

WOOLEN MILL OFFICE BUILDING

Historic Charm, Technological Savvy



CURRENTLY LEASING UP TO 73,500 SQUARE FEET

The Woolen Mill Office Building in Evansville, Indiana 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.

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.

Basic Information...

- 4 story Historic Brick Building with Modern Rehabilitation adjoining a new 2 story addition
- Approximately 71,500 sq.ft.
- Artistic interior brick and timber design
- Arched brick doorways
- Custom made replacement window
- 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

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 space that is "yours" as needed. Office services such as a shared receptionist, 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.

Evansville Indiana's Premiere Office Building with Historic Character

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HISTORY OF THE WOOLEN MILL OFFICE BUILDING

From Textile Manufacturing to Drug Distribution

Formerly known as the Charles Leich and Company Building, the Woolen Mill Office Building is the remaining component of what was originally the Evansville Woolen Mill factory complex. The site itself was a locus for the Evansville textile industry when John W. Gruen made the shift from "cottage" weaver to textile manufacturer in 1865 and began producing an extensive line of loom products in several buildings at Fourth and Bond. By 1873, the Gruen concern merged with the Evansville Woolen Mill, an enterprise dating from 1870 which continued in operation at this location until the early 20th Century. A relative of the Leich family, August Lemke, was a partner in the Evansville Woolen Mill, which was founded under the name of Heuke and Lemke.

Changing Economy...

The majority of the Woolen Mill operations were within assorted buildings facing Fourth Street. It was not until 1889 that the company began to develop its land on Fifth Street, from Bond to the Southeast...an area which includes the present structure. A four story brick addition was added in 1905, and one original exterior wall of the 1889 structure is now found in the interior of the present surviving building. A depressed cotton market in the spring of 1911 precipitated the closing of many of the Country's mills. This national circumstance may have had an adverse effect on the Woolen Mills performance, for in July of the same year the company ceased operations.

Continued Restoration & Renovation

Charles Leich and Company, forced to relocate after a fire

destroyed their downtown pharmaceutical warehouses, purchased the old mill building in 1914 and engaged local architect Harry E. Boyle to remodel it to accommodate the operations. The project entailed only interior alterations; the exterior of the building was little changed, and the basic plan of the old mill structure has since been kept in tact.

The structure was completely rehabilitated to meet and anticipate changing modern standards in the mid 1980s by Bob Leich, who hired local award winning architect Ed Hafer to capture the charm of the original structure and equip it for the technology of the future. Bob painstakingly saw to every detail of the renovation creating a beautiful product ready to meet the needs of businesses large and small. The structure is now listed on the National Register of Historic Places. It has been renovated on an ongoing basis including in the year 2000 when the previously untouched 12,500 square foot second floor was totally redone to modern standards.

The building now consists of a 4 story historical brick building fronting Fifth Street adjoining a new, state of the art addition to the west providing a combined 71,500 sq. ft. Structure. Exposed brick, arched doorways/doors and custom replacement windows add to the charm and character of the building. There are two front entrances, a rear entrance and a loading dock entrance. An additional entrance could easily replace the overhead door on the south end of the Fifth Street side.

