

The Post House - 215 Vine



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Year Built: 2020

Building Size: 117,580 SF

Zoning: C-3

Market: Evansville Henderson
IN/KY MSA

Submarket: Evansville Downtown

ABOUT THE POST HOUSE

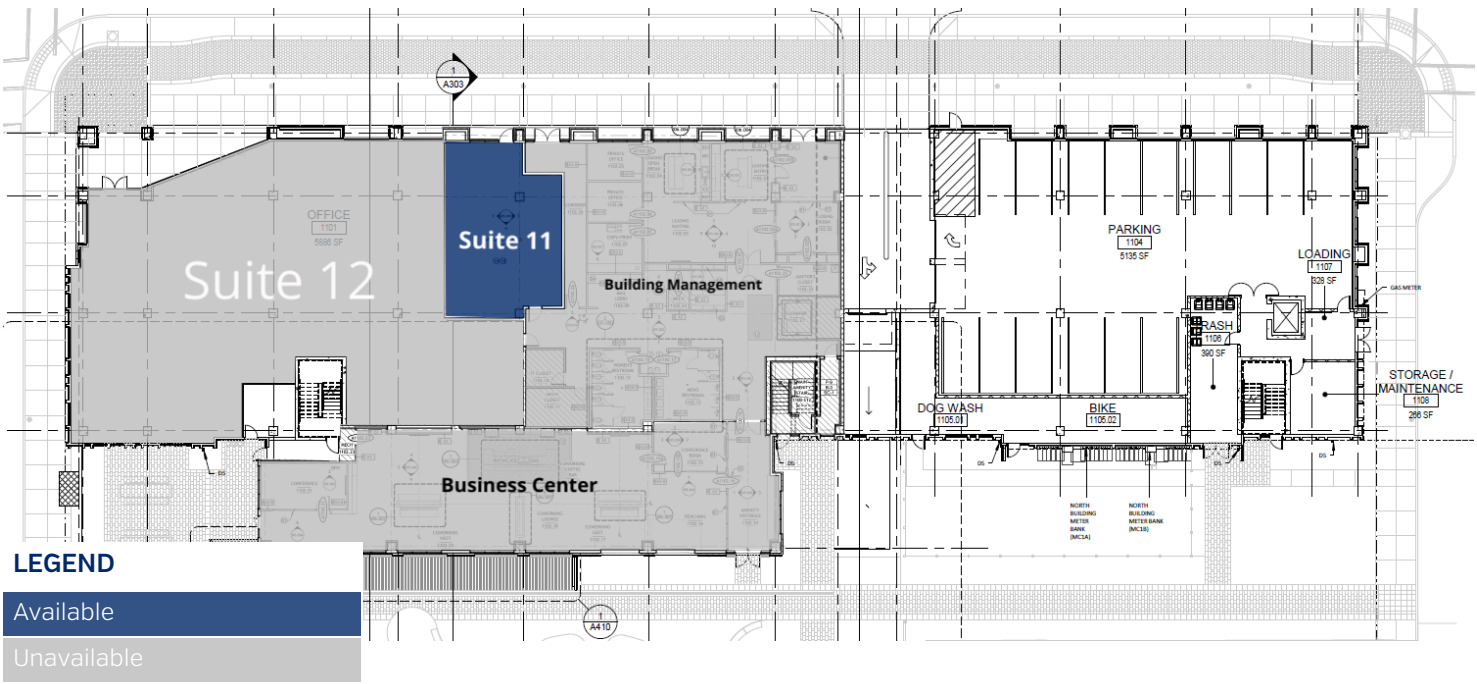
SVN | The Martin Group is proud to offer for lease the retail and office space in the "Post House," a \$40 million, mixed-use project in Downtown Evansville, IN. Construction will be complete in July 2020 and consists of two 5-story mixed-use towers with 144 upscale apartment units, ground floor retail/office, sub-grade parking, and outdoor community space as components of the project.

