

# FOR LEASE | OFFICE BUILDING

734 W DELAWARE ST  
EVANSVILLE, IN 47710



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF: 120 - 1,692 SF

Lease Rate: \$162-1,410/mo (Gross)

Utilities: Tenant pays phone & internet only

Zoning: CO-2

### PROPERTY OVERVIEW

Central location with visibility from highly traveled First Avenue

### PROPERTY HIGHLIGHTS

- Ideal offices for startups
- Lease one office or an entire wing
- Elevator provides easy access to 2nd floor
- Freshly painted with new carpet
- Ample on-site parking
- 24-hour access--7 days a week
- Office suite available, consisting of two offices with reception area
- Common area conference room and kitchenette available to tenants
- Discount available for non-profit agencies

### PRESENTED BY:

**TYLER RABEN**  
812.568.7800  
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## ADDITIONAL PHOTOS



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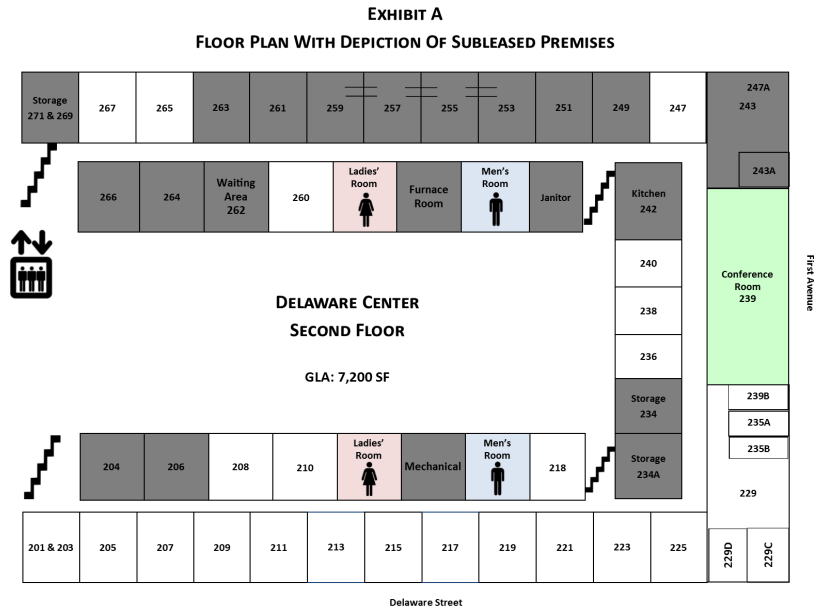




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## AVAILABLE SPACES



LEASE RATE:

\$162-1410

TOTAL SPACE:

120 - 1,692 SF

LEASE TYPE:

Gross

LEASE TERM:

Negotiable

| SPACE | LEASE RATE        | LEASE TYPE | SIZE (SF)    | TERM       | COMMENTS                         |
|-------|-------------------|------------|--------------|------------|----------------------------------|
| 267   | \$223 per month   | Gross      | 165 - 330 SF | Negotiable | May combine with 265             |
| 208   | \$236 per month   | Gross      | 175 SF       | Negotiable |                                  |
| 213   | \$223 per month   | Gross      | 165 SF       | Negotiable |                                  |
| 221   | \$203 per month   | Gross      | 150 SF       | Negotiable |                                  |
| 223   | \$223 per month   | Gross      | 165 SF       | Negotiable |                                  |
| 225   | \$162 per month   | Gross      | 120 SF       | Negotiable |                                  |
| 229   | \$1,410 per month | Gross      | 1,692 SF     | Negotiable | 6 offices and a private restroom |
| 240   | \$223 per month   | Gross      | 165 SF       | Negotiable |                                  |
| 247   | \$203 per month   | Gross      | 150 SF       | Negotiable |                                  |

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