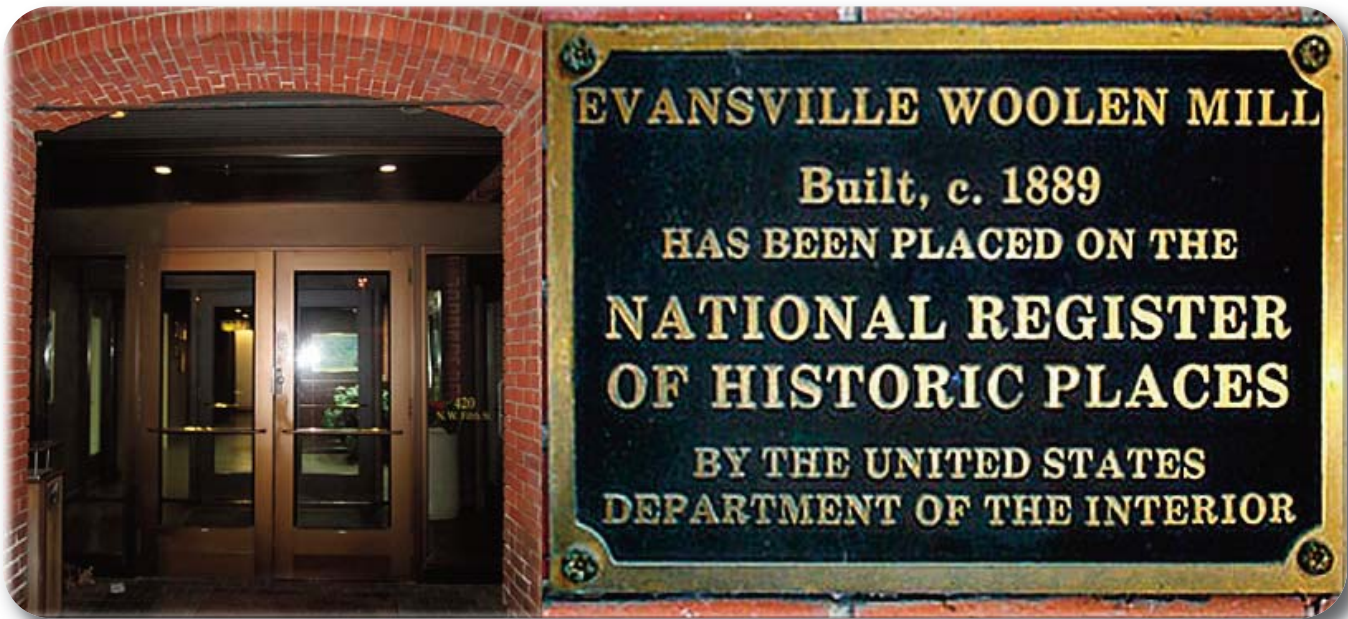
This timeless historic beauty now stands poised to serve your business far into the future.

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SELECTED FEATURES OF THE WOOLEN MILL OFFICE BUILDING

A Widely Recognized Landmark

The Woolen Mill Office Building has been called by many the "most impressive office building in Downtown Evansville." We agree and we want it to stay that way. That's why we are constantly updating its functionality while seeing that it retains its integrity and remains listed on the national register of historic places. The US Department of the Interior has some pretty stringent standards for awarding this status, and the Woolen Mill Office Building will continue to exceed them while providing for cutting edge technology.

Hi-Tech

High speed internet access is available building wide and easy cabling has been designed into all renovations.

Convenient Location

The Woolen Mill's Downtown Evansville location not only puts your business in the heart of the local banking, government, medical and legal com

munity, but at the intersection of the Lloyd Expressway with fast, easy access to all points in the metropolitan area and beyond.

Ample Parking

Avoid the possibility of getting Parking Tickets or having your guests or clients receive them. The Woolen Mill Office Building has plenty of Visitor Parking adjacent to the Entrance with ample private employee parking also on site. There is no monthly expense of a parking garage.

Security

Electronic security systems have been provided for and are available.

Maintenance

Full time maintenance staff on site.

Passenger and Freight Elevators Plus Common Loading Dock Available

...for ease of getting around the building and those occasional big shipments.

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ABOUT THE WOOLEN MILL OFFICE BUILDING

A Distinctive Address...

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Renovated to Maintain its Historic Character and Charm While Providing for Tomorrow's Technology...

