



PROFESSIONAL OFFICE BUILDING
101 SE THIRD STREET
EVANSVILLE, IN 47708

*In the heart of
Evansville's
reviving Central
Business District*

*Signage rights to be
discussed with full
space user wanting
long-term occupancy*

*Property available for
immediate occupancy*

*Well-matched for
businesses requiring
high profile image*

*Good mix of private
offices, conference
rooms, and open space*

CALL TODAY



- Approx. 22,490SF available on three contiguous levels
- **PARKING INCLUDED**
- Low Semi-gross Rate of \$12.75/SF/Annum
- Landlord pays taxes, insurance, energy utilities & CAM
- Tenant responsible for janitorial
- Zoned C-3

*Originally built for
a large bank
headquarters in
Downtown
Evansville;
vaults remain*

Listing Agent:

Dennis Greenfield

Jack Rogers Realtor, Inc
400 East Sycamore Street
Evansville, Indiana 47713-2776
Phone: 812-422-5656
Fax: 812-452-3777
Email: dgreenfield@sigecon.net

available

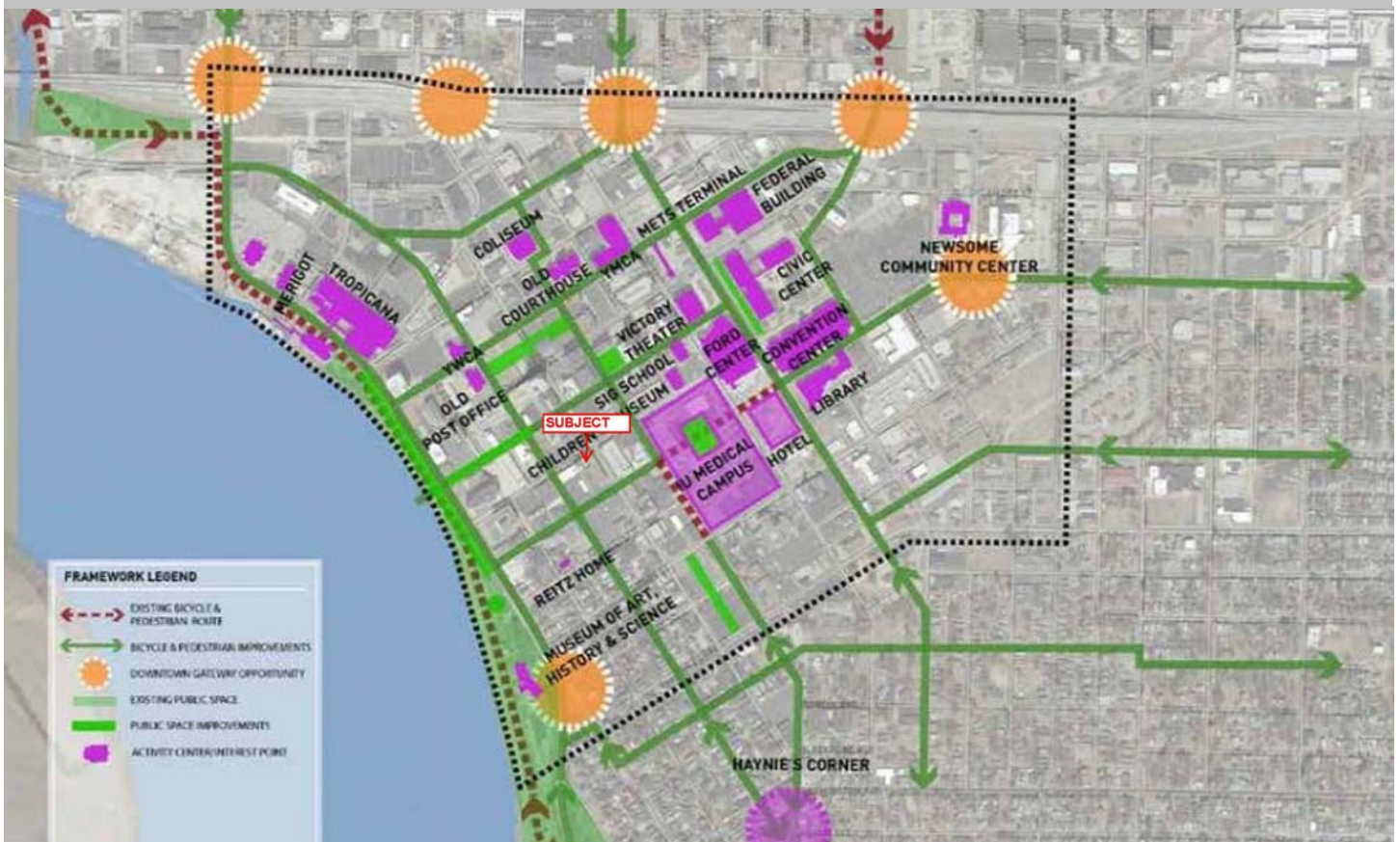
JACK ROGERS

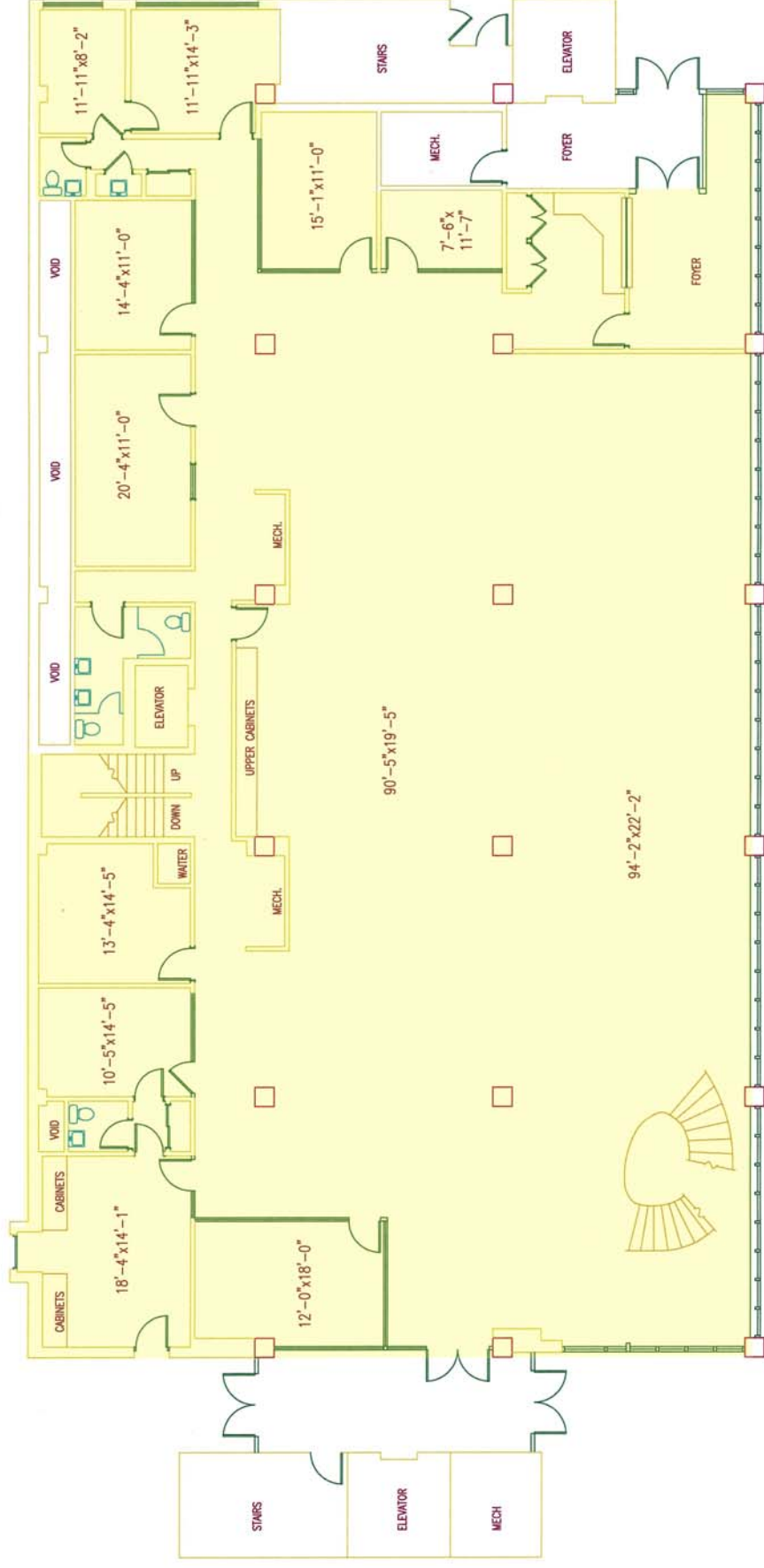
REALTOR, INC

812-422-5656



Modern Office Environment In the Middle of the Action

