

# FOR LEASE | CORPORATE CENTER

1419 W. LLOYD EXPRESSWAY  
EVANSVILLE, IN 47710



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	6,150 SF
Lease Rate:	\$8.50 SF/yr (MG)
Tenant:	Electric (metered), phone, internet, in- suite janitorial
Building Size:	64,742 SF
Year Built:	1879
Zoning:	M-1

### PROPERTY OVERVIEW

Over 6,000 square feet of highly desirable office space available, located on the Lloyd Expressway entering Evansville's West Side. Just minutes from Downtown and the RB/ Mead Johnson complex, this property is strategically situated for easy access to clients, commuters and customers. Make a statement with this 1879 classic that combines the historic brick and beam esthetic with modern office interiors and functionality. A professionally decorated entry/lobby area sets the tone for both employees and customers. With the warmth of abundant natural light, historic brick and wood beams, this interior is inviting and visually appealing and sure to promote high levels of productivity.

### PROPERTY HIGHLIGHTS

- Exposed bricks / Wooden posts
- Large 9' x 3' windows throughout
- Secured fob access to building and individual floors
- On-site management and maintenance
- Large surface parking lot

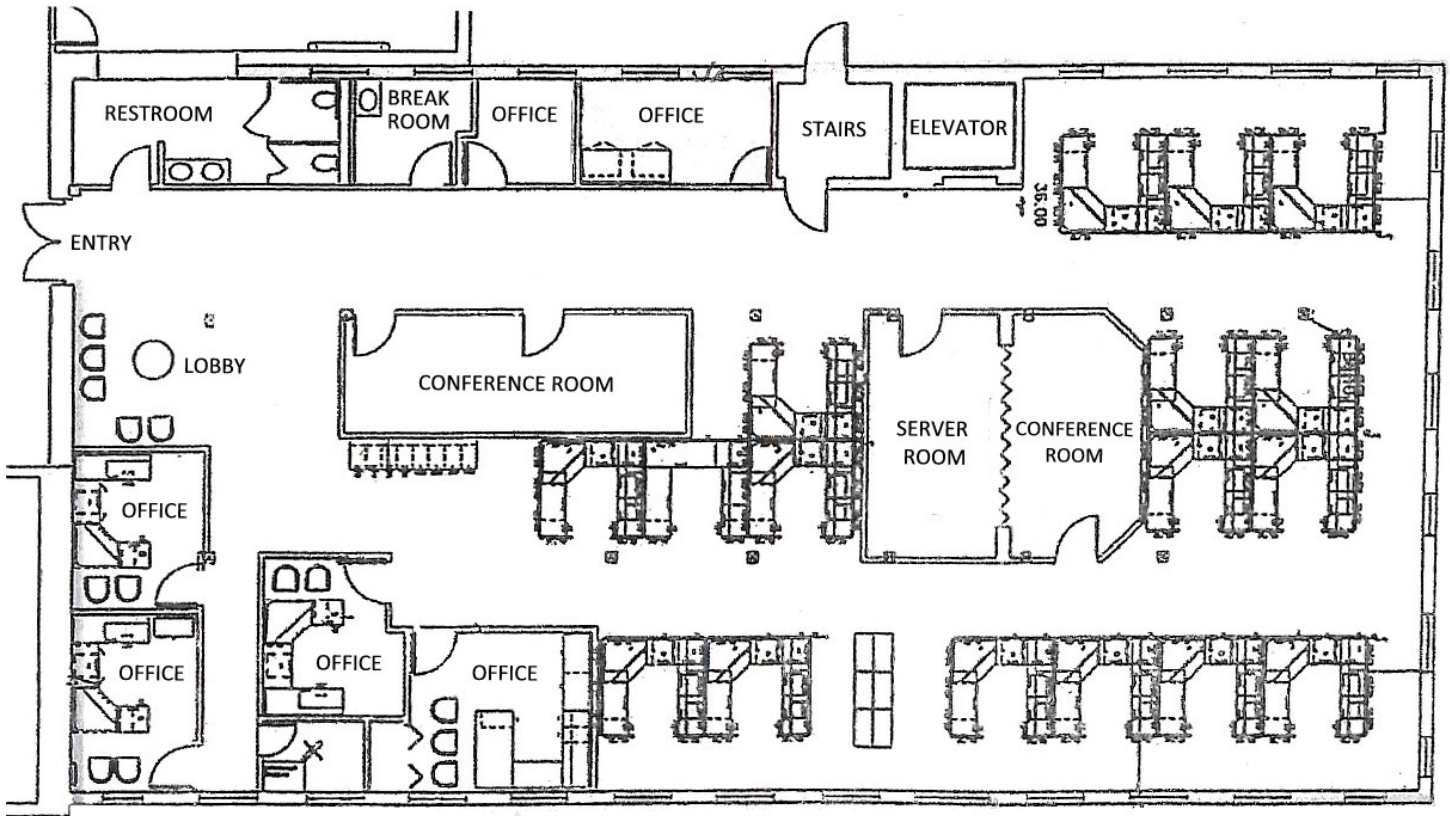
**RICHARD CLEMENTS**  
812.746.8569  
rclements@summitrealestate.us



