

AVAILABLE
40 N First Avenue
 EVANSVILLE, IN 47710



- Lease Price: \$14.53/SF/NNN
- Total SF: 25,013 SF
- Lot Size: 2 Acres
- Year Built: 1918
- Zoning: C-4
- Ceiling Height: Varies
- # of Parking Spaces: Up to 140
- Ext. Construction: Brick
- Roof: Slate

- Floor: Concrete
- Interior Walls: Drywall
- # of Restrooms: 2
- Water/Sewer: City
- Current Use: Offices
- Showing: Contact Listing Agent
- Location: Corner of First Ave & Lloyd Expressway

The Market located at First Ave and the Lloyd Expressway is an iconic historic building offering up to 25,013 SF of truly Class A office space. Stop light location at entrance to downtown Evansville, beautiful center atrium with great signage. This is truly a must see location.

Current Tenant - Installed Security - Upgrades High end - Furnishings Negotiable

For More Information, Contact:

Ken Newcomb, President/Broker
 kennewcomb@fctuckercommercial.com

812.204.4004

Kelsey Newcomb McDonald, Broker
 kelseymcdonald@fctuckercommercial.com

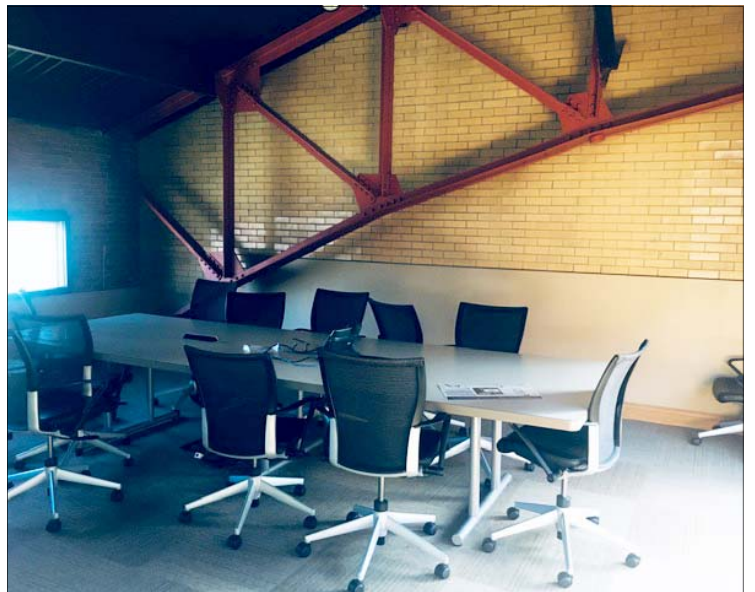
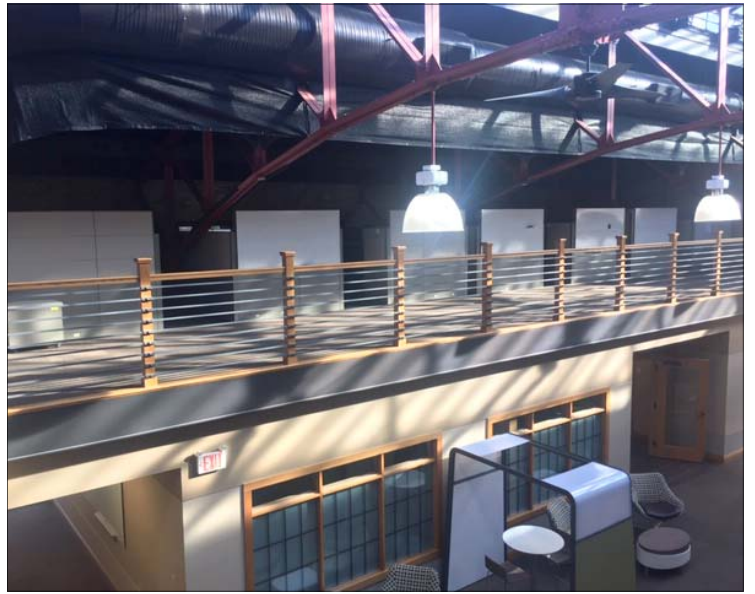
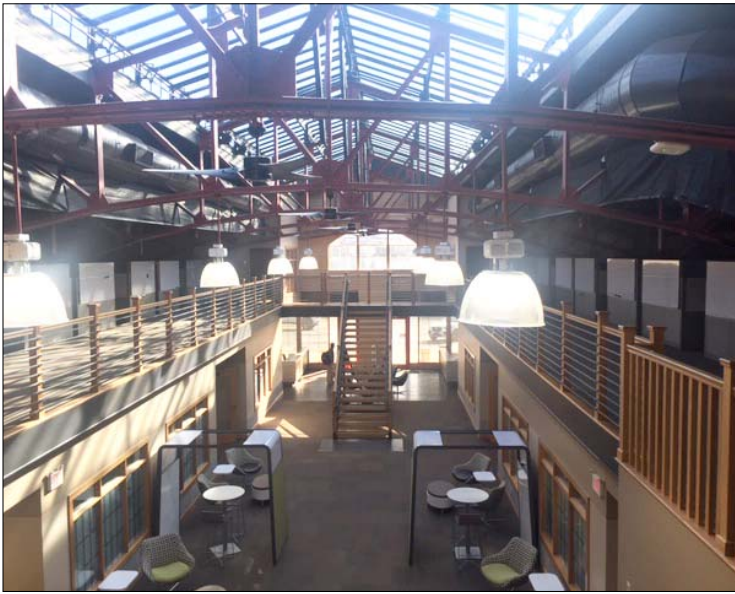
812.204.4001



