

**AVAILABLE**  
**303 Main Street**  
 EVANSVILLE, IN 47708



- |                          |  |                             |                               |
|--------------------------|--|-----------------------------|-------------------------------|
| • <b>Lease Price:</b>    | <b>\$3,000 / Month / Gross + Electric</b>              | • <b>Parking:</b>           | <b>Street</b>                 |
| • <b>Total SF:</b>       | <b>1,825 SF Main St Level<br/>1,825 SF Lower Level</b> | • <b>Ext. Construction:</b> | <b>Brick</b>                  |
| • <b>Year Built:</b>     | <b>1884</b>  | • <b>Floor:</b>             | <b>Tile, Concrete</b>         |
| • <b>Remodeled:</b>      | <b>2014</b>  | • <b>Sprinkler:</b>         | <b>Yes, Wet</b>               |
| • <b>Zoning:</b>         | <b>C-3</b>   | • <b># of Restrooms:</b>    | <b>3 - One with Shower</b>    |
| • <b>Ceiling Height:</b> | <b>14 ft. (Main Level)<br/>7 ft. (Lower Level)</b>     | • <b>Water/Sewer:</b>       | <b>City</b>                   |
|                          |  | • <b>Current Use:</b>       | <b>Vacant</b>                 |
|                          |  | • <b>Showing:</b>           | <b>Contact Listing Broker</b> |
|                          |  | • <b>Location:</b>          | <b>Third St &amp; Main St</b> |

Beautifully remodeled suite right on Main Street in the heart of Downtown Evansville! Wide open space with exposed brick walls, updated electrical, and high efficiency HVAC and water heater. Large Men's and Women's restrooms on main level. Full lower level is great for storage and has kitchenette and additional restroom with shower.

Rent includes water and trash. Contact Broker for more details.

**For More Information, Contact:**

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**Kelsey McDonald**  
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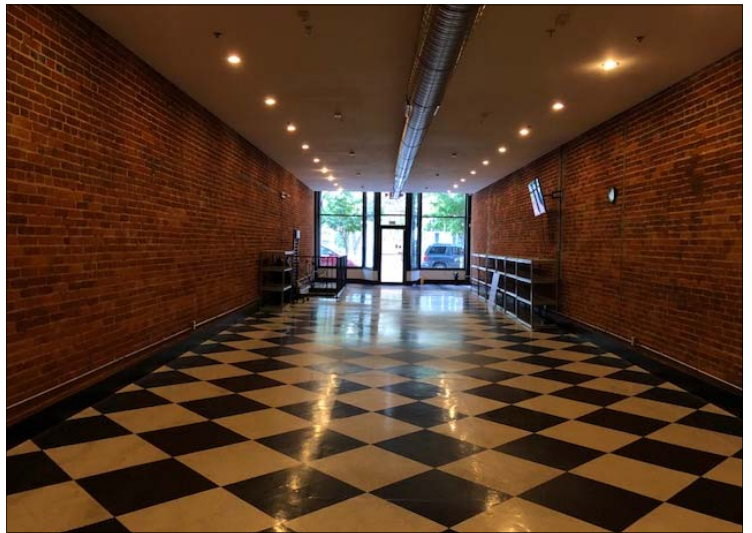
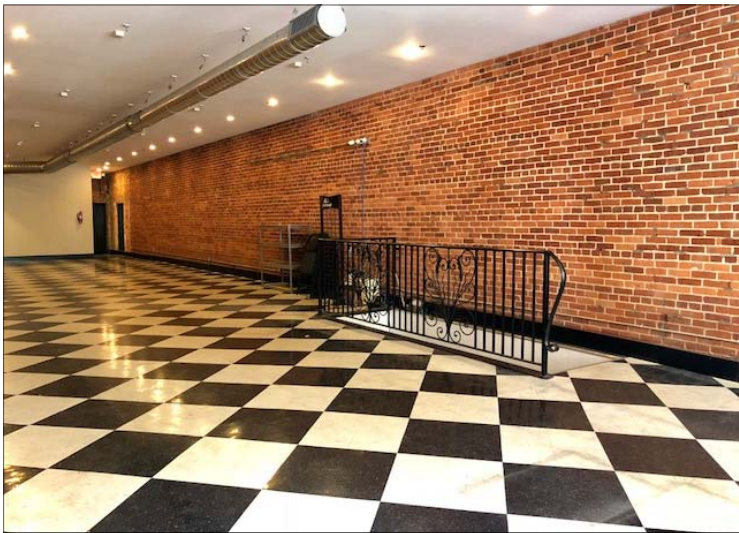


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