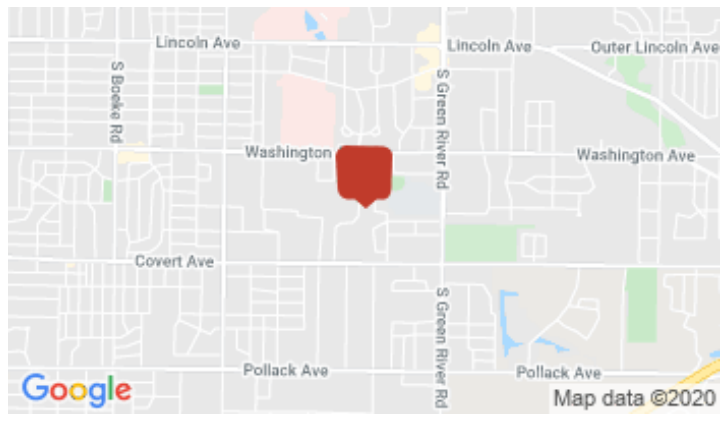


Medical Office / #3786

1222 Professional Blvd, Evansville, IN 47714



Listing ID:	30369285
Status:	Active
Property Type:	Office For Lease
Office Type:	Medical
Contiguous Space:	4,300 SF
Total Available:	4,300 SF
Gross Land Area:	0.89 Acres
Lease Rate:	\$12.50 PSF (Annual)
Base Monthly Rent:	\$4,479
Lease Type:	NNN
Nearest MSA:	Evansville
County:	Vanderburgh
Loading:	1 Door
Tax ID/APN:	82-06-35-016-096.014-027
Zoning:	CO-2
Building/Unit Size (RSF):	4,300 SF
Property Visibility:	Excellent
Highway Access:	I-69, SR 66, US HWY 41
Year Built:	1993
Construction/Siding:	Brick
Parking Type:	Surface



Overview/Comments

- Long term lease (since 2001) with William Gentry, MD to expire January 31, 2019
- Stand-alone, well-maintained facility
- NNN Expenses: RE Taxes = \$2.69 PSF; Insurance = \$0.37 PSF
- Strategically located in a premier medical office park/corridor in Evansville, Professional Concourse, which was developed due to its proximity to St. Vincent Hospital (formerly St. Mary's Hospital) staffing 445 beds
- St. Vincent Evansville is a part of a larger statewide health system - St. Vincent and a member of Ascension Health, the nation's largest Catholic not-for-profit health system. This connection to a larger system enables St. Vincent Evansville to collaborate nationally with other health systems and stay current on the types of medical care ...

More Information Online

<https://woodwardrealty.catylist.com//listing/30369285>

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