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## AVAILABLE SPACE



SUITE	TOTAL SIZE (SF)	LEASE RATE	DESCRIPTION
101	6,150 SF	\$8.50 SF/yr (MG)	6 private offices, large conference room, private multi-stall restroom, kitchenette, large computer data center/server room, open area with cubicles

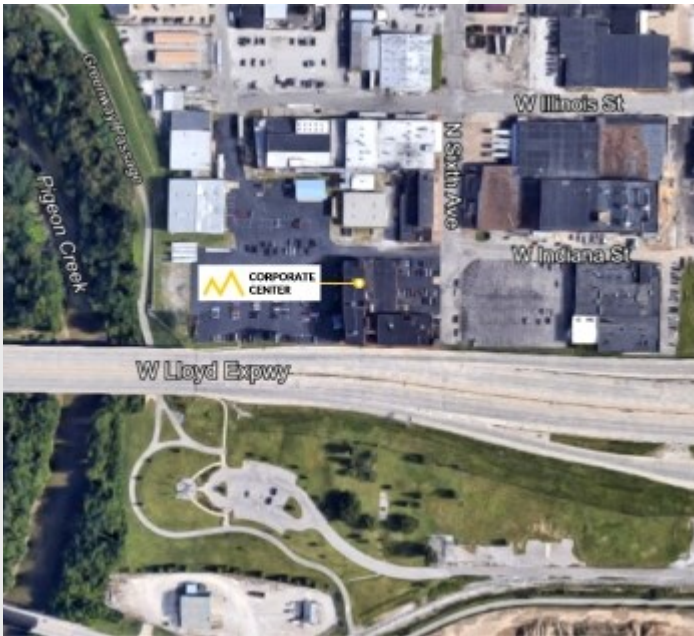
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## AERIAL VIEWS



DEMOGRAPHICS	2 MILES	5 MILES
Total Businesses	1,878	4,605
Total Employees	46,378	91,137
Residential Population	28,214	115,464
Households	11,893	48,304
Used CPA/Tax Professional	1,808	10,573
Own Investment Real Estate	560	2,640
Used Financial Planner	1,363	6,585

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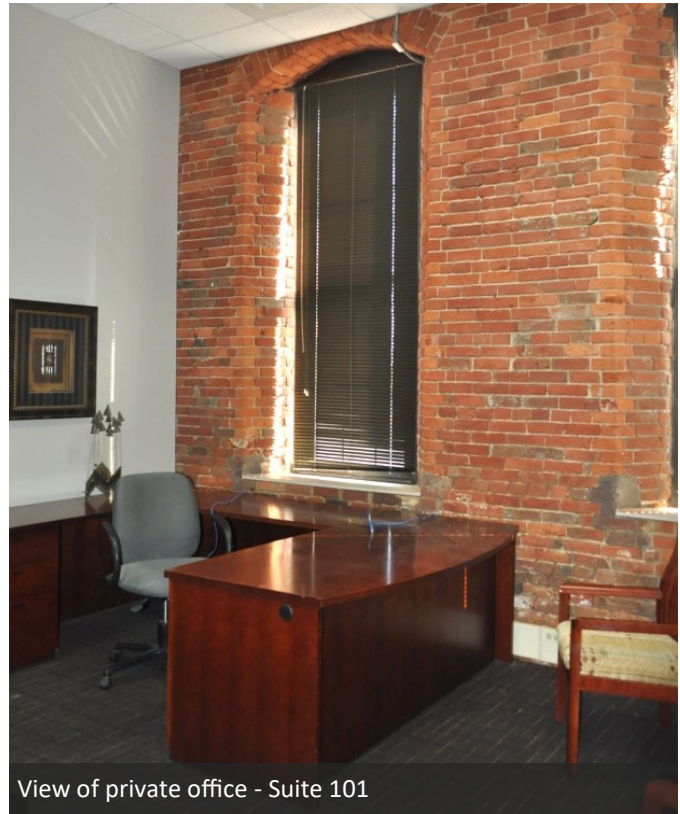


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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



View of cubicle area - Suite 101



View of building lobby



Historic Evansville Furniture Factory - c. 1898

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