

SEE OUR VIDEO AT [THE MARKET](#)



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|------------------------|----------------|-------------------|---|
| • Lease Price: | Negotiable/NNN | • Floor: | Concrete |
| • Total SF: | 25,013 SF | • Interior Walls: | Drywall |
| • Lot Size: | 2 Acres | • # of Restrooms: | 2 |
| • Year Built: | 1918 | • Water/Sewer: | City |
| • Zoning: | C-4 | • Current Use: | Offices |
| • Ceiling Height: | Varies | • Showing: | Contact Listing Agent |
| • # of Parking Spaces: | Up to 140+ | • Location: | Corner of First Ave
& Lloyd Expressway |
| • Ext. Construction: | Brick | | |
| • Roof: | Slate | | |

The Market located at First Ave and the Lloyd Expressway is an iconic historic building offering up to 25,013 SF of true Class A office space. Stop light location at entrance to downtown Evansville, beautiful center atrium with great signage. This is truly a must see location.

Installed Security - High End Upgrades - Furnishings Negotiable

For More Information, Contact:

Ken Newcomb, President / Broker

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FEATURES

- Employee capacity 160 - 170 (estimated)
- White noise cancellation system throughout
- Dedicated Fiber Optic Line (40gig)
Gigabit connection available
- Integrated security system
Indoor/outdoor cameras
Card entry readers
- Pre-wired for One Source television monitors throughout
- Multiple data lines per workstation
- Fully furnished with steelcase workstations featuring motorized adjustable height sit-stand desk, conference tables and chairs and 80 task chairs

CURRENT SPACE ALLOCATION

- Steelcase workstations: 144
- Private offices: 7
- Conference rooms/private offices: 3
- Large conference rooms: 4
- Extra large conference/media room: 1
- Kitchens: 2
- Café: 1
- Outdoor courtyard: 1
- Basement: 1
- Dedicated parking spaces: 140 (and expandable)

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812-473-6677 • Fax: 812-473-6684



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