



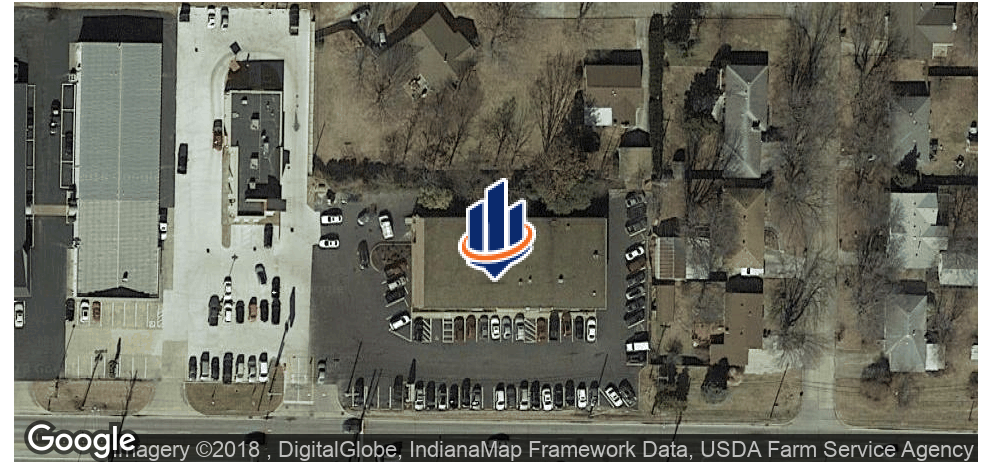
PROFESSIONAL OFFICE SPACE

4004 E. MORGAN AVENUE
EVANSVILLE, IN 47715

Christopher Stuard
Senior Advisor
812.471.2500
chris.stuard@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	654 - 14,611 SF
Lease Rate:	\$5.25 - 12.00 SF/yr (NNN)
Lot Size:	1.021 Acres
Year Built:	1977
Building Size:	16,380 SF
Zoning:	C-1
Market:	Evansville
Submarket:	East Side

PROPERTY OVERVIEW

Property is a immaculately maintained two story Class B office building currently with 2 tenants. Space(s) can come with monument signage, has ample parking and will be in move-in condition.

This available suites are located on both the 1st and 2nd floors. Each suite consists of a reception area, conference room, kitchen facilities and several private offices as well as adequate space for open workstations. The 2nd floor suites have access to a common area restroom located just outside the entrance of the suite.

PROPERTY HIGHLIGHTS

- Located at lighted intersection
- Easy access and excellent visibility
- Centrally located within Evansville
- Warehouse available
- All space renovated
- Competitive rates