The Woolen Mill Office Building is a solid brick and wood structure that has been fully renovated to offer:

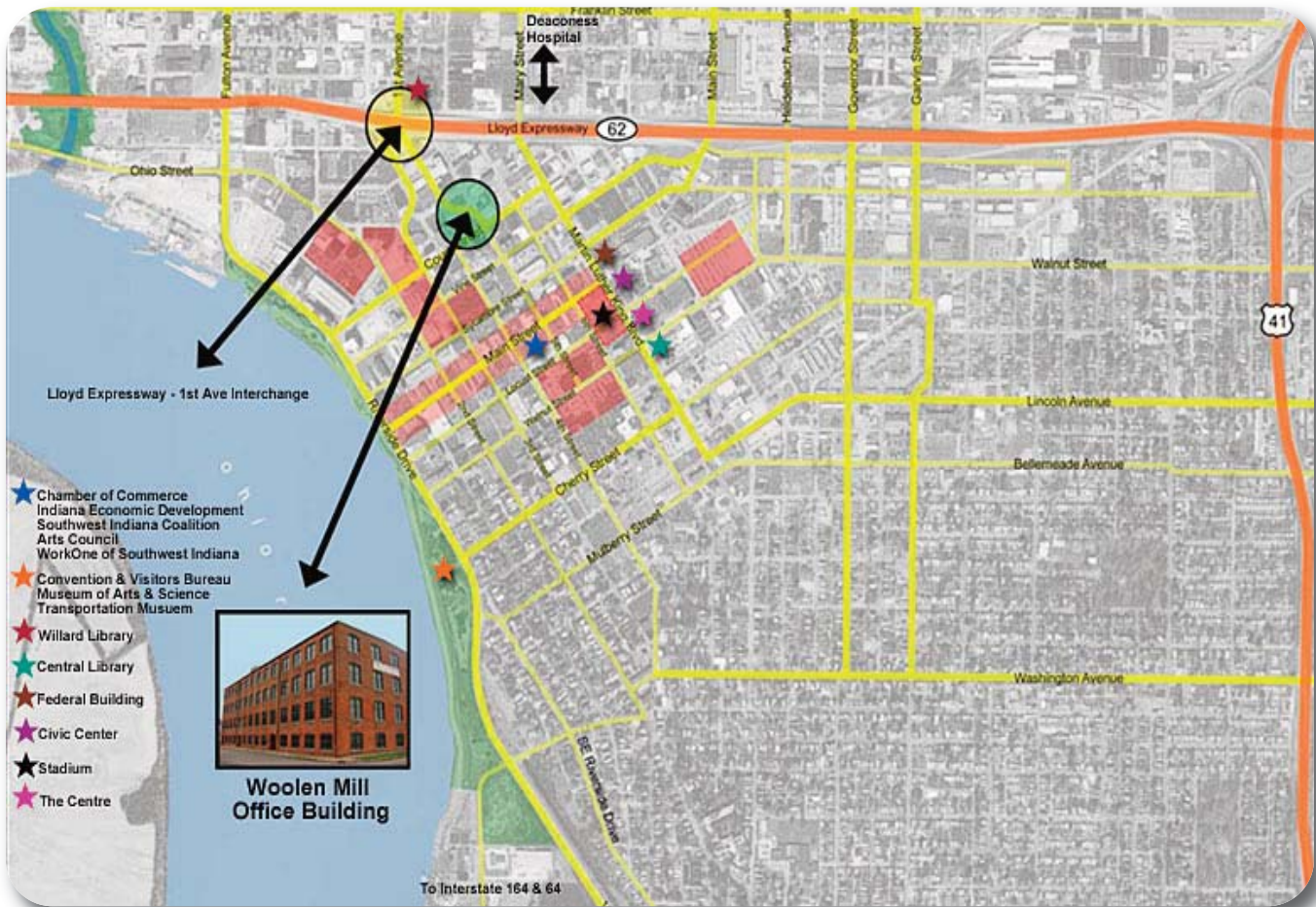
- A Prestigious address in a unique building listed on the national historic register
- Office space that has been renovated to the highest standards for modern use and in anticipation of emerging technology
- Open Floorplans that provide for flexible layouts and efficient use of space
- Convenient location at the interchange of 1st Avenue and the Lloyd Expressway - immediate access to all points, North - South - East - and West

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LOCATION, LOCATION, LOCATION

Location Advantages...