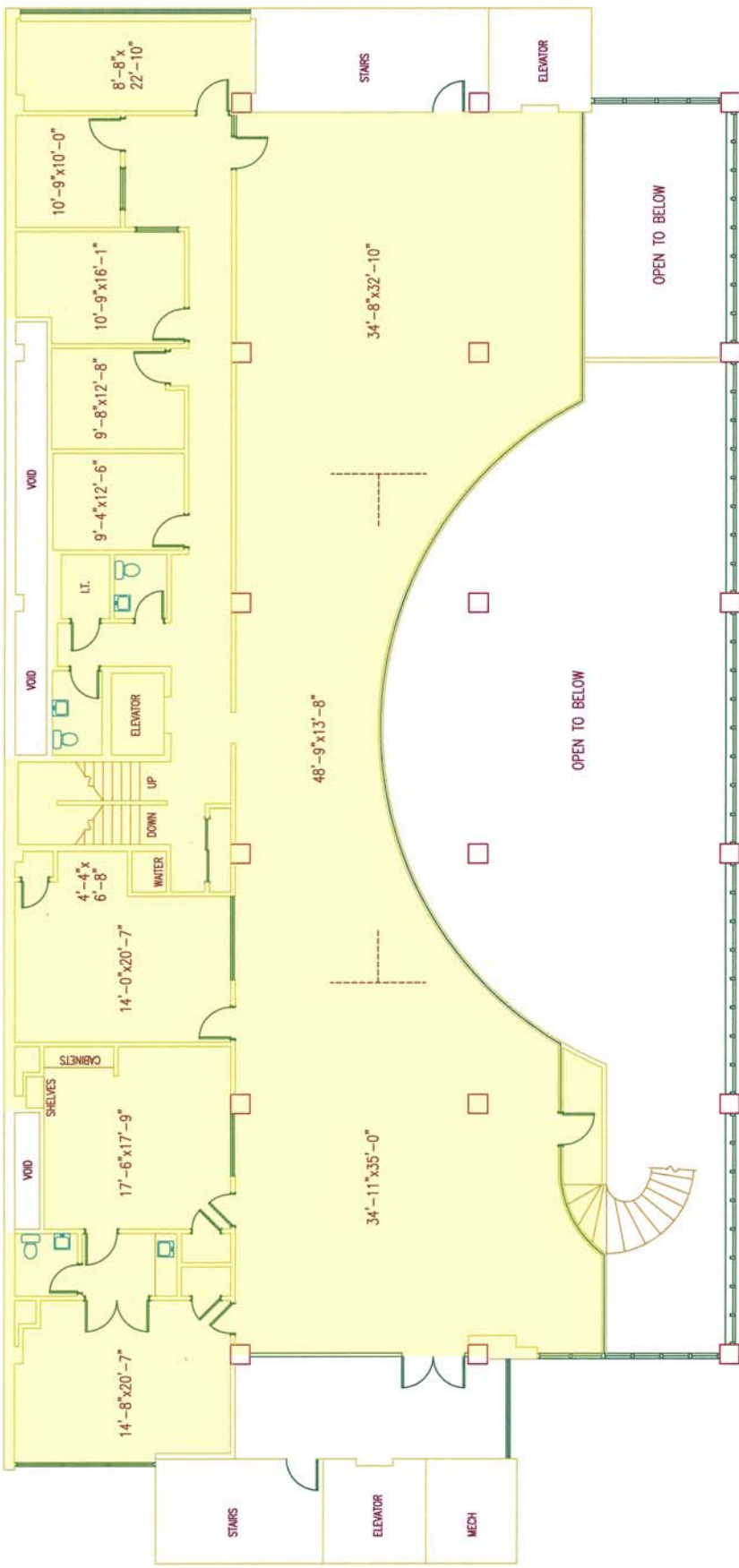




FIRST FLOOR
8,156sf



**GREAT HIGH CEILING SPACE SURROUNDED
WITH FLOOR TO CEILING WINDOWS**

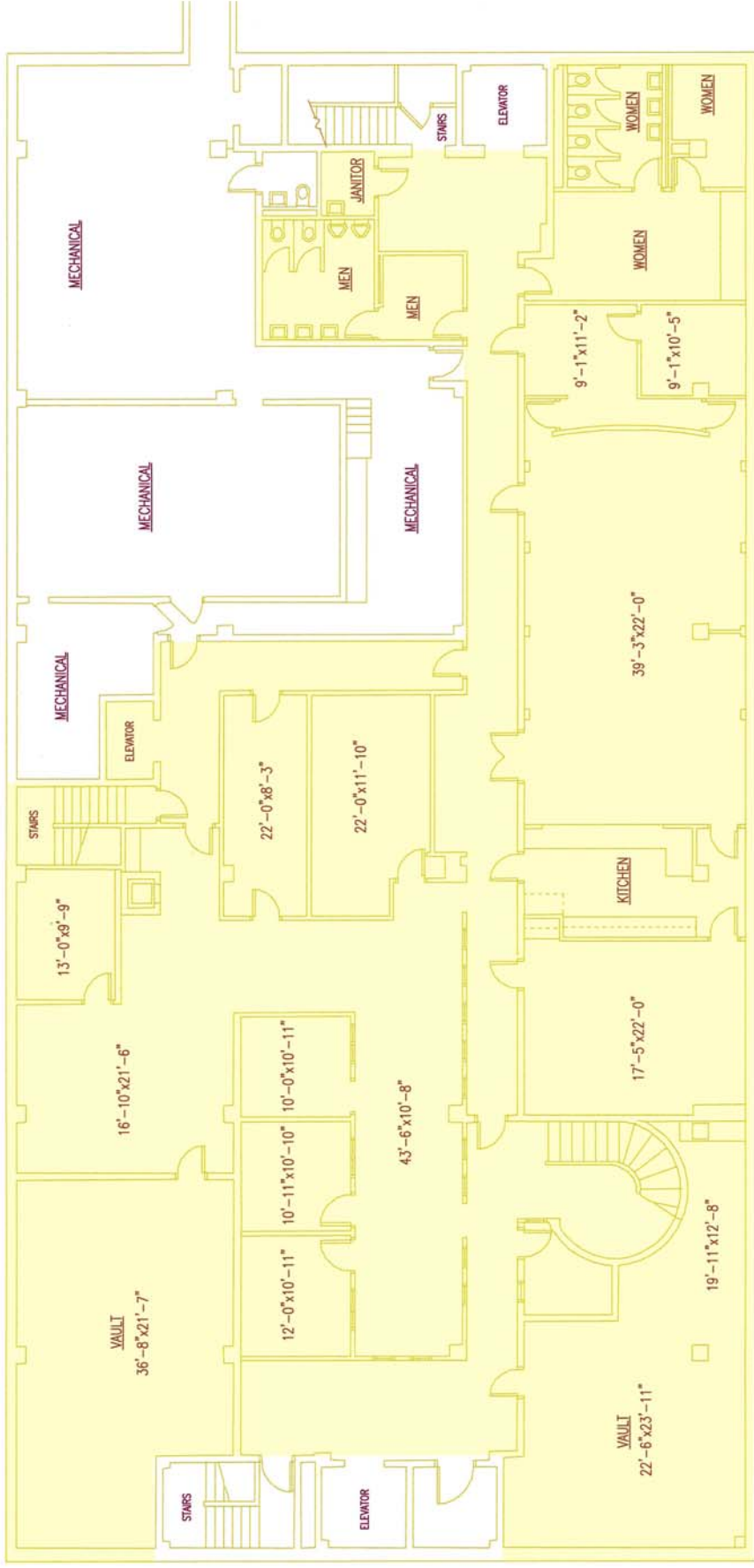


SECOND FLOOR

6,044sf



MEZZANINE SPACE SURROUNDED by WINDOWS
OPEN TO FIRST FLOOR BELOW



LOWER LEVEL
8,290sf



**LARGE CONFERENCE / TRAINING ROOM WITH ADJACENT
KITCHEN and NEARBY BOARDROOM & OFFICES**