



# PROFESSIONAL OFFICE SPACE

4004 E. MORGAN AVENUE  
EVANSVILLE, IN 47715

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# Property Summary



## OFFERING SUMMARY

Available SF:	654 - 14,611 SF
Lease Rate:	\$5.25 - 12.00 SF/yr [NNN; Gross]
Lot Size:	1.021 Acres
Year Built:	1977
Building Size:	16,380 SF
Zoning:	C-1
Market:	Evansville
Submarket:	East Side

## PROPERTY OVERVIEW

Property is an immaculately maintained two story Class B office building currently with 2 tenants. Space(s) can come with monument signage, has ample parking and will be in move-in condition.

These available suites are located on both the 1st and 2nd floors. Each suite consists of a reception area, conference room, kitchen facility and several private offices as well as adequate space for open workstations. The 2nd floor suites have access to a common area restroom located just outside the entrance of the suite.

## PROPERTY HIGHLIGHTS

- Located at lighted intersection
- Easy access and excellent visibility
- Centrally located within Evansville
- Warehouse available
- All space renovated
- Competitive rates

# Available Spaces

<b>LEASE TYPE</b>	NNN; Gross
<b>TOTAL SPACE</b>	654 - 14,611 SF
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	\$5.25 - \$12.00 SF/yr

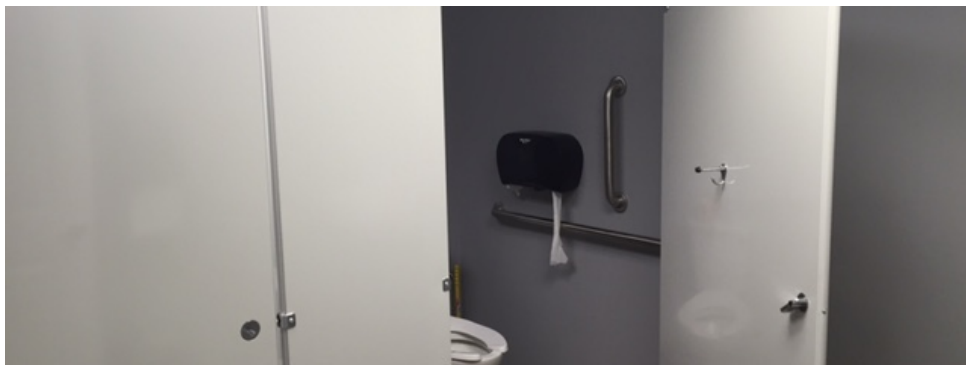
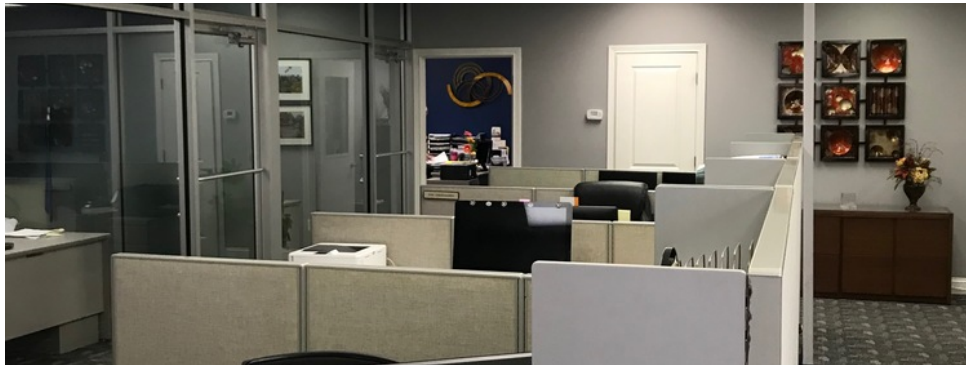
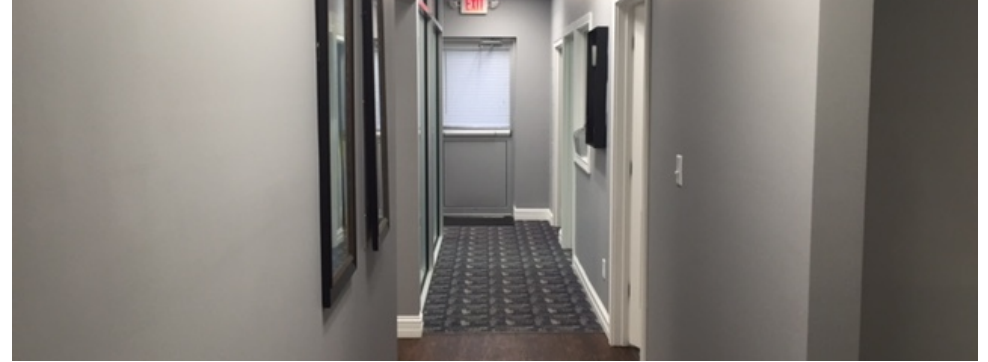


