



For Lease - Medical Office Building

1222 Professional Blvd | Evansville, IN 47714

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4763 Rosebud Lane

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HIGHLIGHTS

- Long term lease (since 2001) with William Gentry, MD expired January 31, 2019
- Stand-alone, well-maintained facility
- Strategically located in a premier medical office park/corridor in Evansville, Professional Concourse, which was developed due to its proximity to St. Vincent Hospital (formerly St. Mary's Hospital) staffing 445 beds
- St. Vincent Evansville is a part of a larger statewide health system - St. Vincent and a member of Ascension Health, the nation's largest Catholic not-for-profit health system. This connection to a larger system enables St. Vincent Evansville to collaborate nationally with other health systems and stay current on the types of medical care needed to connect you to our best local and national providers.



PROPERTY DETAILS

Lease Rate: \$13.25/SF/YR **\$12.50/SF/YR**

Lease Type: NNN

Building Size: 4,300 SF

Land Size: 0.89 Acres

Age: 1993

Construction: Brick

Zoning: CO-2

Parking Spaces: 21

Roof: Flat, Metal, Concrete Deck & Rubber

NNN Expenses: RE Taxes = \$2.69/SF
Building Insurance = \$0.37/SF