The Evansville Region is tucked neatly into the southwestern 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 Office 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.



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
Chicago 292 M-470Km

Median Center of US Population

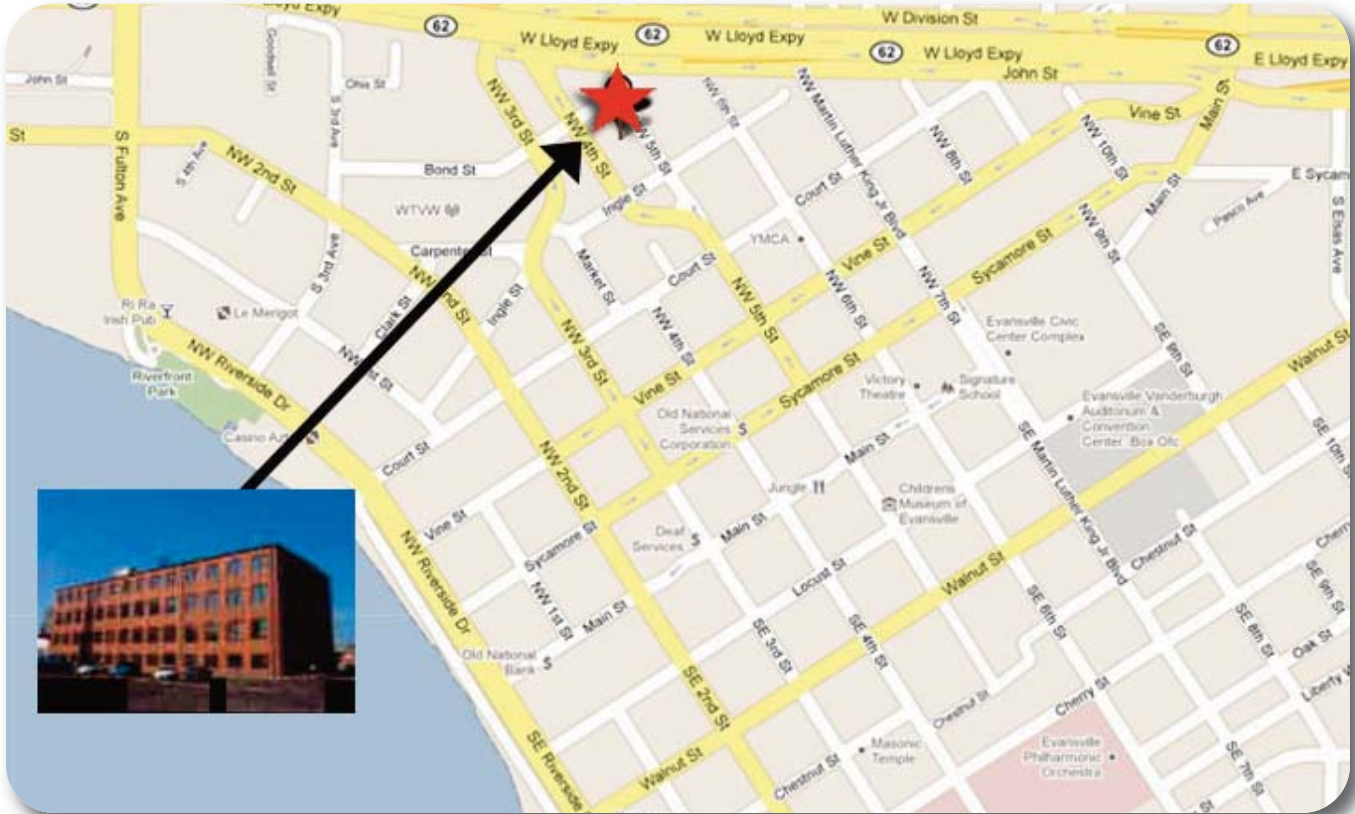
The 2010 census placed the median center of US population in Petersburg, IN - less than 40 miles away. Half the US population is either to east or west, and half the population is to the north or south. Great for distribution!