Available Spaces

LEASE TYPE	NNN
TOTAL SPACE	654 - 14,611 SF
LEASE TERM	Negotiable
LEASE RATE	\$5.25 - \$12.00 SF/yr

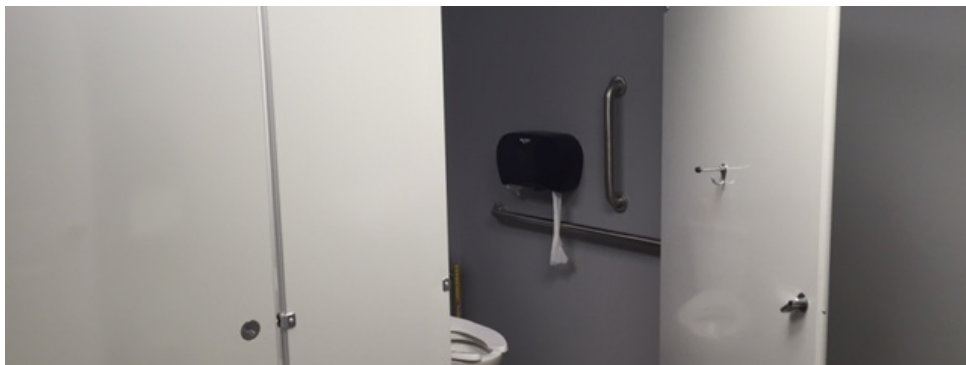
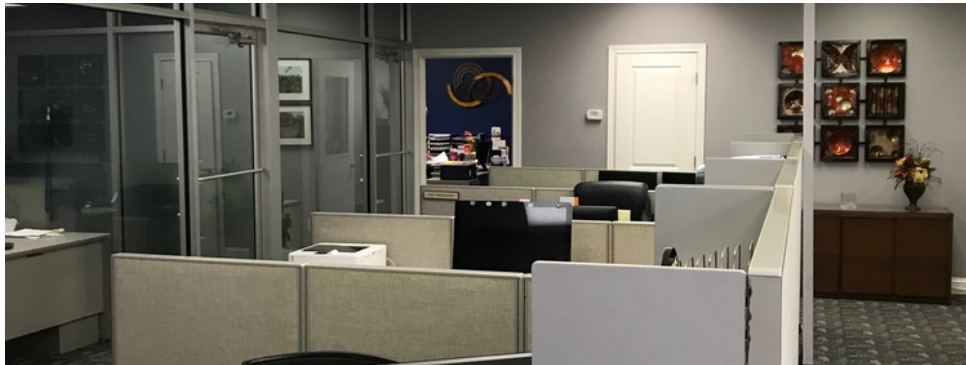
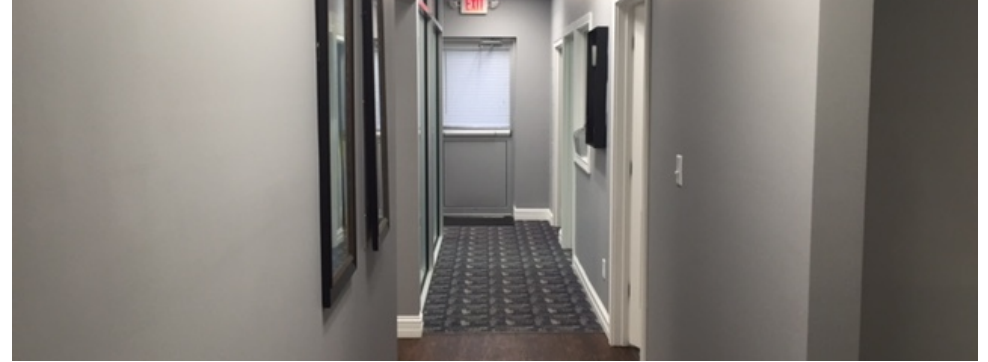


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4004 E Morgan Avenue - Suite 101 [1A] - Office	Available	3,428 - 14,611 SF	NNN	\$12.00 SF/yr
4004 E Morgan Avenue - Suite 103 [1B] - Office	Available	654 - 14,611 SF	NNN	\$9.00 SF/yr
4004 E Morgan Avenue - Warehouse	Available	3,297 - 14,611 SF	NNN	\$5.25 SF/yr
4004 E Morgan Avenue - Suite 200	Available	3,241 - 14,611 SF	NNN	\$7.00 SF/yr
4004 E Morgan Avenue - Suite 201	Available	2,592 - 14,611 SF	NNN	\$7.00 SF/yr

