





FIRST FLOOR AVAILABILITY

11,268 SF 565 SF 9,605 SF 1,356 SF \$4.85/SF/YR \$7.25/SF/YR \$1,690/MO \$6.25/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 Floor to Ceiling Window line Easy Access to US 52/I-65 Badge Access

Established Co-Tenants



STEPHEN SHOOK

765-491-3747 | sshook@shook.com

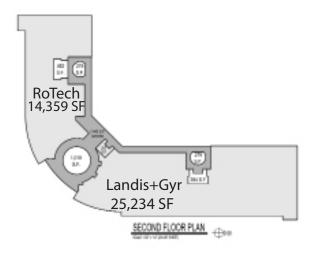
DUSTIN ZUFALL

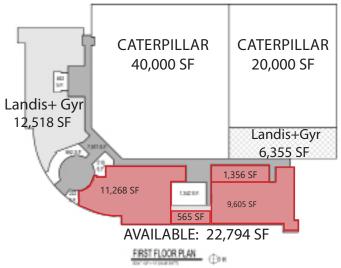
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 565 SF
 9,605 SF
 1,356 SF

 \$7.25/SF/YR
 \$1,690/MO
 \$6.25/SF/YR
 \$4.85/SF/YR

 +NNN
 GROSS
 +NNN
 +NNN

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