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STREET MAP OF VICINITY



AREA LAND USE

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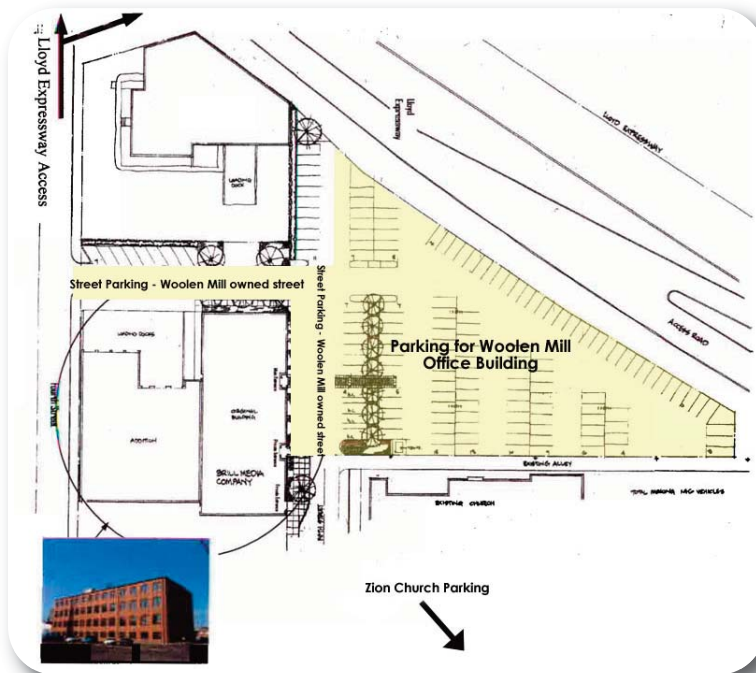
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AMPLE PARKING AVAILABLE

The parking lot can be configured for 160+ spaces. Both Bond Street to the North and Fifth Street to the East of the building are private streets and are the property of ERC I, LLC. 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, LLC use of their parking lot during the week.



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GENERAL INFO-FIRST FLOOR OF THE WOOLEN MILL OFFICE BUILDING

The availability of space in the Woolen Mill Office 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.

To better serve business needs in our changing economy, portions of the first floor are available as executive temporary and/or transient office space. Many companies have sales or technical staff requiring short term and occasional office space in the Evansville area. These offices are perfect for these purposes. Arrangements can also be made for larger spaces or a longer term lease as needed.

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- The first floor consists of 24,000 square feet:
- 4,000 feet in the north end of the historical building is nicely finished in executive suites
 - The remainder is currently undergoing renovation in the south of the historical building and the first floor of the newer addition, this section has unlimited potential.
 - By combining portions of floors, the space can be configured to suit the needs of most businesses. Private, direct, front entrance can be provided and there are loading dock capabilities in the rear.
 - The unfinished section is ideal for various uses from fine executive office build-outs to combination usage with light warehousing needs.

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4TH STREET



BOND STREET [OWNED]

First Floor Plan

5TH STREET [OWNED]

FLOOR PLAN - FIRST FLOOR

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GENERAL INFO-SECOND FLOOR OF THE WOOLEN MILL OFFICE BUILDING

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The second floor consists of 22,600 square feet:

- 3/4 of the floor is fine executive office space.
- A portion is currently under lease.

The unfinished balance is available as warehousing for lease, storage or build out as needed.

