$5,000,000

First time offered since construction in 1970. This landmark building is the tallest building within 120 miles. 18 stories, 149,000 sq. ft. with 135,000 sq. ft. leasable. 150 car parking garage. All suites have breathtaking views of the city and the river, with a fabulous sixth floor balcony. Over $475,000 yearly income at 30% occupancy. Financials are available by confidentiality statement.

Join the new IU Medical Campus, DoubleTree Hilton and the Ford Center in the resurgence of Downtown Evansville.

Ken Newcomb, Jr.
office: 812.473.6677
mobile: 812.204.4004

Visit www.FCTuckerCommercial.com
AVAILABLE
420 Main Building
420 Main St
EVANSVILLE, IN 47708

Join the greatest resurgence in Downtown Evansville in over 100 years. This 18 story building, former Old National Bank building, is the tallest building within 120 miles. Approximately $475,000 yearly income at 30% leased. Small underlying long-term ground lease of 21 FT. Financials are available by a confidentiality statement.

- Sale Price: $5,000,000
- Total SF: 149,000 SF
- Lot Size: 150' x 144'
- Year Built: 1970
- Zoning: C-3
- Parking: 150 Car Enclosed Garage
- Ext. Construction: Concrete-Steel
- Roof: Rubber
- Floor: Concrete
- Interior Walls: Frame-Non Load Bearing
- Sprinkler: Partial
- # of Restrooms: Ample
- Water/Sewer: City
- Current Use: Office Building
- Annual Taxes: $23,434.98
- Assessed Land: $167,200
- Assessed Improvements: $568,500
- Showing: Contact Listing Agent
- Location: Downtown Evansville, Corner of Main St & 5th St
- Loopnet #: 19458654
- ICREX #: 29851787

For More Information, Contact:
Ken Newcomb, Jr., President
Direct: 812.204-4004
Fax: 812.473.6684
kennewcomb@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.
### 420 Main Building

**EVANSVILLE, IN 47708**

**For More Information, Contact:**

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Direct: 812.204.4004  
Fax: 812.473.6684  
kennewcomb@fctuckercommercial.com

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### Available

**420 Main Building**

**420 Main Street**

**EVANSVILLE, IN 47708**

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- **Lease Price:** $10.00 - $12.00/SF Gross
- **# of Stories:** 18 Stories
- **Total Rentable SF:** 135,000 SF
- **Total Available SF:** 89,092 SF
  - **Lower Level:** 23,082 SF
  - **Ground Level:** 13,742 SF
  - **Upper Floor Suites:** 8,717 SF +/- per floor
- **Lot Size:** 21,600 SF
- **Year Built:** 1970
- **Zoning:** C-3
- **Parking:** 150 Car - Enclosed Garage  
  - **Price:** $45.00/Space/Month
- **Elevator:** 4 Passenger Elevators
- **Water/Sewer:** Yes
- **Showing:** Contact Listing Agent
- **Location:** Corner of Main St & 5th St
- **Website:** officespaceevansville.com
- **Loopnet:** 19458686
- **ICREX:** 29851582

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Contact listing agent for sale information.

135,000 Total Rentable SF in this 18-story building, with approximately 8,000 SF +/- on each floor. Main floor has 13,742 SF available. Multi-tenant, 150-car enclosed parking garage. Private access to elevator from street and parking garage. Name recognition available on top of building. Great views of Evansville from all four sides of building. Custom modification to suit tenant requirements available.

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For More Information, Contact:

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