



**F.C. Tucker
Commercial**

AVAILABLE

12251 N US Hwy 41
EVANSVILLE, IN 47725

SUITES FOR LEASE



Suite A



Suite C



- **Suite A SF:** 2,000 SF +/-
- **Lease Price:** \$16.75/ SF / NNN
- **Suite C SF:** 3,500 SF
- **Lease Price:** \$16.00/ SF / NNN
- **Total Building SF:** 7,011 SF
- **Year Built:** 2011
- **Zoning:** C-4
- **# of Parking Spaces:** Ample

- **Ext. Construction:** Brick
- **Floor:** Carpet / Vinyl
- **# of Restrooms:** 2
- **Current Use:** Medical Office
- **Taxes:** \$25,774.64 (2022 Pay 2023)
- **Showing:** Contact Listing Agent, By Appointment Only

Beautiful office suites that could also be converted for retail on North Hwy 41. Three tenant complex faces Hwy 41 with direct access. Move in ready. Additional access from Old State Rd. Suite A features private office, therapy room and consultation area. Suite C has large training room. Multiple private offices. Bullpen area, breakroom and storage.

For More Information, Contact:

Kristin Dannheiser

Direct: 812.455.0001

Office: 812.473.6677

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7820 Eagle Crest Blvd. Suite 200
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FCTuckerCommercial.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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SUITE C 3,500 SF



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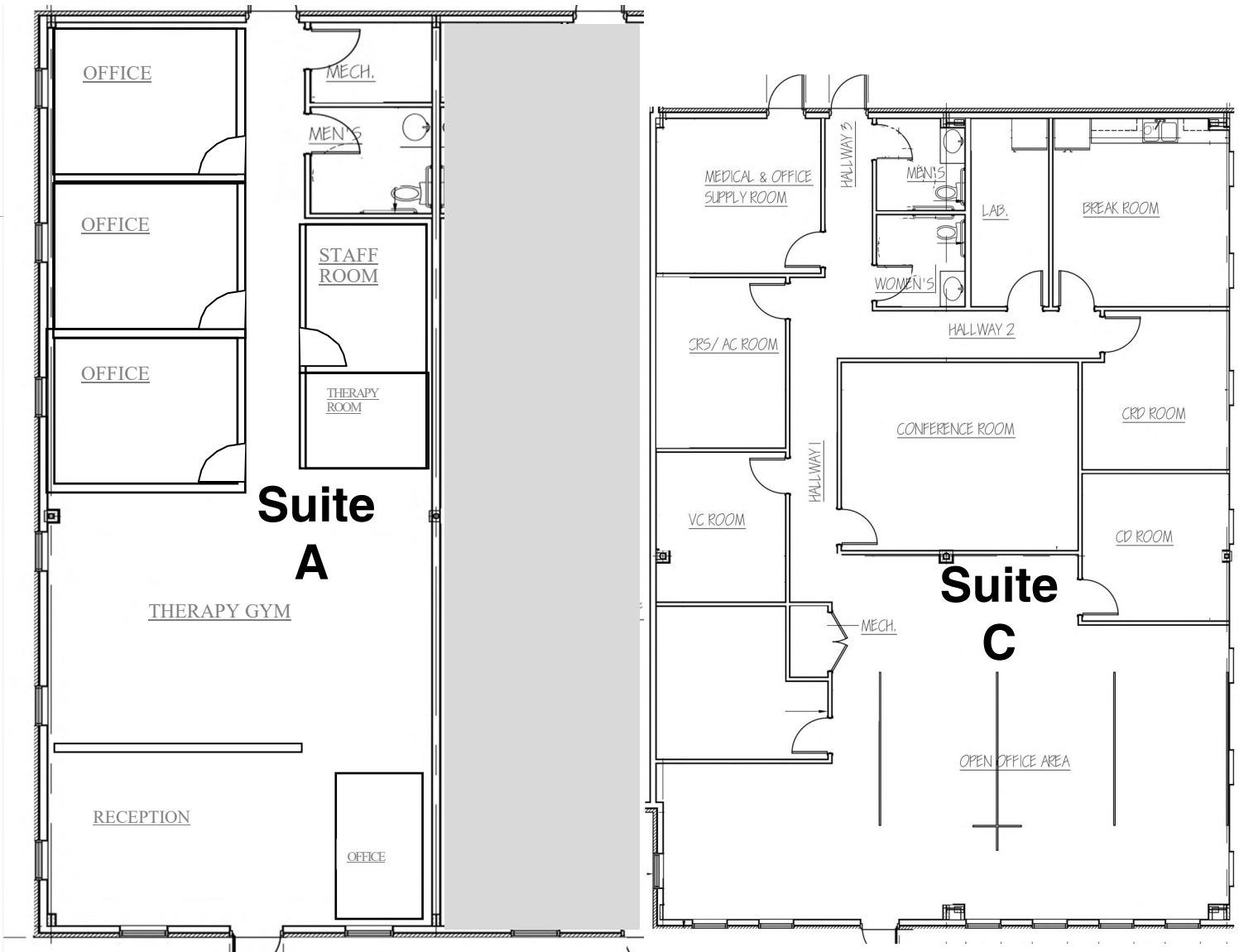


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