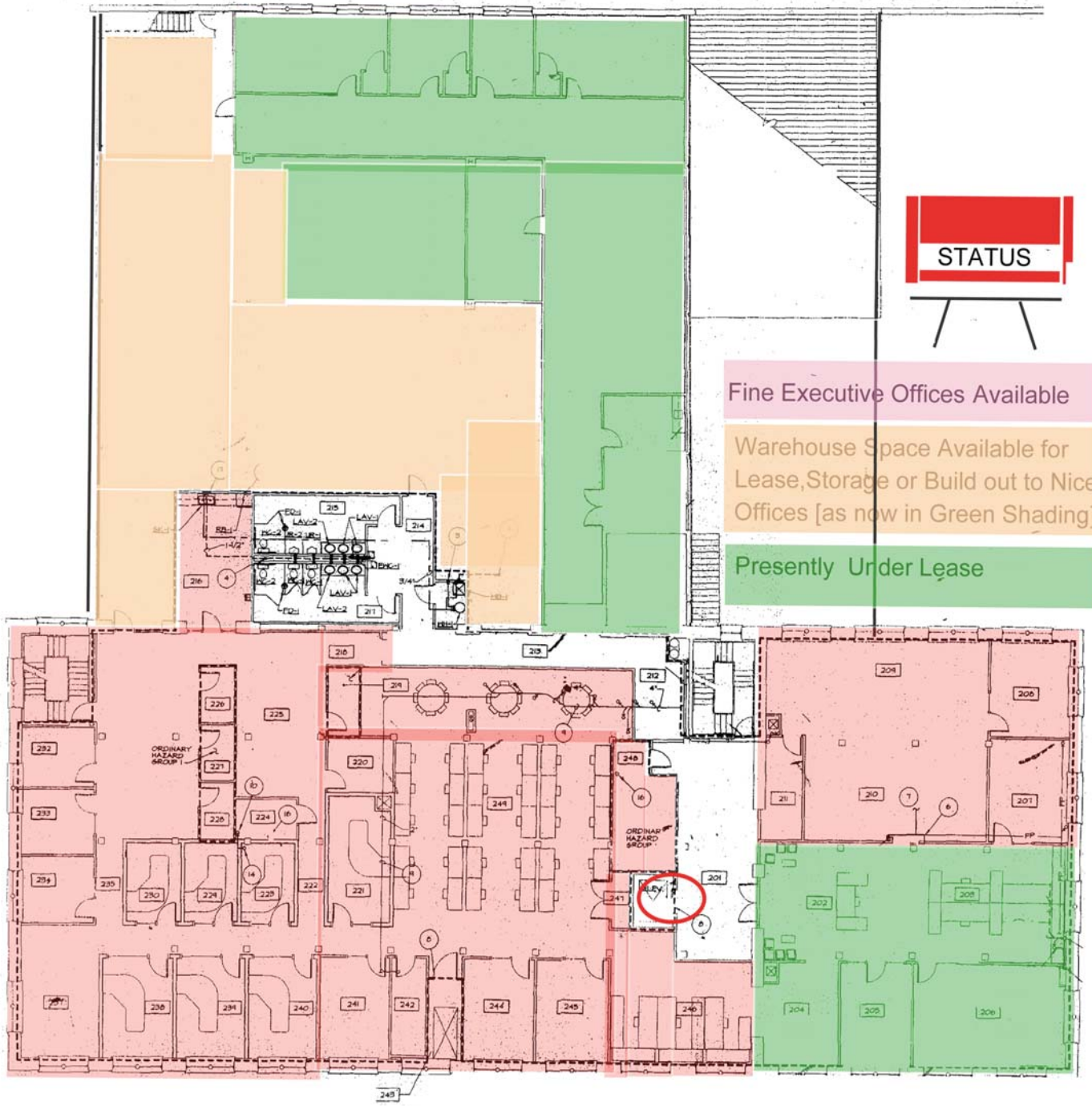
By combining portions of floors, the space can be configured to suit the needs of most businesses. Some of the beautiful furnishings shown are the property of the owner and available.

