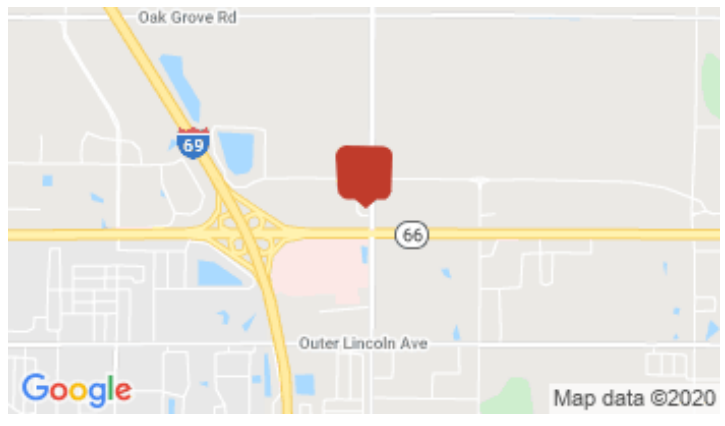


Medical Space - For Lease / #3799

3922 Venetian Way, Newburgh, IN 47630



Listing ID: 30505021
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Medical
Contiguous Space: 1,500 SF
Total Available: 1,500 SF
Gross Land Area: 0.72 Acres
Lease Rate: \$17 PSF (Annual)
Base Monthly Rent: \$2,125
Lease Type: NNN
Nearest MSA: Evansville
County: Warrick
Ceiling: 9 ft.
Tax ID/APN: 87-12-20-303-018.000-019
Zoning: C-4
Class of Space: Class A
Gross Building Area: 6,500 SF
Property Visibility: Excellent
Highway Access: SR 66; I-69
Year Built: 2008
Construction/Siding: Brick
Parking Ratio: 4.5 (per 1000 SF)
Parking Type: Surface



Overview/Comments

✓ Class A office space shadowing Deaconess Gateway Hospital along the corner of Epworth Road and Venetian Way, just north of SR 66. ✓ High-demand medical corridor in one of Evansville-Newburgh fastest growing areas. ✓ Existing tenants consist of Basinski & Juran, MDs and Edward Jones. NNN Expenses: - RE Taxes: \$2.31/SF. - Bldg Insurance: \$1.07/SF. - CAM: \$1.64/SF

More Information Online

<https://woodwardrealty.catylist.com//listing/30505021>

QR Code

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