

# FOR LEASE | OFFICE BUILDING

4816-4910 TIPPECANOE DRIVE  
EVANSVILLE, IN 47715



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	555 - 4,500 SF
Lease Rate:	\$500 - 1,875/mo. (MG)
R.E. Taxes:	Landlord
Insurance:	Landlord
HVAC:	Landlord
Electric/Gas:	Tenant
Water:	Landlord
Zoning:	C-4

### PROPERTY OVERVIEW

Eastside location with easy access to Green River Road and the Lloyd Expressway.

### PROPERTY HIGHLIGHTS

- Located just off South Green River Road, this complex is situated in the vicinity of the Evansville retail and office district
- Easy access to the Lloyd Expressway
- Ideal for office/retail/service use
- On-site parking
- Economical & flexible rental terms
- Upstairs may be subdivided for qualified tenant

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## FLOOR PLANS

FIRST FLOOR



Tippcanoe Upstairs  
Approx 4,500 Sq. Ft.

SECOND FLOOR



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 4904	1,105 SF	Modified Gross	\$800/mo.
Suite 4908	555 SF	Modified Gross	\$500/mo.
Suite 4900 (2nd Floor)	4,500 SF (may be sub-divided)	Modified Gross	\$1,875/mo.

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