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221 NW 5th Street Evansville, IN 47708

Offering Memorandum

Sale Price: \$1,950,000
Lease Rate: \$10 - \$15 / SF + NNN
Available SF: 32,270 SF +/-
Lot Size: 1.04 Acres Combined
Year Built: 1909
Renovated: 2022
\$500,000 Capital Improvements
Zoning: C-3
Parking : 41 Spaces + 32 Overflow Spaces
On NW 4th St. & Ingle St.
Showing: Contact Listing Broker
Building Location: NW 5th St. & Court St.



Will Smith, Broker

Direct: 812-480-0553 • WillSmith@FCTuckerCommercial.com

812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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Premier Central Business District investment in designated Opportunity Zone. Class A Office.

1st Floor:

Suite 1: 3,225 SF

Suite 2: 2,489 SF

Suite 3: 3,074 SF

2nd Floor:

Suite 6: 6,558 SF

Lower Level:

Total: 12,894 SF

Lease Rates:

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Available SF: 32,270 SF +/-

1st Floor: 12,894 SF

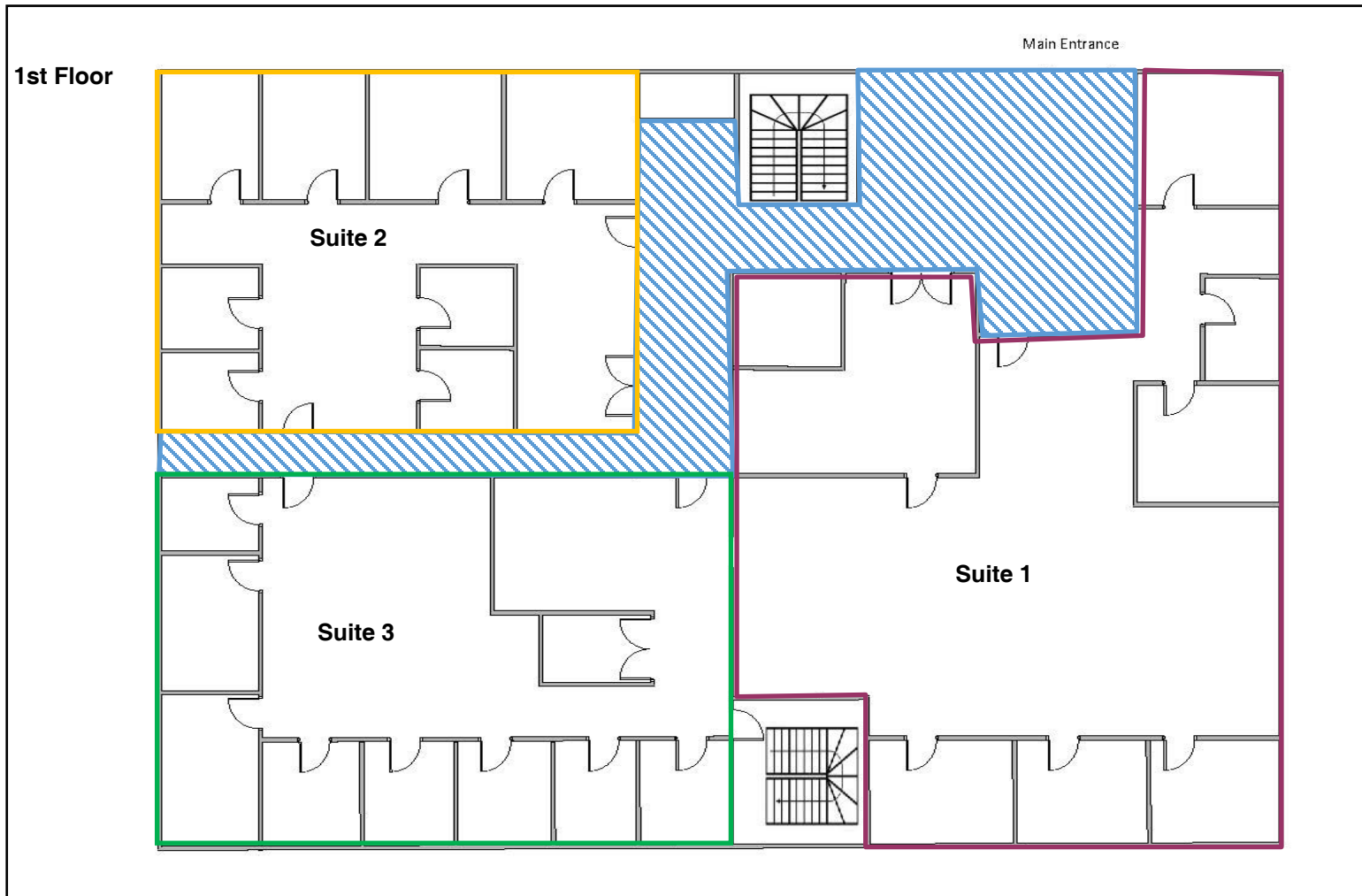
