

1931 E. Spring St,  
NEW ALBANY, IN 47150  
MARKETING PRESENTATION



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SERVICES





WELCOME TO THIS FANTASTIC  
COMMERCIAL LISTING IN THE  
PRIME LOCATION OF DOWNTOWN  
NEW ALBANY!



# OVERVIEW

**Professional Office in 2370 sqft Historic Queen Anne Built 1929; \$700 monthly for 2nd floor single office (approx. 13x13), 1 available; all inclusive rent with access to all common areas of the office. The conference room is also furnished with a 75" monitor with both wired and wireless connectivity. The kitchen has a gas stove, drink service for tenants and their clients, microwave, dishwasher, and refrigerator.**

**There is a break room beyond the kitchen and contains 4 arcade cabinets for tenants and their clients. A public restroom is available on the first floor. There is an additional first floor computer lab, furnished with 4 workstations that are available for use and a network copier/printer/scanner with high speed remote access color printing.**

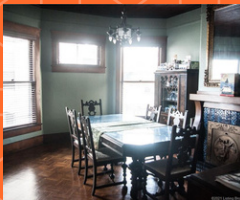
**The second floor contains three offices and a private restroom. Each office contains a 65" monitor with both wired and wireless connectivity. There is also a side entrance that leads directly upstairs to the office. A Ring security system is installed with cameras located in the first floor common areas of the office and on the exterior of the building for additional security. Plenty of parking for tenants and clientele with on street parking out front, off street parking in back. Utilities are included in rent, as is Wi-Fi Internet. Office building is professionally cleaned weekly and the office grounds are professionally cut every 10 days.**



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STEPHANNIE WILSON  
COMMERCIAL PROPERTIES



# LIST REPORTS



1931 EAST SPRING STREET, NEW ALBANY, IN 47150

## AREA REPORT



### VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



PHARMACY



GAS



ATM



COFFEE



CLEANERS



0.1  
MILES

0.1  
MILES

0.2  
MILES

0.2  
MILES

0.4  
MILES



GYM



MOVIE THEATER



MEDICAL



GROCERIES

1.6  
MILES

1.3  
MILES

0.8  
MILES

0.4  
MILES

ListReports

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## OUTDOOR REPORT



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR

	GOLF COURSE NEW ALBANY COUNTRY CLUB	1.1 MILES
	HIKING FALLS OF THE OHIO STATE PARK	2.8 MILES
	PARK WOODED VIEW	3.1 MILES
	DOG PARK THE WARLOCK OF WARNOCK	6.3 MILES

WITHIN  
10 MILES

16  
GOLF COURSES

6  
PARKS

1  
HIKING

2  
DOG PARKS

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## SCHOOL REPORT



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **11** private schools and **2** charter schools within **5** miles.



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## FOOD REPORT



### NEIGHBORHOOD EATS

This home is located near **109** moderately priced restaurants and has an **above average** variety of cuisines.

# 129



WITHIN 5 MILES



### GOOD EATS BY CATEGORY

AMERICAN	25
FAST FOOD	24
INTERNATIONAL	10
MEXICAN	9
SEAFOOD	8
PIZZA	7
ASIAN	6
STEAKHOUSES	5
BARS	5
OTHER	14

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# Listed By



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