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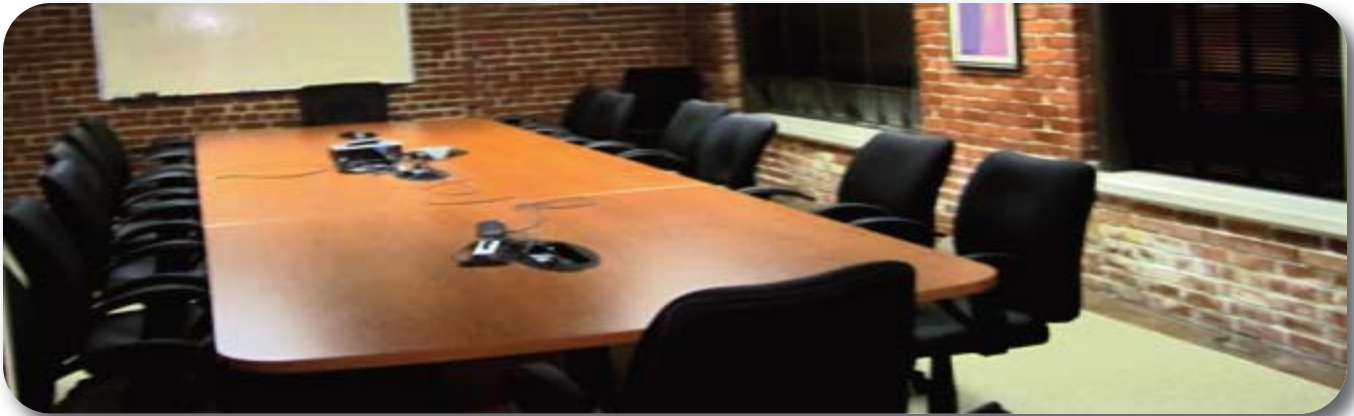
FLOOR PLAN - SECOND FLOOR

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GENERAL INFO-THIRD FLOOR OF THE WOOLEN MILL OFFICE BUILDING

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The third floor consists of 12,300 square feet.

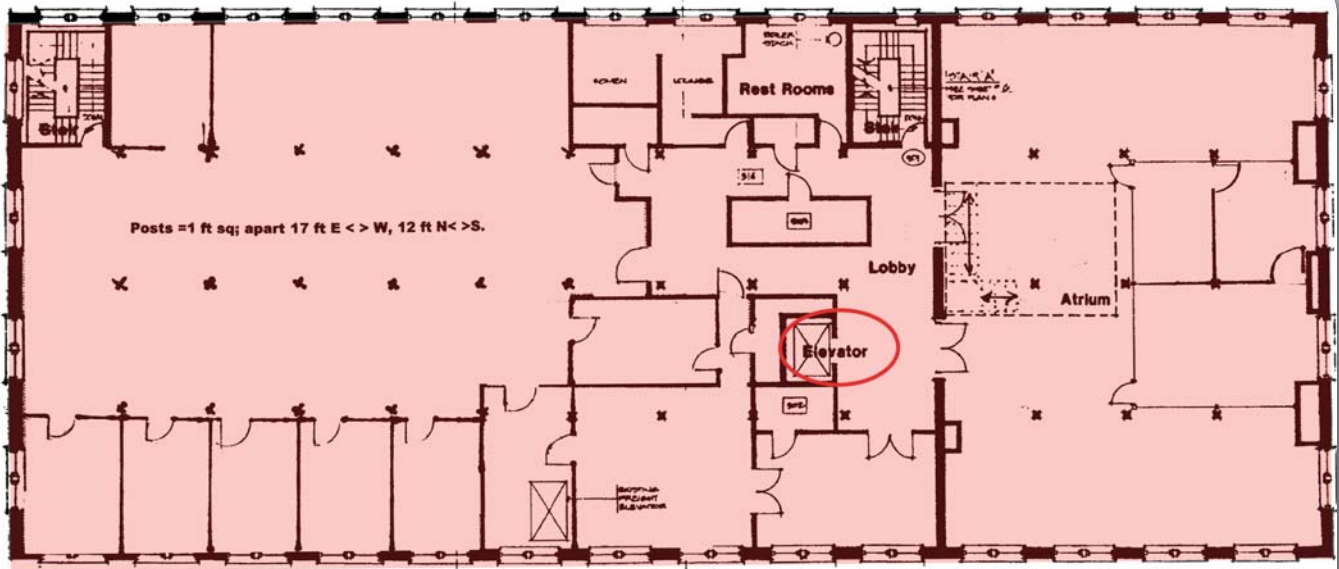
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Third Floor Plan

