

## Location Advantages...

The Evansville Region is tucked neatly into the south-western tip of Indiana. Evansville, the largest city in the region and the third largest in the state of Indiana is located on the Ohio River in Vanderburgh County. Evansville is the hub of a large trade territory that includes twenty-one counties in Southwest Indiana, Southern Illinois and Northwestern Kentucky. The Tri-State Evansville region is in the Central Time Zone.

## Strategic Location

Strategically located in the heart of Indiana's great southwest, the Evansville Region, the Woolen Mill Offices Building is adjacent to the Lloyd Expressway (US Highway 66,) 12.6 miles from I-164 and 22 miles from I-64. The Evansville Regional Airport is only minutes away and offers direct access to seven airlines and 45 daily flights with connections to eight major hub airports.

## Median Center of US Population

The 2010 census placed the median center of US population in Petersburg, IN - less than 40 miles away. Half the US population is either to east or west, and half the population is to the north or south. Great for distribution!

## Proximity to Major Cities

Louisville 119 M -192Km  
Nashville 153 M-246Km  
Indianapolis 182 M-293Km  
St. Louis 175 M-283Km  
Cincinnati 217 M-349Km



Contact Alan Brill for more information  
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**NOW LEASING!!!**  
**WOOLEN MILL OFFICES BUILDING**