4004 E Morgan Avenue



4004 E Morgan Avenue - Suite 101

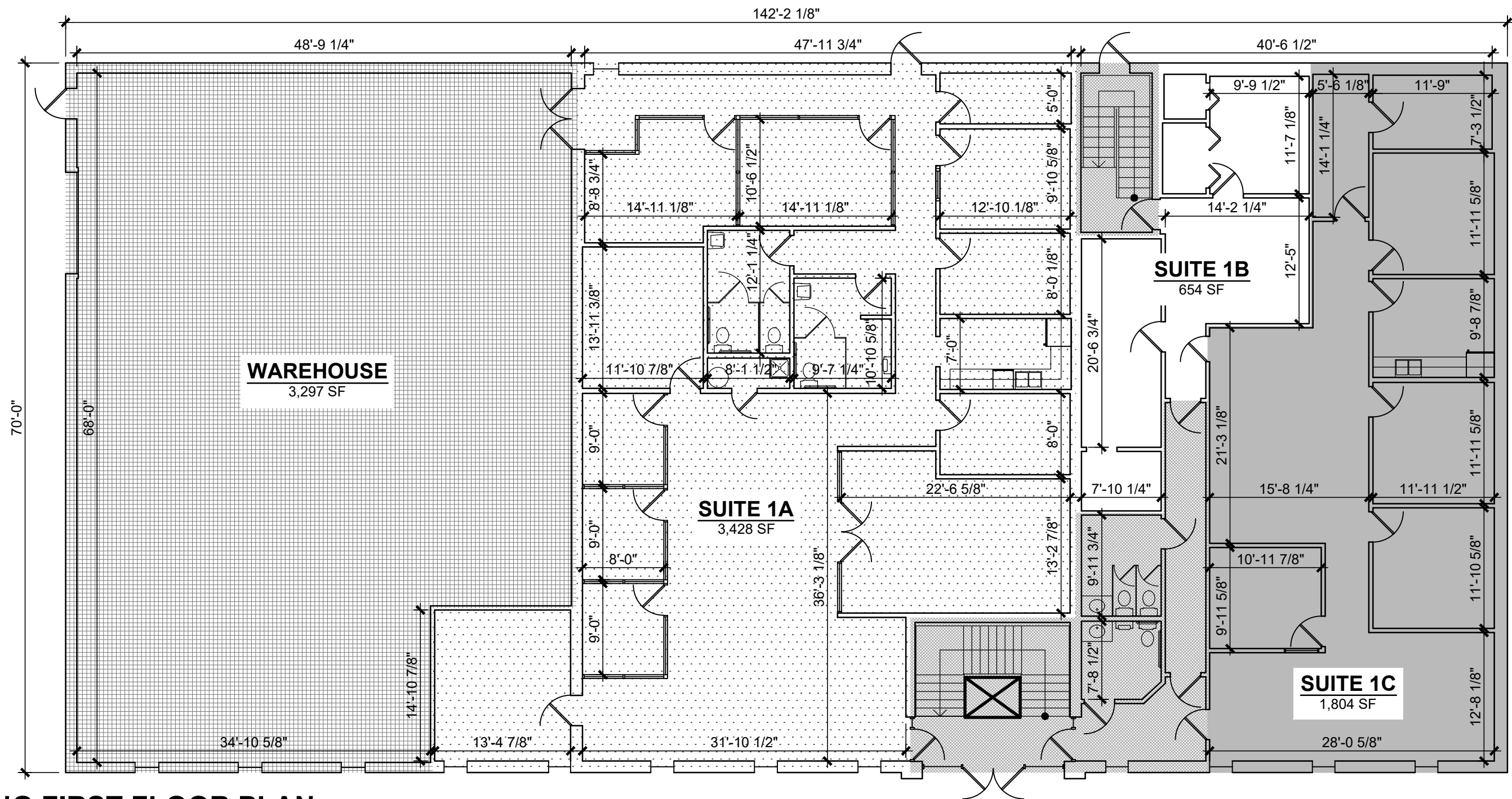


4004 E Morgan Avenue - Suite 103



4004 E Morgan Avenue - Warehouse





EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"



