

FOR LEASE | COURT BUILDING

123 NW FOURTH STREET
EVANSVILLE, IN 47708

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	265 - 10,528 SF
Lease Rate:	\$8.00 - \$10.50 SF/yr (MG)
Year Built:	1908
Building Size:	79,527 SF
Zoning:	C-3
Utilities:	Tenant
Market:	Evansville
Submarket:	Downtown

PROPERTY OVERVIEW

With stately elegance and numerous amenities, The Court Building is ideally suited for professional services and has been updated to meet the demands of today's business world. Located in Downtown Evansville on Fourth Street between Vine and Sycamore Streets, The Court Building offers a convenient location with easy access to all parts of the city.

PROPERTY HIGHLIGHTS

- 24-Hour building access
- Maintenance and janitorial services
- Extra storage available if needed
- Conference (3 total) and Interview Rooms
- Available for immediate occupancy
- Professionally managed and maintained
- Paid parking available in adjacent lot
- Within walking distance to the Ford Center, Civic Center, Victory Theatre and the newly constructed Stone Family Center for Health Sciences

RICHARD CLEMENTS
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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3	1,277 SF	Modified Gross	\$10.00 SF/yr
Suite 7	970 SF	Modified Gross	\$10.00 SF/yr
Suite 8	1,006 SF	Modified Gross	\$10.00 SF/yr
Suite 218	660 SF	Modified Gross	\$10.50 SF/yr
Suite 302	1,082 SF	Modified Gross	\$10.00 SF/yr
Suite 305	425 SF	Modified Gross	\$10.50 SF/yr
Suite 312	502 SF	Modified Gross	\$10.50 SF/yr
Suite 320	305 SF	Modified Gross	\$10.50 SF/yr
Suite 402	2,432 SF	Modified Gross	\$ 9.50 SF/yr
Suite 412	488 SF	Modified Gross	\$10.50 SF/yr
Suite 414	486 SF	Modified Gross	\$10.50 SF/yr
Suite 418	590 SF	Modified Gross	\$10.50 SF/yr
Suite 422	420 SF	Modified Gross	\$10.50 SF/yr
Suite 501	1,015 SF	Modified Gross	\$10.00 SF/yr
Suite 517	265 SF	Modified Gross	\$10.50 SF/yr
Suite 522	440 SF	Modified Gross	\$10.50 SF/yr
Suite 601	10,528 SF (entire floor)	Modified Gross	\$ 8.00 SF/yr

