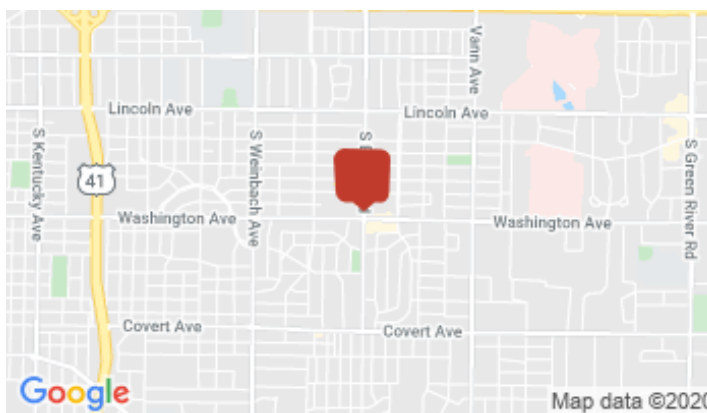


# Sublease | 5/3 Bank branch / #3807

## 2350 Washington Ave, Evansville, IN 47714



Listing ID:	30538042
Status:	Active
Property Type:	Office For Lease
Office Type:	Net Leased, Office Building
Contiguous Space:	2,375 SF
Total Available:	2,375 SF
Gross Land Area:	0.43 Acres
Lease Rate:	\$12 PSF (Annual)
Base Monthly Rent:	\$2,375
Lease Type:	NNN
Nearest MSA:	Evansville
County:	Vanderburgh
Tax ID/APN:	82-06-27-017-053.030-027
Zoning:	C-4 & C-1
Class of Space:	Class B
Building/Unit Size (RSF):	2,375 SF
Property Visibility:	Excellent
Highway Access:	US 41; I-69; SR 66; SR 62
Year Built:	1966
Construction/Siding:	Brick
Parking Type:	Surface



## Overview/Comments

- Long term lease (since 1996) with Fifth Third Bank to expire August 14, 2021. • Subtenant can occupy 01/31/2020. • Stand-alone, well-maintained facility. • Strategically located in one of the densest population areas in southwest Indiana. • Just a few blocks away from St. Vincent Hospital (formerly St. Mary's Hospital). staffing 445 beds. • Hard Corner (signalized) with high traffic counts. • NNN Expenses: . RE Taxes = \$2.29 PSF . Insurance = ±\$1.00 PSF . CAM = Tenant.

### More Information Online

<https://woodwardrealty.catylist.com//listing/30538042>

### QR Code

Scan this image with your mobile device:



## Property Contacts



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