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4004 E Morgan Avenue - Suite 101 [1A] - Office	Available	3,428 - 14,611 SF	NNN	\$12.00 SF/yr
4004 E Morgan Avenue - Suite 103 [1B] - Office	Available	654 - 14,611 SF	NNN	\$9.00 SF/yr
4004 E Morgan Avenue - Warehouse	Available	3,297 - 14,611 SF	NNN	\$5.25 SF/yr
4004 E Morgan Avenue - Suite 200	-	3,241 - 14,611 SF	Gross	\$12.00 SF/yr
4004 E Morgan Avenue - Suite 201	Available	2,592 - 14,611 SF	Gross	\$12.00 SF/yr

4004 E Morgan Avenue



# 4004 E Morgan Avenue - Suite 101

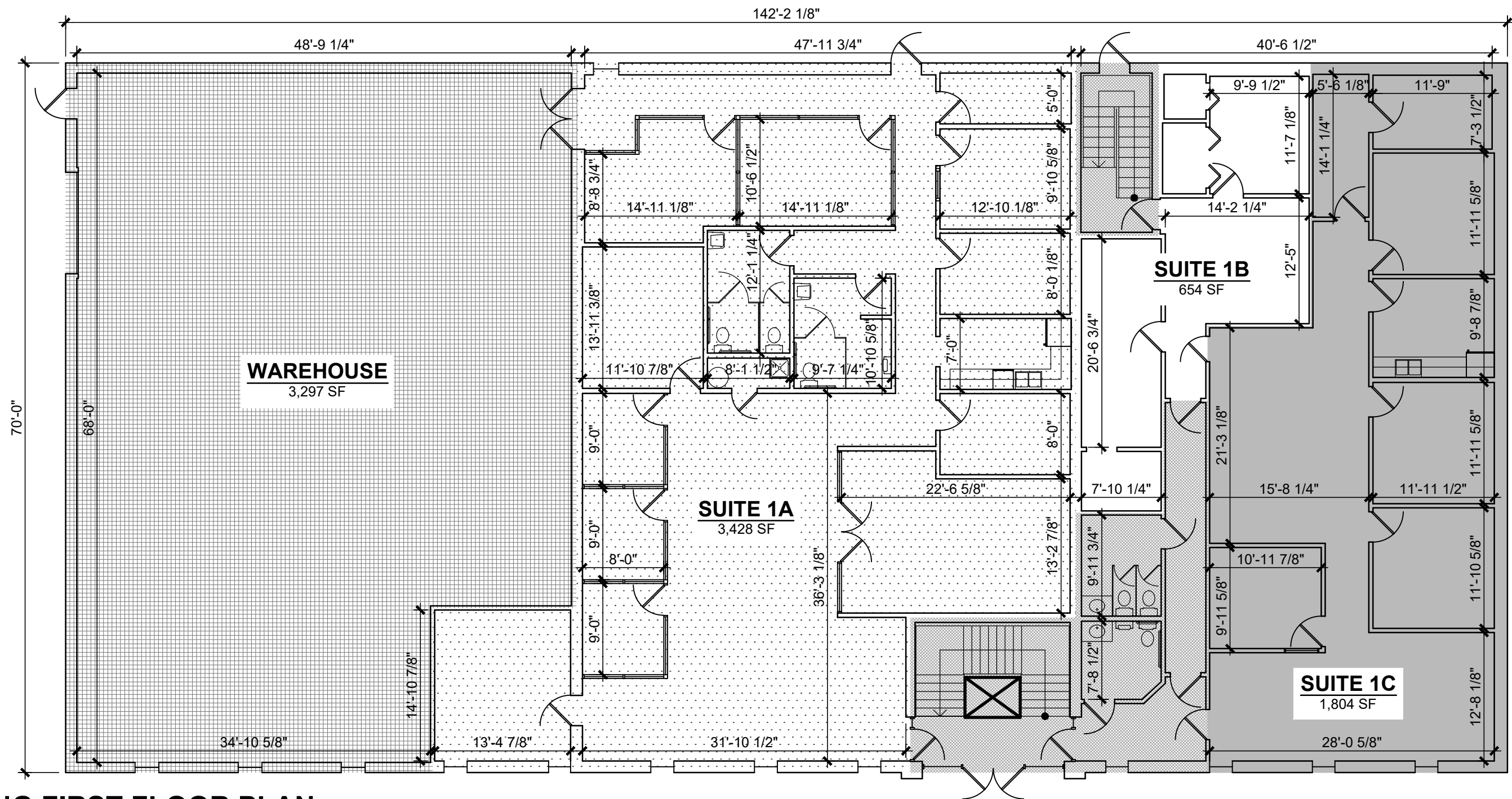


# 4004 E Morgan Avenue - Suite 103



# 4004 E Morgan Avenue - Warehouse





## EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"



### SF CALCULATIONS

FIRST FLOOR TOTAL = 9,953 SF GROSS  
 SECOND FLOOR TOTAL = 6,462 SF GROSS  
 BUILDING TOTAL = 16,415 SF GROSS

### SUITE BREAKDOWN

WAREHOUSE - 3,297 SF  
 SUITE 1A - 3,428 SF  
 SUITE 1B - 654 SF  
 SUITE 1C - 1,804 SF  
 COMMON AREA - 770 SF

### GENERAL NOTES

- DO NOT SCALE DRAWINGS, CONSULT ARCHITECT REGARDING ANY CONFLICTS.
- ALL DIMENSIONS ARE FROM FACE OF FINISHED STUD OR FACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE. ALL EXTERIOR DIMENSIONS ARE NOMINAL - CONSTRUCTION DIMENSIONS TO BE ACTUAL.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING SPACES PRIOR TO ANY DESIGN OR CONSTRUCTION WORK.
- VERIFY ALL CRITICAL DIMENSIONS WITHIN AND/OR RELATED TO THE EXISTING CONSTRUCTION. DIMENSIONS INDICATED WERE DETERMINED BY INFORMATION FROM EXISTING DRAWINGS.