7820 Eagle Crest Blvd. Suite 200
 Evansville, IN • 47715
 812-473-6677 • Fax: 812-473-6684



FCTuckerCommercial.com



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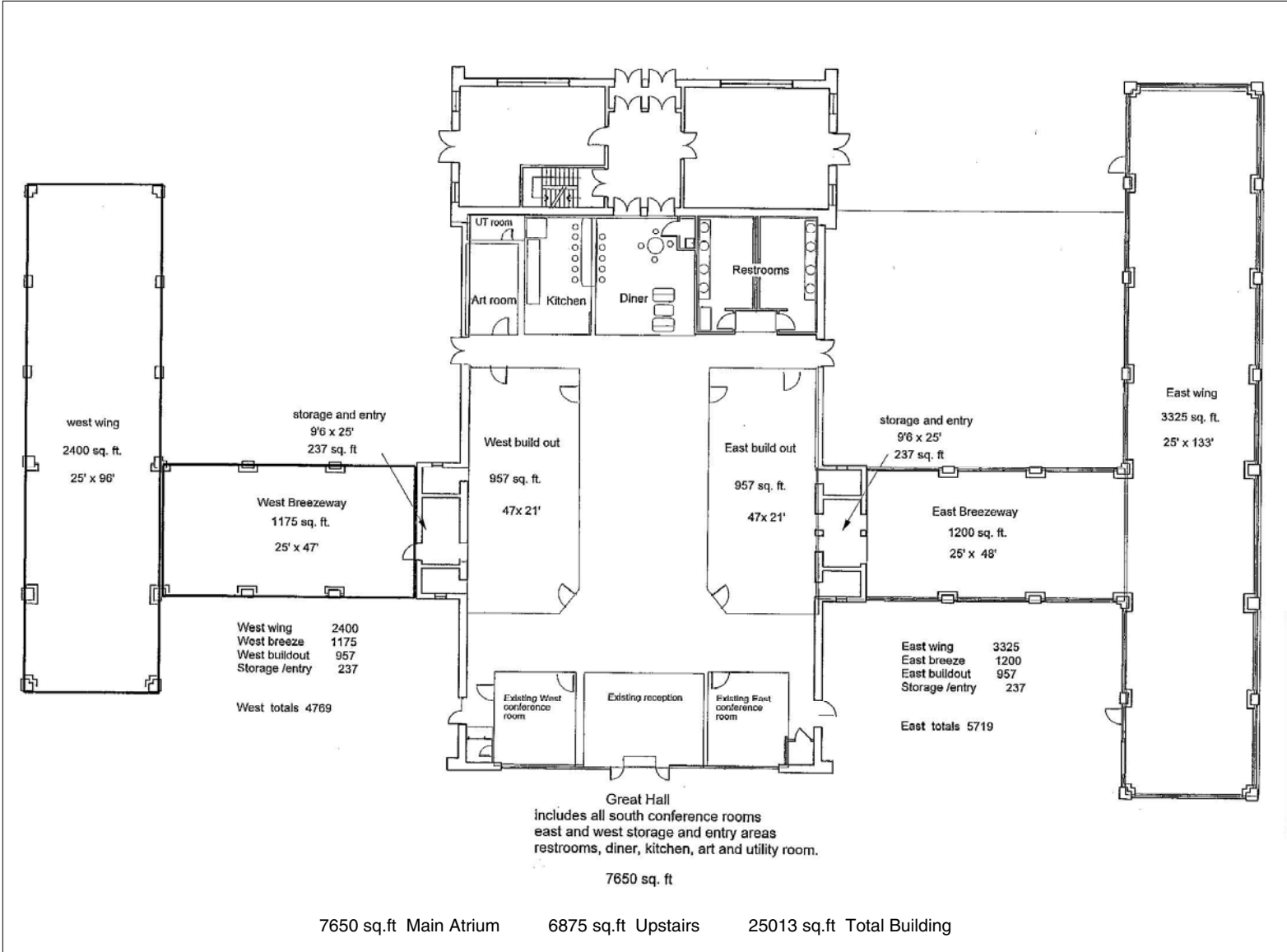
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