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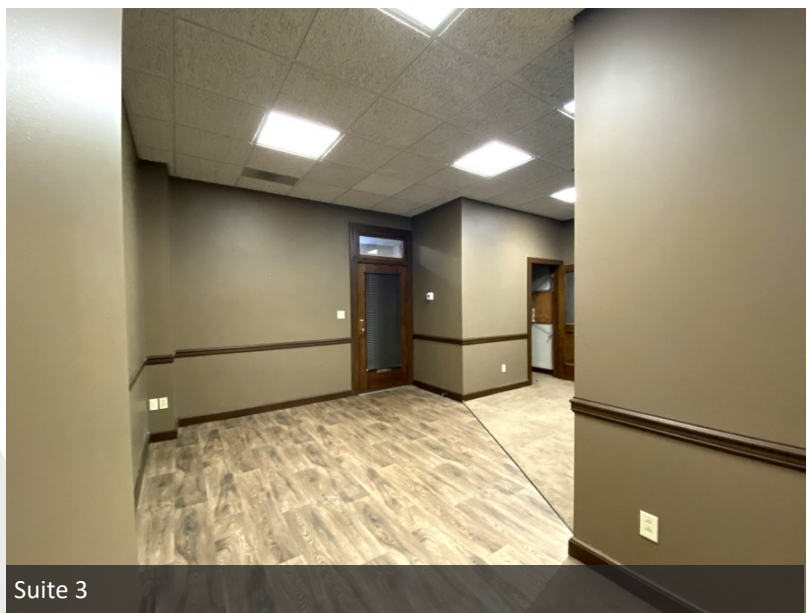
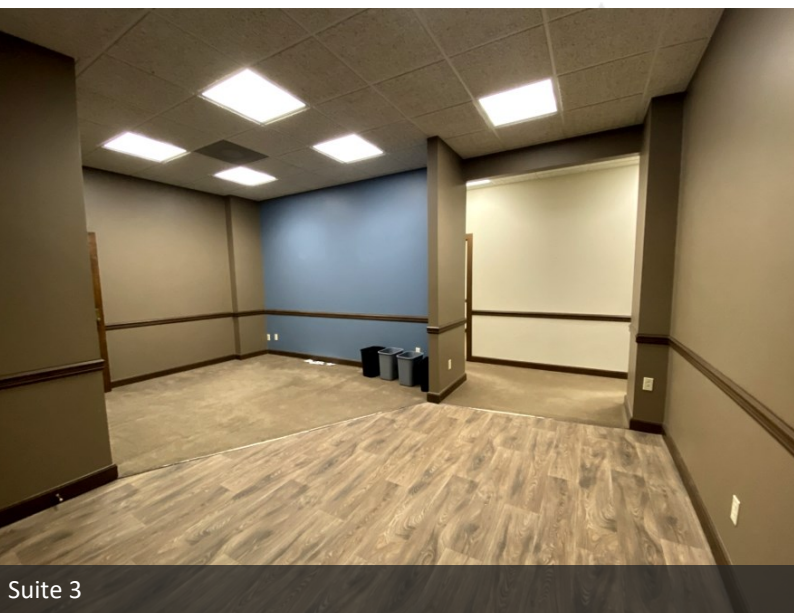
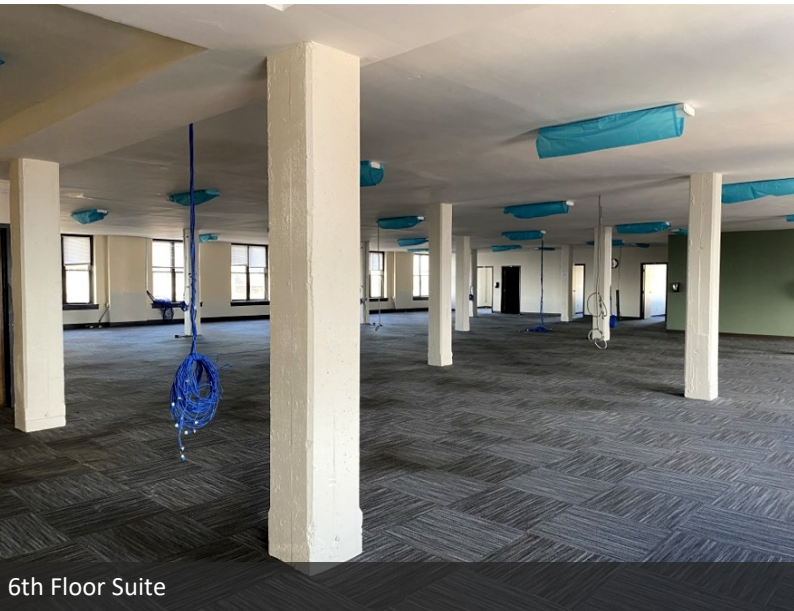


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INTERIOR PHOTOS



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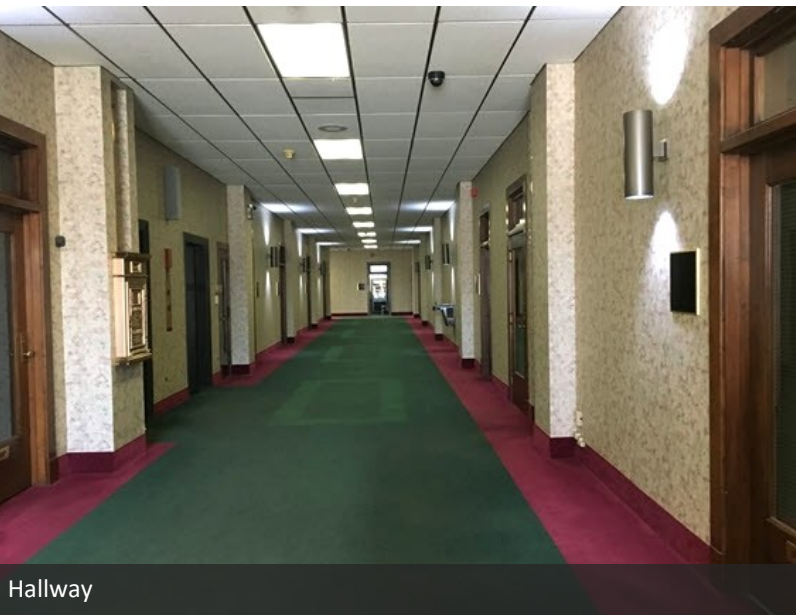
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INTERIOR PHOTOS



Hallway



Interior office



Interior office



Interior office

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INTERIOR PHOTOS



View from 1st floor office



Letter box



Stairwell



View from 6th floor



Building directory

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