



**AVAILABLE**

# 1525 N Heidelberg Avenue EVANSVILLE, IN 47711



• Available 1<sup>st</sup> Flr:

Suite 103: 948 SF  
**LEASED**

Suite 106: 142 SF  
\$140 / Month / Gross

Suite 104: 100 SF  
**LEASED**

• Available 2<sup>nd</sup> Flr:

Suite 201: 664 SF  
\$540 / Month / Gross

Suite 202: 397 SF  
\$295 / Month / Gross

• Available 2<sup>nd</sup> Flr:

Suite 204: 156 SF  
\$125 / Month / Gross

Suite 206: 948 SF  
\$850 / Month / Gross

- Year Built: 1974
- Zoning: M-2
- Ext. Construction: Brick
- # of Restrooms: Common Area
- Current Use: Office
- Showing: Contact Listing Broker
- Location: Heidelberg & Morgan Ave

All utilities included. Parking at your door. Shared Kitchen on the Second Floor. Secured 24/7 with Tenant round-the-clock access. North Main Business and Entertainment District, adjacent to Crawford Door building, which is the focus of the \$37 Million development slated for completion mid 2027.

For more information, contact:

**Kyle Bernhardt**, Broker

Direct: 812.455.7577 • Office: 812.473.6677 • [KyleBernhardt@FCTuckerCommercial.com](mailto:KyleBernhardt@FCTuckerCommercial.com)



**812-473-6677 • FCTuckerCommercial.com**

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**AVAILABLE**

**1525 N Heidelberg Avenue  
EVANSVILLE, IN 47711**

**Suite 206**



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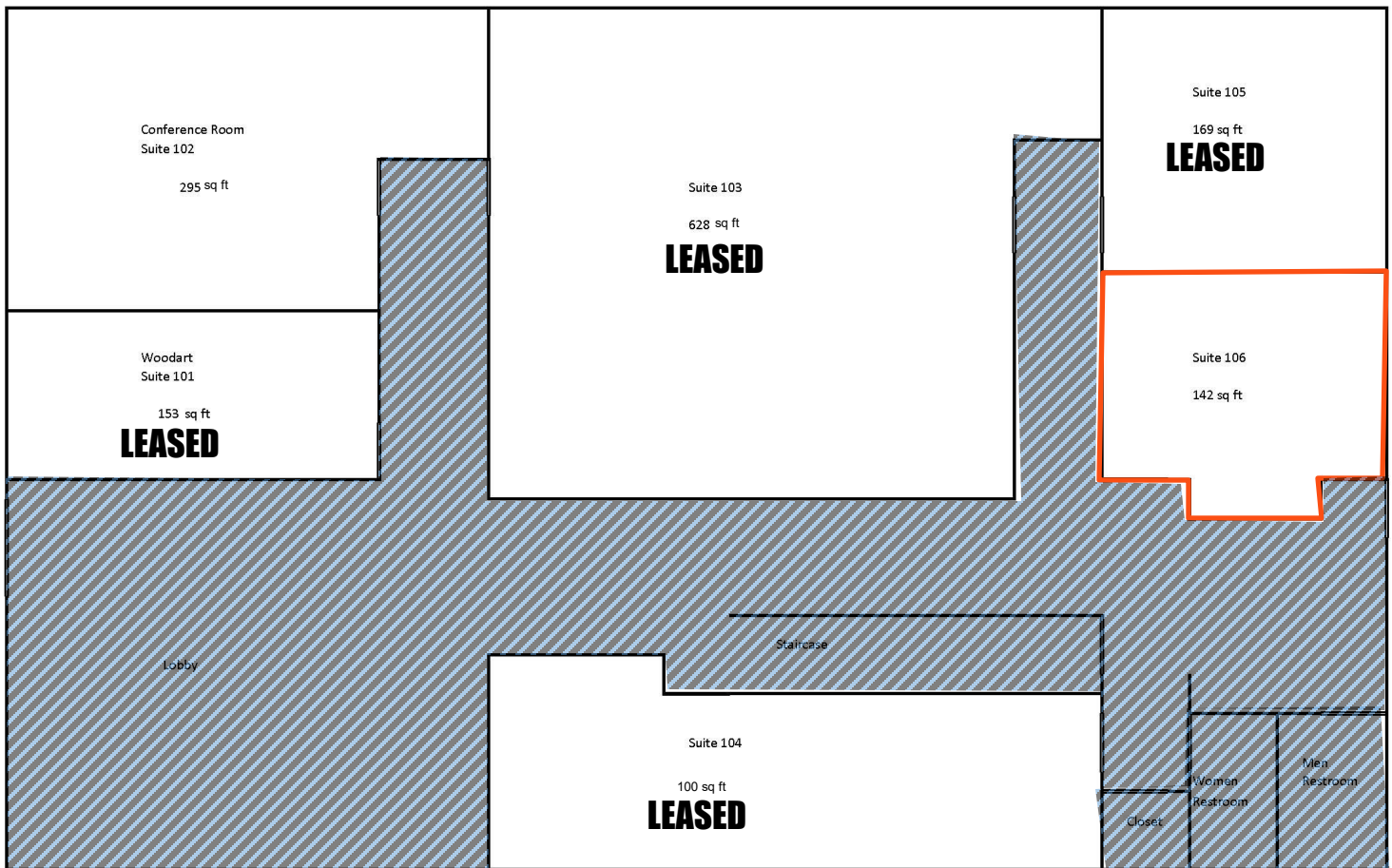
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# 1525 N Heidelberg Avenue EVANSVILLE, IN 47711

