

ETFCU PLAZA

1 SE 9th St, Evansville, IN 47708



Listing ID: 30137208
Status: Active
Property Type: Office For Sale
Office Type: Executive Suites, Governmental
Size: 12,482 SF
Sale Price: \$2,900,000
Unit Price: \$232.33 PSF
Sale Terms: Cash to Seller, Build-to-Suit
Ceiling: 10 ft.



Overview/Comments

This first time offering consists of the top floor of the very prestigious ETFCU Plaza. The ETFCU Plaza is located adjacent to the Civic Center, the Courts building, across the street from Old National Bank Events Plaza and the Ford Center. Sitting on one-third of the city and county government campus, the ETFCU Plaza is well within walking distance of the new 240 room Double Tree by Hilton, the \$69.5 million IU School of Medicine currently under construction and the majority of any downtown business or venue. This class "A" office space is suited for professional offices of any type looking to be seen not only by members of Evansville's many downtown businesses, but a vast majority of visitors and professionals as well. The plaza is well maintained and has an abundance of private parking, state of the art technological capabilities, energy efficient HVAC and lighting systems, interior/exterior security, automatic doors with keyless access and an environmentally friendly water retention system recently built underneath the rear of the parking lot. Currently the property is occupied by two businesses; a branch of the Teachers Federal Credit Union and Danks & Danks law firm. The building also will offer a coffee shop in the near future complimenting the surrounding businesses.

More Information Online

<http://www.icrex.net/listing/30137208>

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General Information

Taxing Authority:	Vanderburgh County	Building Name:	Evansville Teachers Federal Credit Union Plaza
Tax ID/APN:	82-06-30-021-094.001-029	Class of Space:	Class A
Office Type:	Executive Suites, Governmental, Mixed Use, Office Building	Gross Building Area:	12,482 SF
Zoning:	C-2	Building/Unit Size (RSF):	12,482 SF
Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User, Business	Land Area:	1.73 Acres
		Sale Terms:	Cash to Seller, Build-to-Suit

Area & Location

Property Located Between:	Sycamore Street & Walnut Street	Highway Access:	Highway 41, I-69 and the Lloyd Expressway
Property Visibility:	Excellent	Airports:	Evansville Regional Airport

Site Description Professionals Plaza LLC offers Class "A" office space in the newly remodeled ETFCU Plaza in the heart of Downtown Evansville. A highly prestigious building, the 42,000 square-foot location features premium amenities and ample parking. The former Evansville Vanderburgh County School Corporation Administration building was completely gutted and refinished. Constructed of concrete and steel with a limestone exterior, the interior consists of contemporary designs and architecture, with the highest quality of materials. The plaza is well maintained, environmentally friendly, and has a state-of-the-art technological capabilities. It contains interior and exterior security systems as well as police officer presence. The outside of the building underwent a renovation as well, including new landscaping, irrigation, all new parking lot providing space for all tenants and guests. A total of \$5 million has been invested into the property to provide the best quality office space to prospective tenants. Currently the plaza is occupied by two businesses; a branch of the Evansville Teachers Federal Credit Union and Danks & Danks law firm. The building also will offer a coffee shop in the near future complimenting the surrounding businesses. Mail service is provided to each suite through the U.S. Postal Service.

Area Description Government and professional offices, entertainment, conventions, hospitality, medical and dining are just a few of the surrounding neighbors.

Building Related

Total Number of Buildings:	1	Ceiling Height:	10
Number of Stories:	2	Loading Doors:	0
Year Built:	1970	Loading Docks:	0
Year Renovated:	2015	Passenger Elevators:	2
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Concrete, Steel Frame	Sprinklers:	Wet
Exterior Description:	The exterior is constructed of concrete and steel with a limestone finish.	Heat Type:	Natural Gas
		Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Engineered System
Parking Description:	Large private paved lot	Internet Access:	Cable
Total Parking Spaces:	45		

Land Related

Lot Frontage:	249	Sewer Type:	Municipal
Lot Depth:	320	Land Ownership:	Fee Simple
Water Service:	Municipal, Well	Legal Description:	PROFESSIONALS PLAZA PT LOT 1

Location

Address:	1 SE 9th St, Evansville, IN 47708
County:	Vanderburgh
MSA:	Evansville



Property Contacts



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