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Evansville, IN 47708

## WOOLEN MILL OFFICES BUILDING

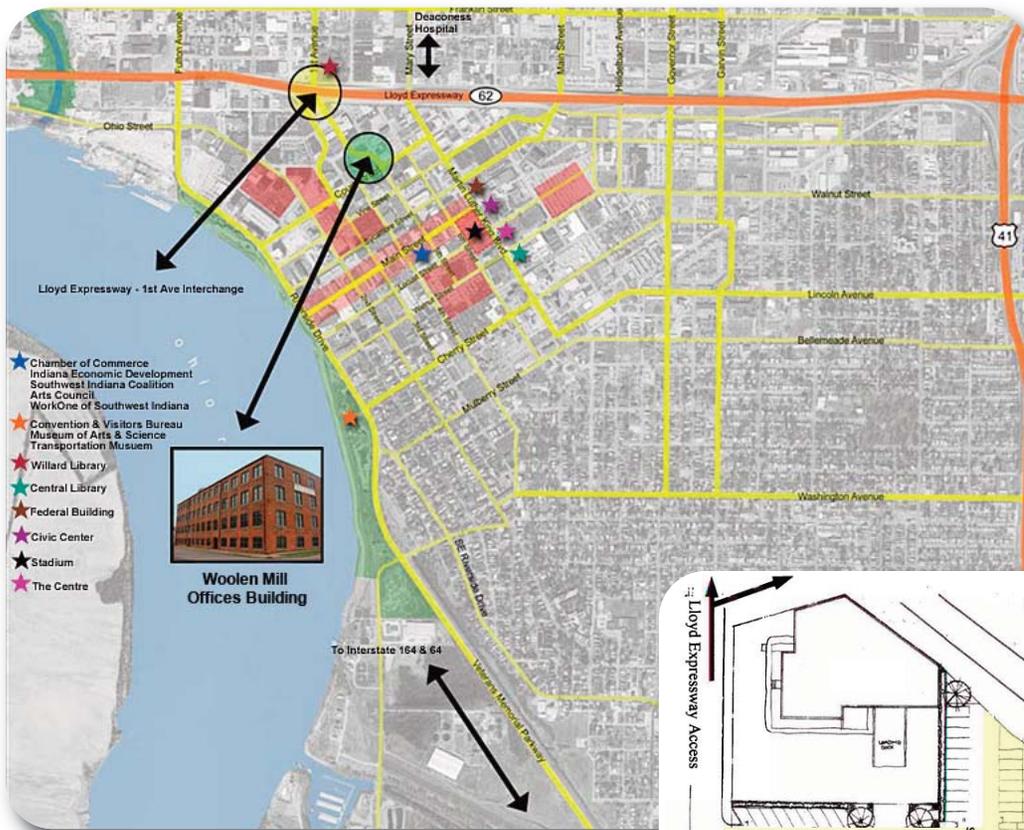
Historic Charm, Technological Savvy



### *Evansville Indiana's Premiere Office Building with Historic Character*

- 4 story Historic Brick Building with Modern Rehabilitation adjoining a new 2 story addition
- Approximately 73,500 sq.ft.
- Artistic interior brick and timber design
- Arched brick doorways
- Custom made replacement windows
- Open Space for Flexible Layout
- Customized Double Pane Insulated Windows  
Create Quiet/Draft Free Environment
- Local Heating and Cooling Controls
- Cabled for Security and High Level
- Technological Needs
- Covered Shipping/Receiving Docks Provide Excellent Potential for Warehousing and Distribution
- Professional Setting and Atmosphere
- Immediate Downtown Access to the Lloyd Expressway, First Avenue and all Major Arteries in Southwest Indiana and Northwestern Kentucky
- Ample Private Parking

**The Woolen Mill Offices Building in Evansville, IN** is a solid brick and timber structure that has been meticulously renovated to maintain its historic character and charm while providing for tomorrow's technology. Originally built in 1890, this owner occupied office building is home to a number of Evansville's most successful businesses.



**Need temporary office or meeting space in the heart of Evansville?** Talk to us, we can make it happen. Space can also be negotiated for out of town companies with clients in the Evansville area. Often restaurants and client offices are simply inadequate for sales meetings and not conducive to conducting business. We can provide furnished space that is "yours" as needed. Office services such as shared receptionist, phones, copiers, computers and storage space are available. The Woolen Mill also provides an excellent stepping stone for businesses that have outgrown a home base or starter space and are in need of an impressive address without a long term or permanent commitment.



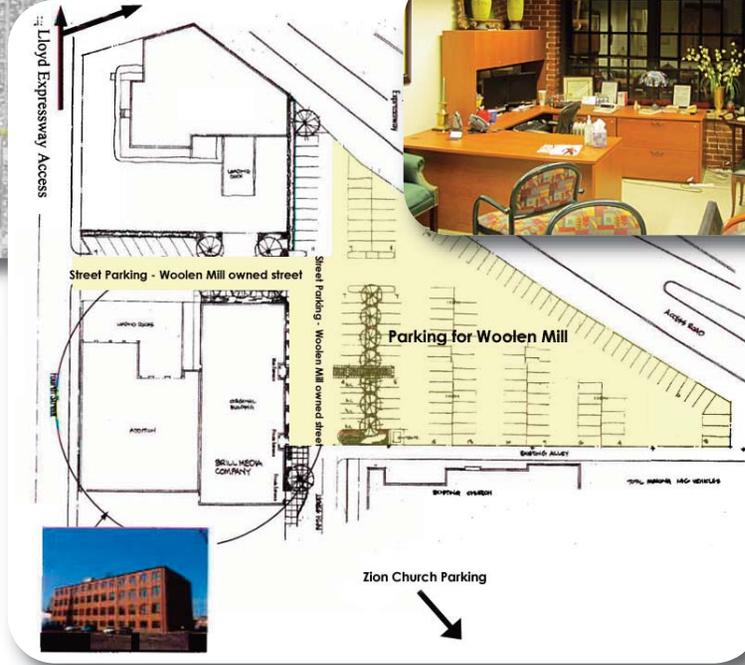
### A Distinctive Address...

As one of the most distinctive properties in Downtown Evansville, the Woolen Mill Office Building offers proven value in one of Evansville's most accessible and sought after locations. Currently leasing, with 825 to 23,000 sq.ft. contiguous space availability (on each of the first and second floors) and 825 - 12,500 on each of the third and fourth floors. If you are looking for solid construction, all modern business necessities and and/or something with more personality than the traditional office setting, you owe it to yourself to contact us for a tour.



The availability of space in the Woolen Mill Offices Building varies from time to time. We are very interested in providing for whatever your needs might be. Floor plans have been designed for maximum flexibility, just tell us your interests so that we may tailor space to fit your business, including combining floors.

For examples of current floor plan arrangements, please visit us on the web @ [woolenmilloffices.com](http://woolenmilloffices.com) or give us a call at 812.423.6200 for information or a tour.



### Ample Parking Available

The parking lot can be configured for 190+ spaces. Both Bond Street to the North and Fifth Street to the East of the building are private streets and are owned by ERC I, LLC (owner of the Woolen Mill Office Building). ERC I, LLC has an working arrangement with Zion United Church of Christ, across the street, allowing them use of ERC I's parking lot on Sunday, and ERC I, use of their parking lot during the week.



**Perfect Location for Warehousing & Distribution**