

FOR LEASE | CORPORATE MILLS

420 NW FIFTH STREET
EVANSVILLE, IN 47708

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,693 SF

Lease Rate: Negotiable (MG)

Tenant: Gas/Electric, Phone,
Internet and Janitorial

Gross Building Area: 73,109 SF

Year Built: 1890

Renovated: 2019

Zoning: C-4

PROPERTY OVERVIEW

Historic brick and wooden beam loft space available in Downtown Evansville's NoCo "Makers District", named for its location north of Court Street. Take advantage of this one-of-a-kind urban office building, providing tenants with free surface parking, access to common meeting/banquet/entertainment space and on-site warehouse/storage with loading dock. Convenient access to First Avenue and the Lloyd Expressway, and walking distance to many Downtown venues, such as the newly completed YMCA, Civic Center, Ford Center, Victory Theatre and many restaurants and shops.

PROPERTY HIGHLIGHTS

- Secured fob access to building and individual floors
- Remodeled common areas, kitchenette and restrooms
- Computer network cabling in place
- On-site management and maintenance
- New HVAC, security and fire monitoring systems
- Passenger elevator and access to freight elevator
- Free surface parking
- Tenants include: Corporate Design, Commonwealth Engineers, Apex Group, Indiana Attorney General and Summit Real Estate Services

RICHARD CLEMENTS

812.746.8569

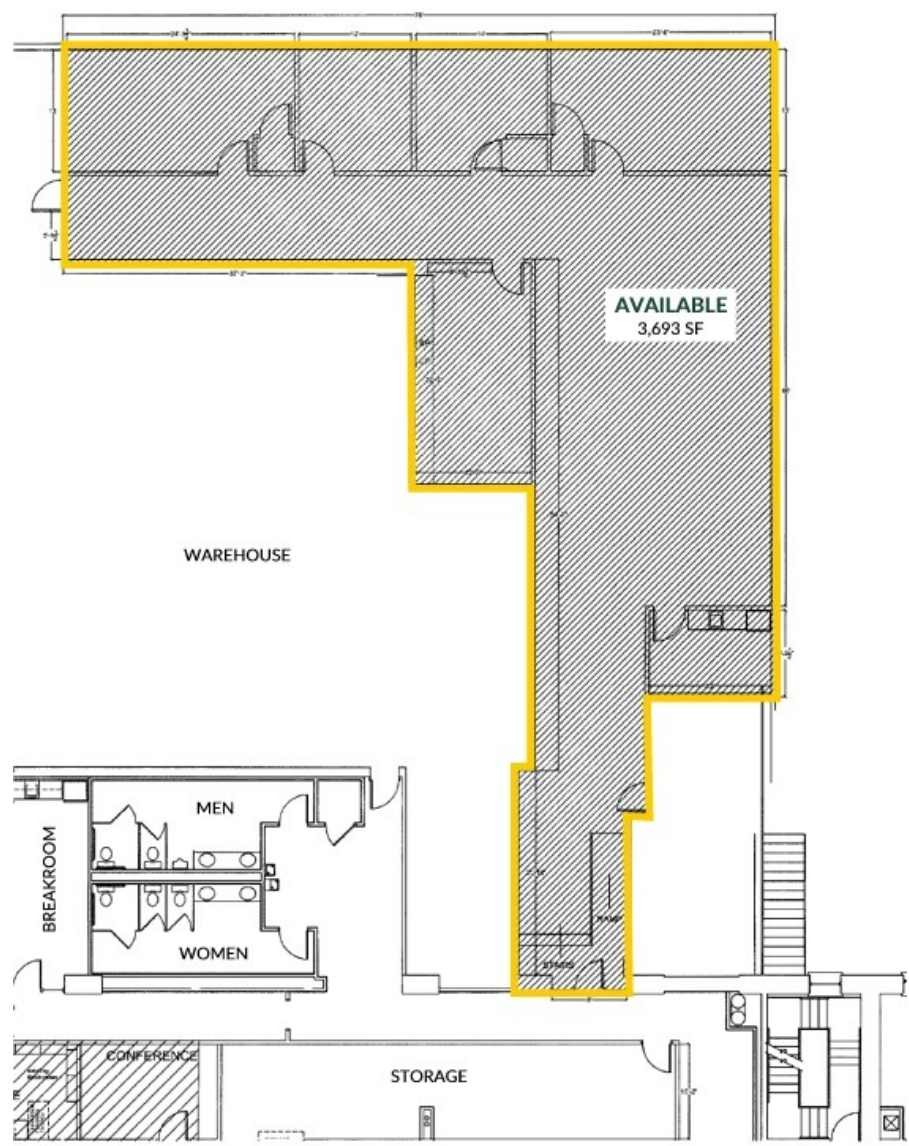
rclements@summitrealestate.us



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AVAILABLE SPACE



SUITE	TOTAL SIZE (SF)	LEASE RATE	DESCRIPTION
2100	3,693 SF	Negotiable (MG)	Private kitchen, conference room, 4 private offices

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AERIAL VIEWS



DEMOGRAPHICS	2 MILES	5 MILES
Total Businesses	2,179	5,528
Total Employees	48,587	103,435
Residential Population	32,263	126,670
Households	13,246	54,138
Used CPA/Tax Professional	1,801	11,262
Own Investment Real Estate	746	3,085
Used Financial Planner	867	4,396

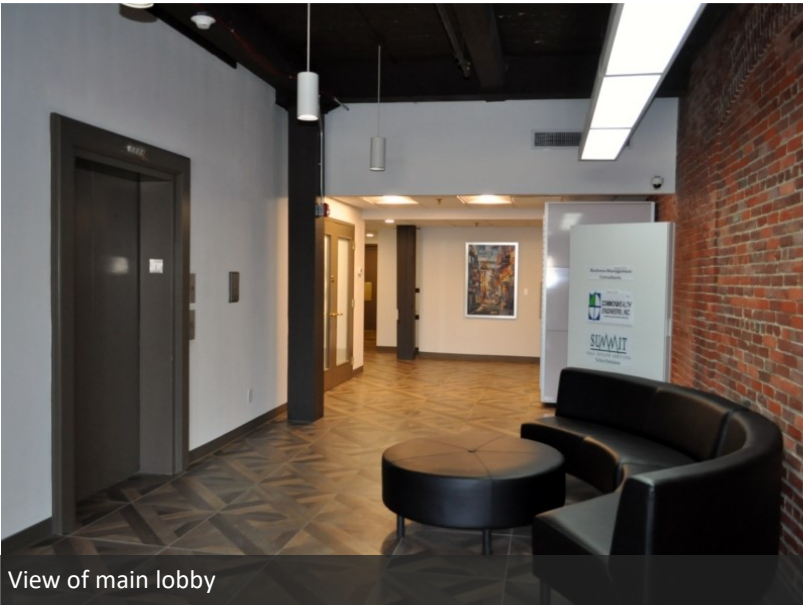
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ADDITIONAL PHOTOS



View of main lobby



View of loading dock area



View of lit, blacktop surface parking



View of building along NW 5th Street

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