



PRIME OFFICE SUITES FOR LEASE

2800 DUNCAN ROAD | LAFAYETTE,



FIRST FLOOR AVAILABILITY

11,268 SF	565 SF	9,605 SF	1,356 SF
\$7.25/SF/YR	\$1,690/MO	\$6.25/SF/YR	\$4.85/SF/YR
+NNN	+NNN	+NNN	+NNN

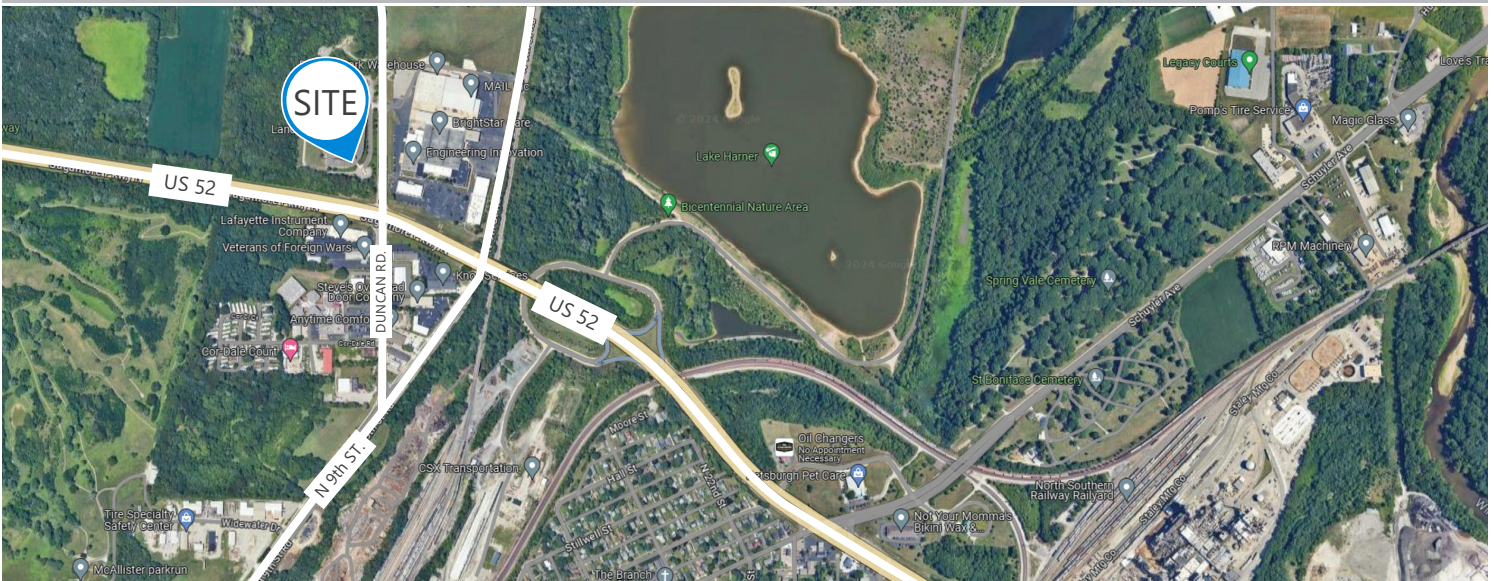
**CAM: Real estate taxes, insurance, common area maintenance, tenant HVAC, lights and outlets. ~5.50/SF*

DESCRIPTION

Four available office suites on the first floor. Suites are demised or easily demised. Building tenants include Landis+Gyr, Rotech and Caterpillar. Location is convenient to Purdue, Interstate-65, downtown and East Lafayette. Traffic signal access to US 52.

HIGHLIGHTS

- Ample Parking
- Badge Access
- Established Co-Tenants
- Floor to Ceiling Window line
- Easy Access to US 52/I-65



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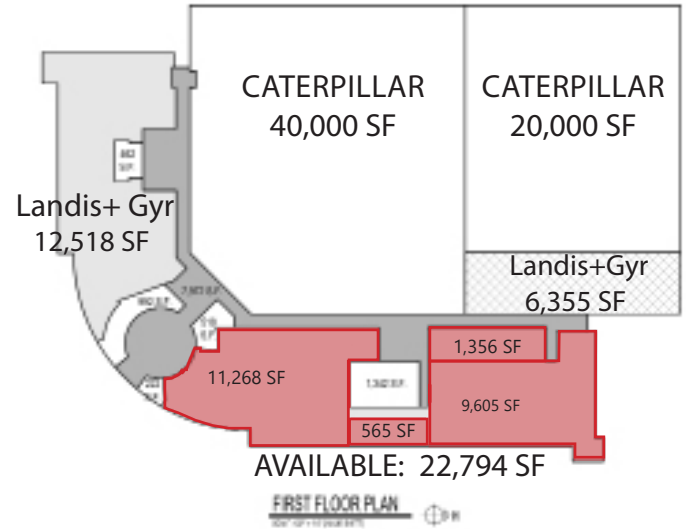
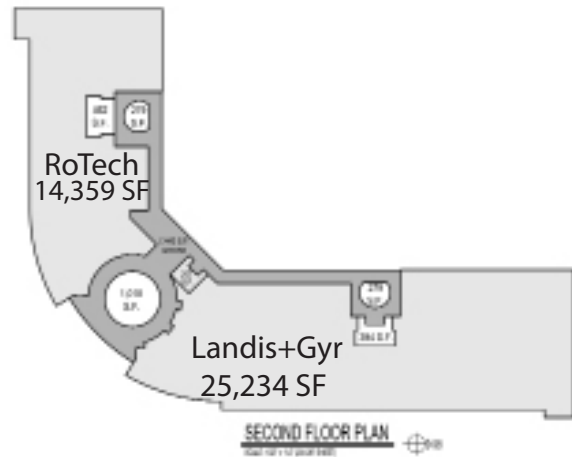


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**COLDWELL BANKER
COMMERCIAL**
SHOOK



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