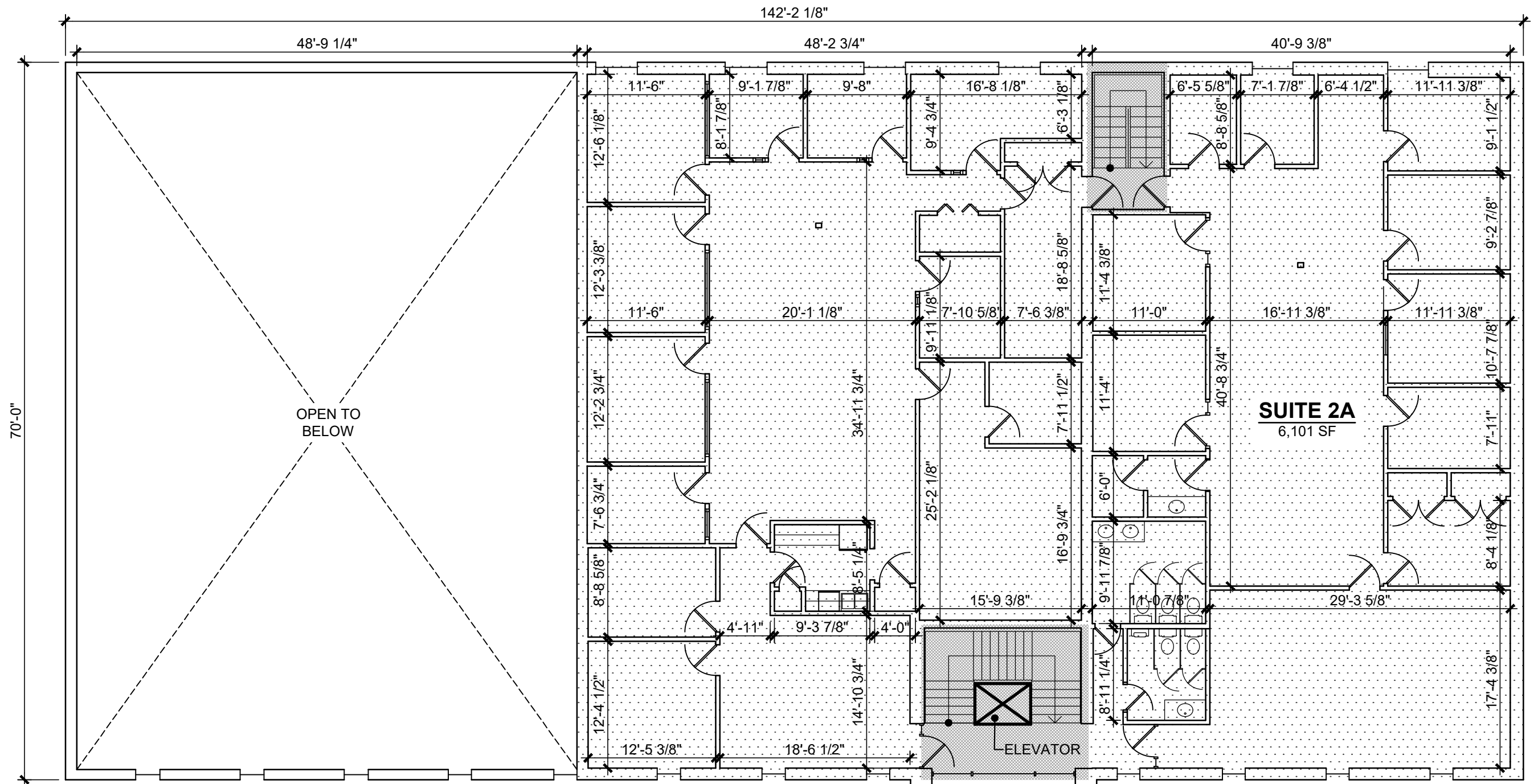


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**4004 E. Morgan Avenue**  
 Existing Floor Plan - First Floor

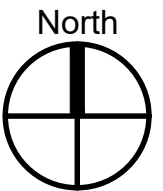
Designed By:	Job Number:
-	05053.1.003-A
Drawn By:	Date:
JET	09/13/2018
Filename:	
05053.1.003 - AX01.dwg	





**EXISTING SECOND FLOOR PLAN**

3/32" = 1'-0"



**SF CALCULATIONS**

FIRST FLOOR TOTAL = 9,953 SF GROSS  
 SECOND FLOOR TOTAL = 6,462 SF GROSS  
 BUILDING TOTAL = 16,415 SF GROSS

**SUITE BREAKDOWN**

SUITE 2A - 6,101 SF  
 COMMON AREA - 361 SF

**GENERAL NOTES**

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**MORLEY**  
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**4004 E. Morgan Avenue**  
 Existing Floor Plan - Second Floor

Designed By: -	Job Number: 05053.1.003-A
Drawn By: JET	Date: 09/12/2018
Filename: 05053.1.003 - AX01.dwg	

# Location Maps