SF CALCULATIONS

FIRST FLOOR TOTAL = 9,953 SF GROSS
 SECOND FLOOR TOTAL = 6,462 SF GROSS
 BUILDING TOTAL = 16,415 SF GROSS

SUITE BREAKDOWN

WAREHOUSE - 3,297 SF
 SUITE 1A - 3,428 SF
 SUITE 1B - 654 SF
 SUITE 1C - 1,804 SF
 COMMON AREA - 770 SF

GENERAL NOTES

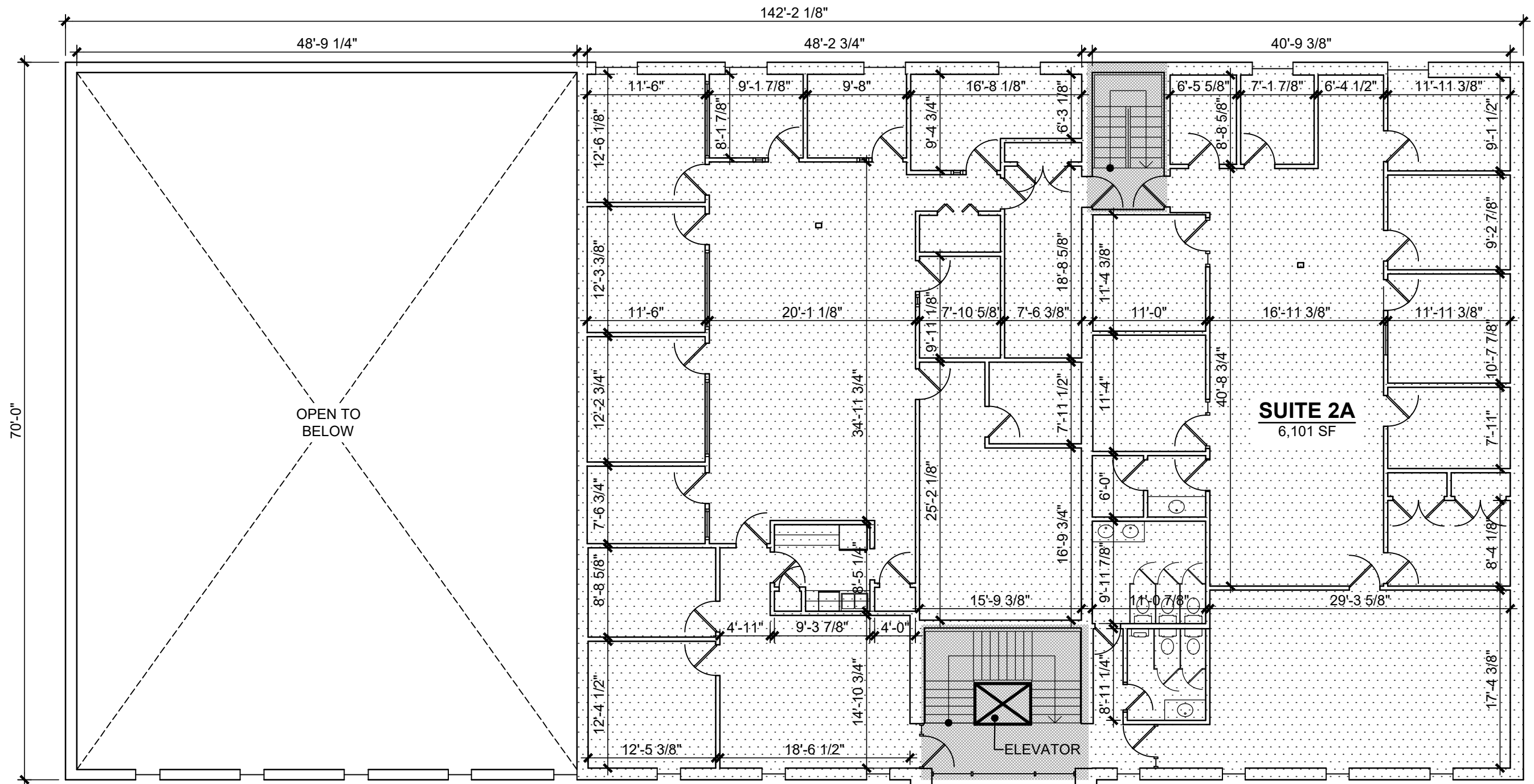
- DO NOT SCALE DRAWINGS, CONSULT ARCHITECT REGARDING ANY CONFLICTS.
- ALL DIMENSIONS ARE FROM FACE OF FINISHED STUD OR FACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE. ALL EXTERIOR DIMENSIONS ARE NOMINAL - CONSTRUCTION DIMENSIONS TO BE ACTUAL.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING SPACES PRIOR TO ANY DESIGN OR CONSTRUCTION WORK.
- VERIFY ALL CRITICAL DIMENSIONS WITHIN AND/OR RELATED TO THE EXISTING CONSTRUCTION. DIMENSIONS INDICATED WERE DETERMINED BY INFORMATION FROM EXISTING DRAWINGS.



4800 Rosebud Ln.
 Newburgh, IN 47630
 812.464.9585 Phone
 812.464.2514 Fax
 morleycorp.com

4004 E. Morgan Avenue
 Existing Floor Plan - First Floor

Designed By: -	Job Number: 05053.1.003-A
Drawn By: JET	Date: 09/13/2018
Filename: 05053.1.003 - AX01.dwg	



EXISTING SECOND FLOOR PLAN

3/32" = 1'-0"



SF CALCULATIONS

FIRST FLOOR TOTAL = 9,953 SF GROSS
 SECOND FLOOR TOTAL = 6,462 SF GROSS
 BUILDING TOTAL = 16,415 SF GROSS

SUITE BREAKDOWN

SUITE 2A - 6,101 SF
 COMMON AREA - 361 SF

GENERAL NOTES

- DO NOT SCALE DRAWINGS, CONSULT ARCHITECT REGARDING ANY CONFLICTS.
- ALL DIMENSIONS ARE FROM FACE OF FINISHED STUD OR FACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE. ALL EXTERIOR DIMENSIONS ARE NOMINAL - CONSTRUCTION DIMENSIONS TO BE ACTUAL.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING SPACES PRIOR TO ANY DESIGN OR CONSTRUCTION WORK.
- VERIFY ALL CRITICAL DIMENSIONS WITHIN AND/OR RELATED TO THE EXISTING CONSTRUCTION. DIMENSIONS INDICATED WERE DETERMINED BY INFORMATION FROM EXISTING DRAWINGS.

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Ln.
 Newburgh, IN 47630
 812.464.9585 Phone
 812.464.2514 Fax
 morleycorp.com

4004 E. Morgan Avenue
 Existing Floor Plan - Second Floor

Designed By: -	Job Number: 05053.1.003-A
Drawn By: JET	Date: 09/12/2018
Filename: 05053.1.003 - AX01.dwg	

Location Maps