In the 215 Vine Street building, 5,886 SF of commercial space is available for professional offices and retailers that appreciate being associated with a landmark location and making this beautiful cutting-edge building their home. This building also hosts the building management office and the amenities center for the residential component

PROPERTY HIGHLIGHTS

- Construction completed in July 2020
- The complex includes two 5-story towers, 144 apartments, commercial and common area amenities.
- Apartment leasing has exceeded expectations
- Spaces suited for office and retail
- Located in the vibrant downtown area next to major employers and entertainment venues
- 5 min walk radius - 338 business and 9,121 daytime employees

Plans



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
12	2,000 - 6,970 SF	NNN	-
11	1,084 SF	NNN	\$14.00 SF/yr

Downtown Development



REVITALIZATION IS IN FULL SWING

Evansville's Downtown is in the midst of a renaissance that arguably began in 2011 with the opening of the Ford Center, a \$127M multi-sport arena that replaced a similar facility that had been in use since 1956. City leaders choose to locate it to the new arena downtown with the idea of connecting it to a new convention hotel [\$71.4M 241-room Doubletree added in 2017] and the refurbished convention center via sky bridge.

Tropicana has operated a gaming riverboat in Evansville since 1995 but when Indiana legislators approved land-based casinos in 2015, soon announced a \$50M project to construct a 75k SF facility with restaurants, bars, lounges and a gaming area that opened in late 2017.

The increase in business and leisure travel attracted the developer of a 139-room Hyatt Place hotel under construction and a 72-room boutique hotel that is a redevelopment of a shuttered former hotel along the riverfront.

The Evansville Multi-Institutional Academic Health Science Education and Research Campus [often called the IU Med School for short] opened for classes in 2018. This \$61M campus houses graduate and doctoral programs for Indiana University, University of Evansville, and the University of Southern Indiana, which will bring in thousands