FINE EXECUTIVE OFFICES AVAILABLE

FLOOR PLAN - THIRD FLOOR

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GENERAL INFO-FORTH FLOOR OF THE WOOLEN MILL OFFICE BUILDING

The availability of space in the Woolen Mill Office 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.

The forth floor consists of 12,500 square feet:

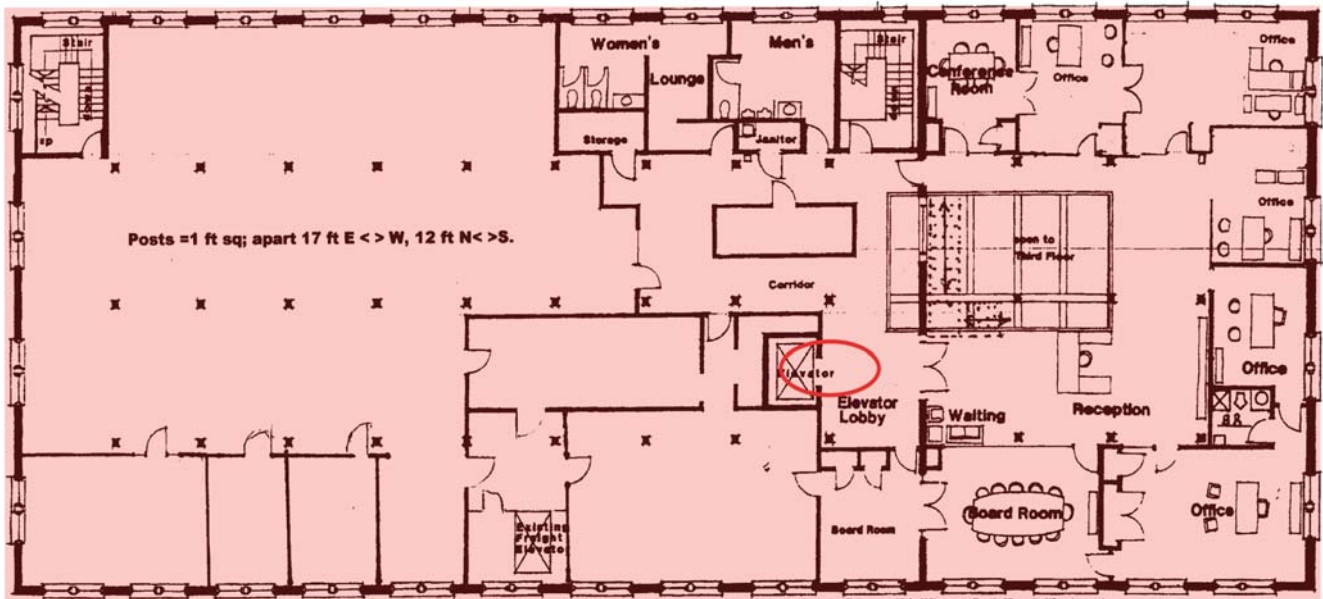
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Fourth Floor Plan

FINE EXECUTIVE OFFICES AVAILABLE

FLOOR PLAN - FORTH FLOOR

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