$12/SF/YR
<b>LEASE TYPE:</b>	Gross
<b>BUILDING SF:</b>	100,138
<b>LOT SIZE:</b>	2.14 Acres
<b>PARKING:</b>	9 Spaces & On-Street
<b>YEAR BUILT:</b>	1890

### PROPERTY OVERVIEW

- Ground Level Suite: \$11/ SF/ Gross
- 1st, & 2nd Floor Suites: \$12/ SF/ Gross
- Traffic Count: 2,323 AADT on Court St
- Prime location at the center of downtown Evansville, surrounded by business professionals and near the Civic Center
- Two blocks from Main St and five blocks from the riverfront



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