

**FOR LEASE**  
*Office*

**5401**

**Vogel Road**

Evansville, IN 47715

**Multi-Tenant  
Office**

Vogel Business Park is an eight building multi-tenant office park totaling +/- 45,122 square feet. Situated on a fully improved 3.52 acres site, the property is conveniently located in the heavy commercial area between Lloyd Crossing and Eastland Mall and easy access to I-69. This property is very well maintained and offers the ideal space for a wide variety of users looking for high quality office space.



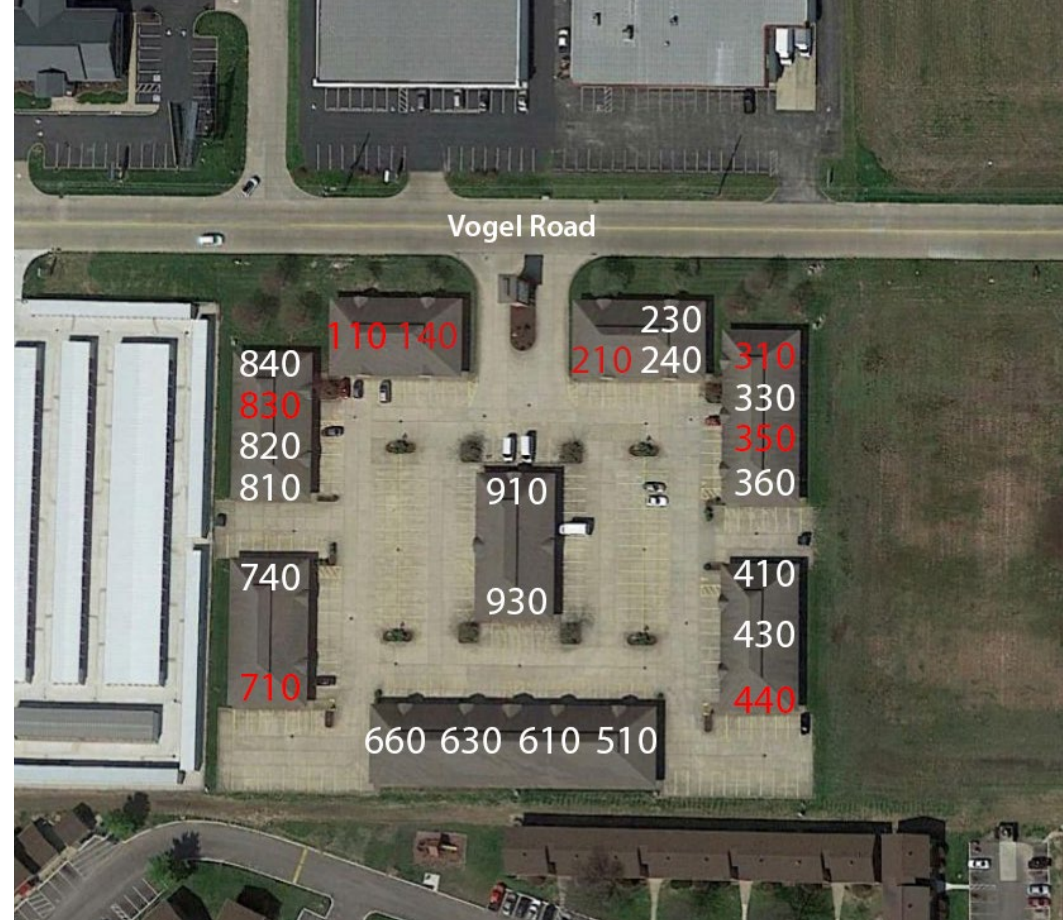
Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032

Keith Dedrick CCIM, SIOR  
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317-502-3622

# Building Specifications

<b>Lease Rate:</b>	<b>\$9.00/SF NNN</b>
NNN Expense Rate:	\$2.01/SF
Available Space:	+/-1,120 SF to +/- 2,250 SF
Contiguous Space:	+/- 4,500 SF
Total Building Size:	+/- 45,122 SF
Land Size:	3.52 Acres
Zoned:	C-4
Parking:	216 Spaces
Space Type:	Office

Vogel Business Park includes beautifully maintained grounds, pylon signage, and close proximity to big box stores. Free rent available, ask Broker for details.



Suite	SF	Lease Rate	Space Type	Availability	Details
110-120	+/- 2,250 SF	\$9.00/SF NNN	Office	Today	Four offices, two restrooms, and kitchenette
130-140	+/- 2,250 SF	\$9.00/SF NNN	Office	Today	Six offices, restroom, and kitchenette
210	+/- 2,000 SF	\$9.00/SF NNN	Office	Today	Four offices, two restrooms, and kitchenette
310-320	+/- 1,775 SF	\$9.00/SF NNN	Office	Today	Four offices, two restrooms, and kitchenette
340-350	+/- 1,700 SF	\$9.00/SF NNN	Office	Today	Four offices, two restrooms, and kitchenette
440	+/- 1,250 SF	\$9.00/SF NNN	Office	Today	One office, cubicle area, restroom, and kitchenette
710-720	+/- 1,950 SF	\$9.00/SF NNN	Office	Today	Two offices, two restrooms, and kitchenette
830	+/- 1,120 SF	\$9.00/SF NNN	Office	Today	Two offices, restroom, and kitchenette



# Location Overview