City Information



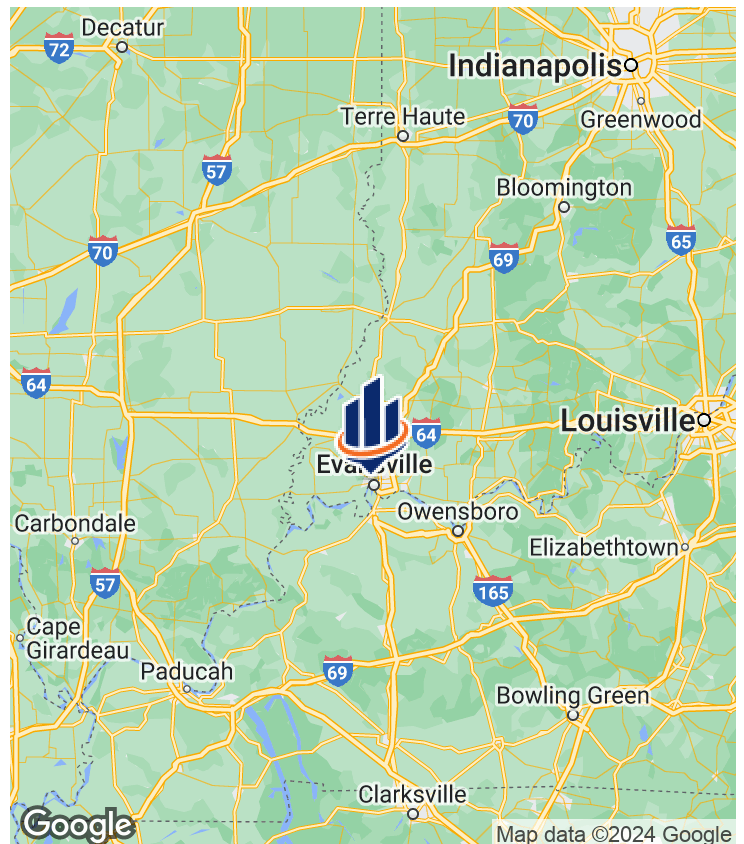
ABOUT SOUTHWESTERN INDIANA

Evansville is the county seat of Vanderburgh County, Indiana. The population was 117,429 at the 2010 census. As the state's third-largest city and the largest city in Southern Indiana, it is the commercial, medical, and cultural hub of Southwestern Indiana and the Illinois-Indiana-Kentucky tri-state area, home to over 911,000 people. The Evansville Metropolitan Area, the 142nd largest in the United States, includes four Indiana counties and two Kentucky counties. In 2008, Evansville was voted the best city in the country in which "to live, work, and play" by the readers of Kiplinger, and in 2009 the 11th best.

The broad economic base of the region has helped to build an economy that is known for its stability, diversity, and vitality. Three NYSE and three NASDAQ companies are headquartered in Evansville (ACW, BERY, LEAF, ESCA, ONB, SCVL). Major employers in the area include Alcoa, AK Steel, SABIC, Toyota, AT&T, Bristol-Myers Squibb, Guardian Automotive/SRG Global, Skanska, Mead Johnson, Peabody Energy, T.J. Maxx, St Vincent Hospital, Deaconess Hospital, and Tropicana Evansville.

Evansville is also known as a regional energy hub due to the significant presence of Vectren Energy, Babcock & Wilcox's Nuclear Operations Group, Global Blade Technology, numerous coal mines, several large ethanol and biofuel facilities, and a robust network of gas and oil pipelines. Evansville's strategic location on the Ohio River, strong rail and highway infrastructure, and its designation as a U.S. Customs Port of Entry, make it an ideal location for the transfer of cargo, including internationally. Chemicals make up 64% of international exports from the metro area, followed by transportation equipment (18%) and food manufacturing (5%).

The city has several well-known educational institutions. The University of Evansville is a small private school located on the city's east side, while the University of Southern Indiana is a larger public institution located to the west of the city limits. Other local educational institutions have also garnered praise and attention, including nationally ranked Signature School and the Evansville Vanderburgh Public Library.



Advisor Bio & Contact

SCOTT EDMOND

Senior Advisor



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PROFESSIONAL BACKGROUND

Scott Edmond joined SVN | Martin Group in 2015 as an Advisor focusing on selling commercial properties in the Indiana and Kentucky markets. Scott's primary area of expertise is representing owners in investment sale transactions. Scott has won many awards in the industry including SVN President's Club [2018], SVN Achiever Award [2019], the Indiana Commercial Board of Realtors Transaction of the Year [2018], Rookie of the Year [2018], and Multifamily Top Performer [2021].

Prior to joining SVN, Scott spent 21 years working for a national bank originating financing for large investment real estate projects. Scott has experience in transaction underwriting and an extensive understanding of cash flow models and metrics that are critical to real estate investment.

Scott holds an Indiana Real Estate Broker's license (managing broker eligible), and a Kentucky Salesperson's License, he is a member of the National Association of REALTORS, Indiana Association of REALTORS, Indiana Commercial Board of REALTORS, and the CCIM Institute. In 2015, Scott earned the highly coveted Certified Commercial Investment Member (CCIM) designation.

Scott attended the University of Southern Indiana where he earned a BS ['97] and an MBA ['00]. During his graduate studies, Scott earned the Certified Financial Manager (CFM) designation from the Institute of Management Accountants and was a member of the American Institute of Certified Public Accountants.

Outside of work, Scott volunteers with many community organizations and is the past president of HOPE Inc., a non-profit organization that provides first-time homebuyer education, and foreclosure prevention counseling, and sponsors Low Income Housing Tax Credit (LIHTC) projects. Scott and his wife Holly reside in Evansville with their two sons, Kaiden and Jaxon, and daughter Bailee.

EDUCATION

University of Southern Indiana - BS '97 MBA '00

MEMBERSHIPS & AFFILIATIONS

CCIM Institute
Indiana Apartment Association
National Association of REALTORS
Indiana Association of REALTORS
Indiana Commercial Board of REALTORS