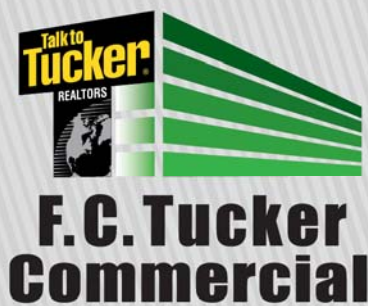
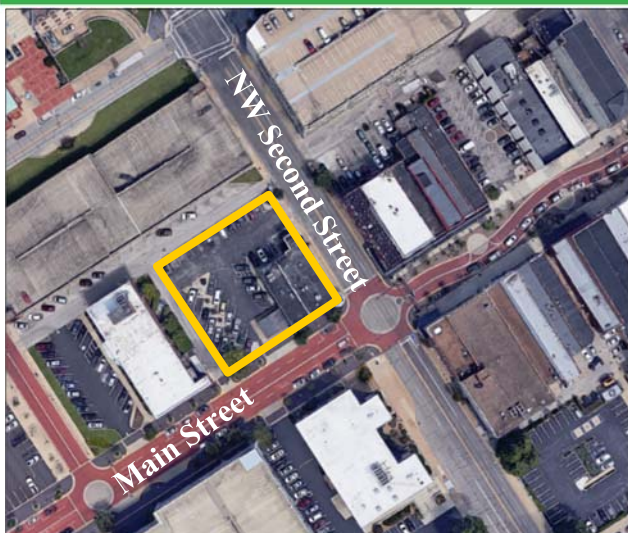




Large Office Suite Downtown

AVAILABLE
4 NW Second St
EVANSVILLE, IN
47708



- **Lease Price:** \$15.50/SF/Gross
- **2nd Floor Suite w/ Elevator Access:** 4,750 SF
- **Year Built:** 1960
- **Renovated:** 2001 & 2015
- **Zoning:** C-3
- **Ceiling Height:** 8'
- **# of Parking Spaces:** 10 Lot Spaces + Street Parking
- **Ext. Construction:** Brick

- **Floor:** Hardwood Floors & Carpet
- **Interior Walls:** Painted Drywall & Exposed Brick
- **# of Restrooms:** Two
- **Utilities:** Tenant Only Pays Electric
- **Virtual Tour:** tourfactory.com/2083028
- **Showing:** By Appointment Only
- **Location:** Downtown Evansville NW Corner of Main St & 2nd St

Turn-Key Office Suite located on the 2nd floor of the F.C. Tucker Building in the heart of downtown Evansville, two blocks from the Riverfront. Beautiful exposed brick in large training/break room. Several areas have hardwood floors. Majority of offices have windows. Suite includes large executive corner office with historic building attributes. Separate men's & women's restrooms. Access includes 2 separate exterior entrances and private elevator. Tenant will have 10 spaces in parking lot plus street parking. Landlord will consider upgrades with paint & carpet with five year lease term. Available within 30 days of lease signing.

For More Information, Contact:

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FCTuckerCommercial.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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