**Building 1525 - 1st Floor Layout**



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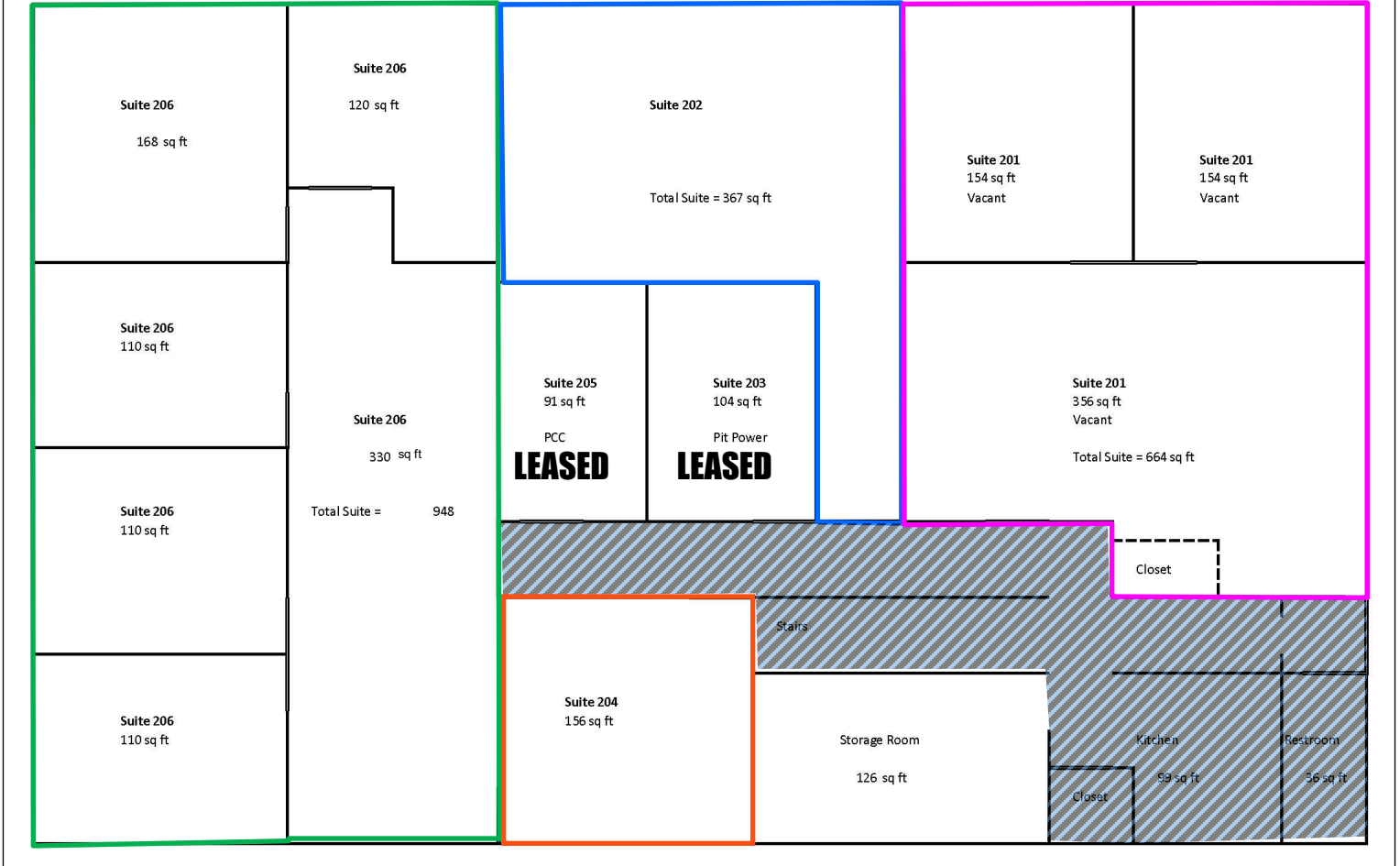




**AVAILABLE**

# 1525 N Heidelberg Avenue EVANSVILLE, IN 47711

**Building 1525 - 2nd Floor Layout**



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