Suite 1: 3,225 SF

Suite 2: 2,489 SF

Suite 3: 3,074 SF

Lease Rate: \$10 - \$15 / SF + NNN

Est NNN Rate: \$3.25 / SF



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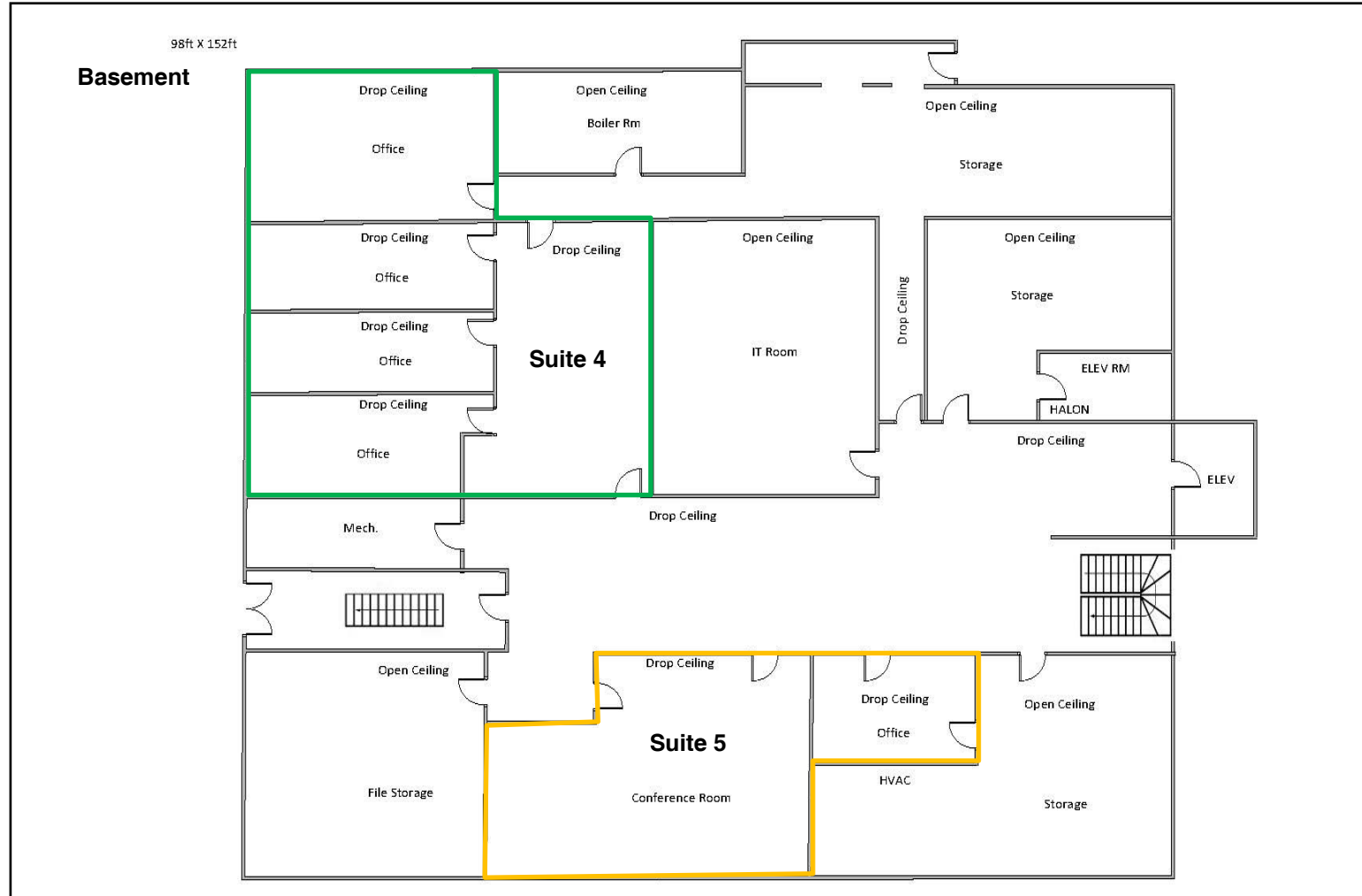
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Lower Level: 12,894 SF

Basement has significant amount of finished space. Plenty of space for storage.

For Leasing Information Contact Listing Broker.



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Downtown Evansville

\$446.5 million in new development since 2018

- DoubleTree by Hilton Hotel
- Stone Family Center for Health Sciences
- Riverfront Improvement Project
- Post House Apartments & Tech Hub
- IU School of Medicine Expansion
- Main Street Revitalization
- Sunrise Pump Station Renovation
- Hyatt Place Hotel
- Deaconess Downtown Clinic
- Mixed-Use Riverfront Development, Phase 1
- Historic YMCA Redevelopment, Central Lofts
- Fieldhouse Flats



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