



Diamond Valley Office Park

2500 Waterbridge Way
Evansville, Indiana 47710

Property Overview

2504 Waterbridge Way offers a well-positioned 1,100 SF suite in a high-traffic corridor just off 1st Avenue and Diamond Avenue. This NNN lease opportunity is ideal for a variety of retail or office users seeking a functional space within a property featuring a strong, established tenant mix. The site benefits from ample onsite parking and convenient access, making it an attractive location for both customers and employees. This space provides a great opportunity for businesses looking to establish or expand in a well-located commercial setting.

Property Highlights

- NNN Lease : \$2.60/PSF
- Location: Conveniently located off 1st Ave & Diamond Ave
- Parking: Ample onsite parking
- Tenant Mix: Strong, established tenant mix
- Accessibility: Easy access to major retail and traffic corridors
- Visibility: Well-positioned within a high-traffic area

Offering Summary

Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	36,400 SF
Available SF:	1,100 SF

For More Information

Scott Hyatt, CCIM

O: 812 436 1113 | C: 812 430 4989
scotthyatt@naiprime.com | IN #RB14016323

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For Lease

1,100 SF | \$7.50 SF/yr
Office Space



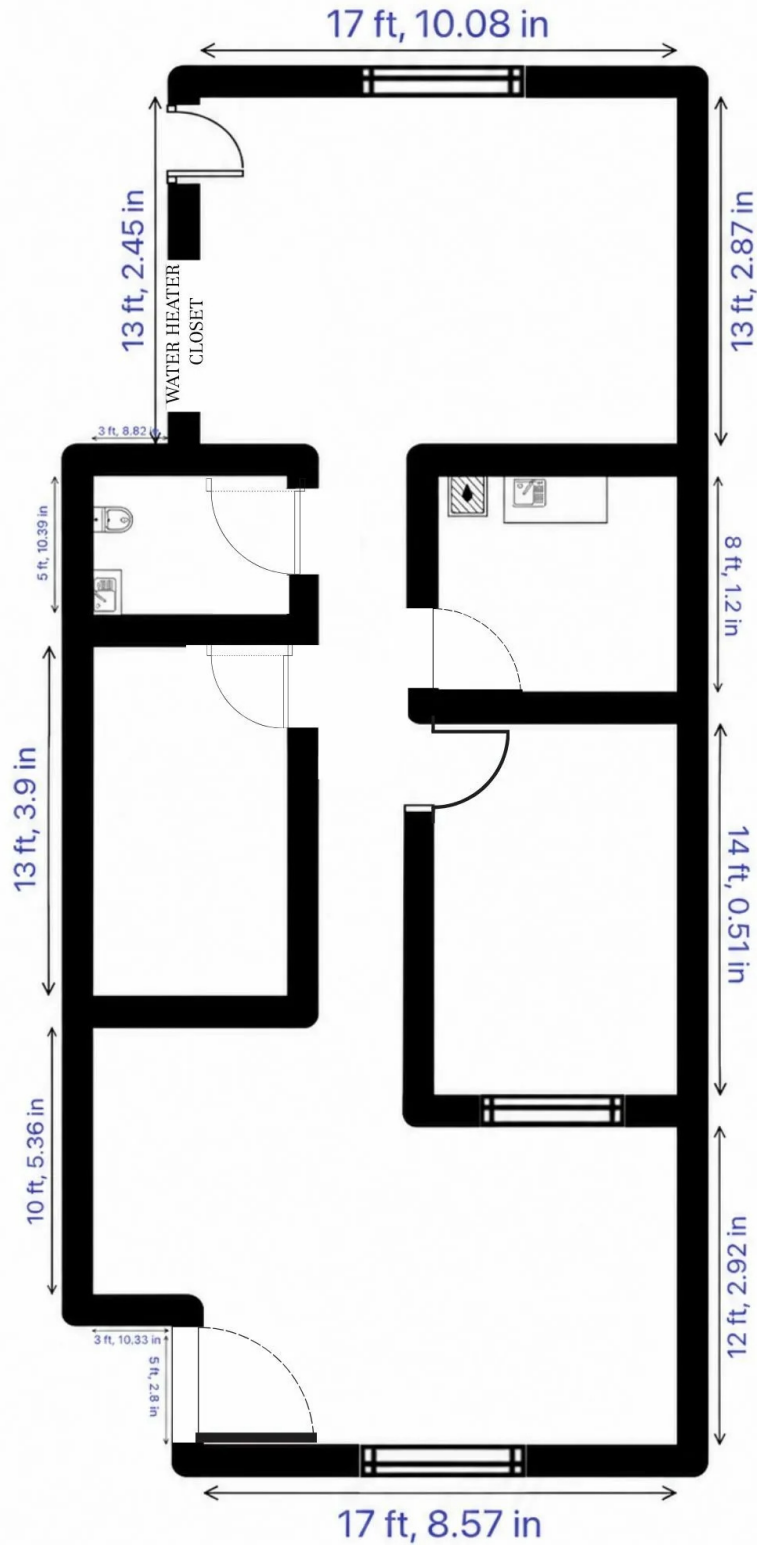
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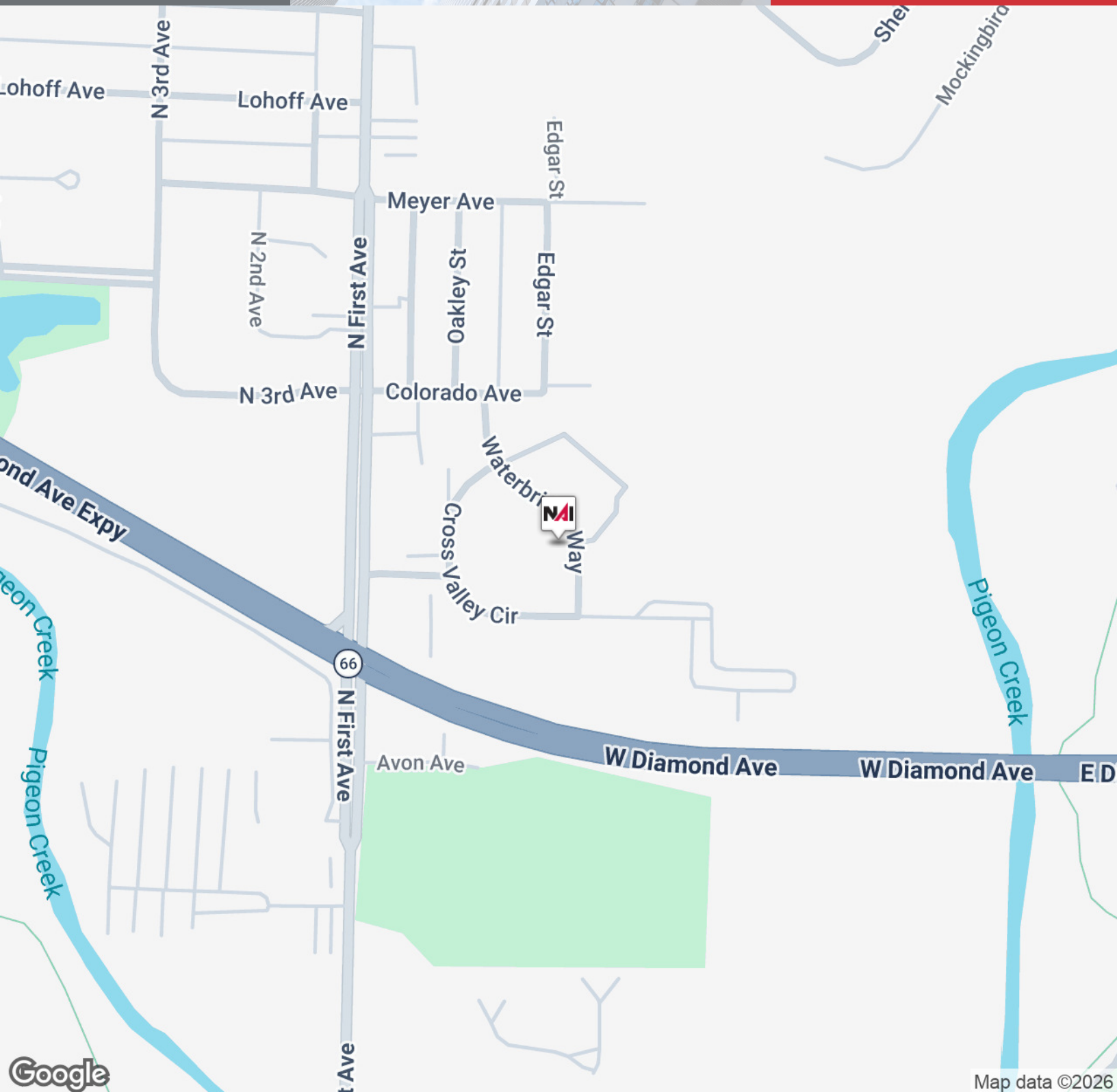
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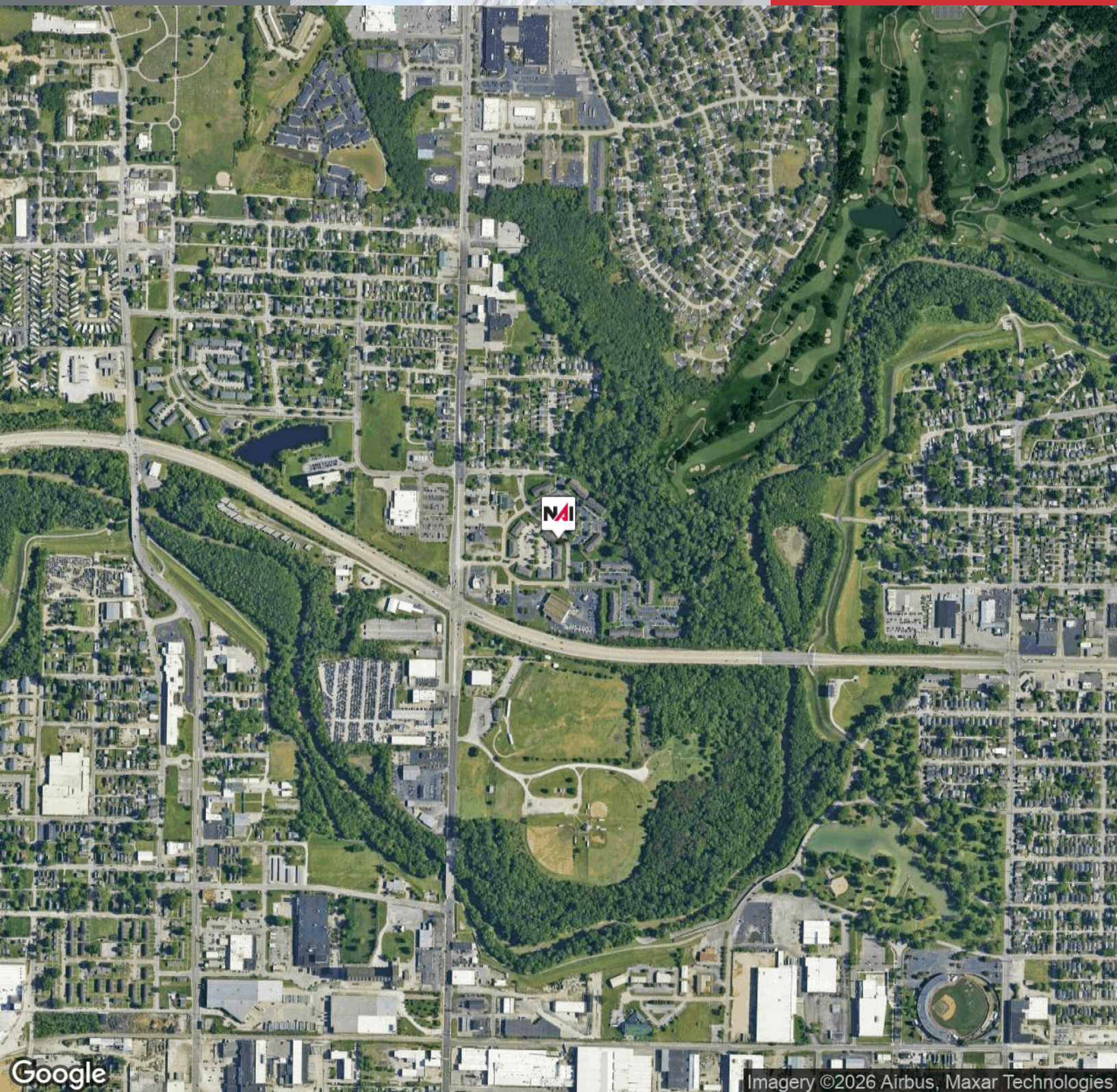
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