

# FOR LEASE - LAST AVAILABLE SPACE

1020 GEMINI LANE | WEST LAFAYETTE, IN 47906

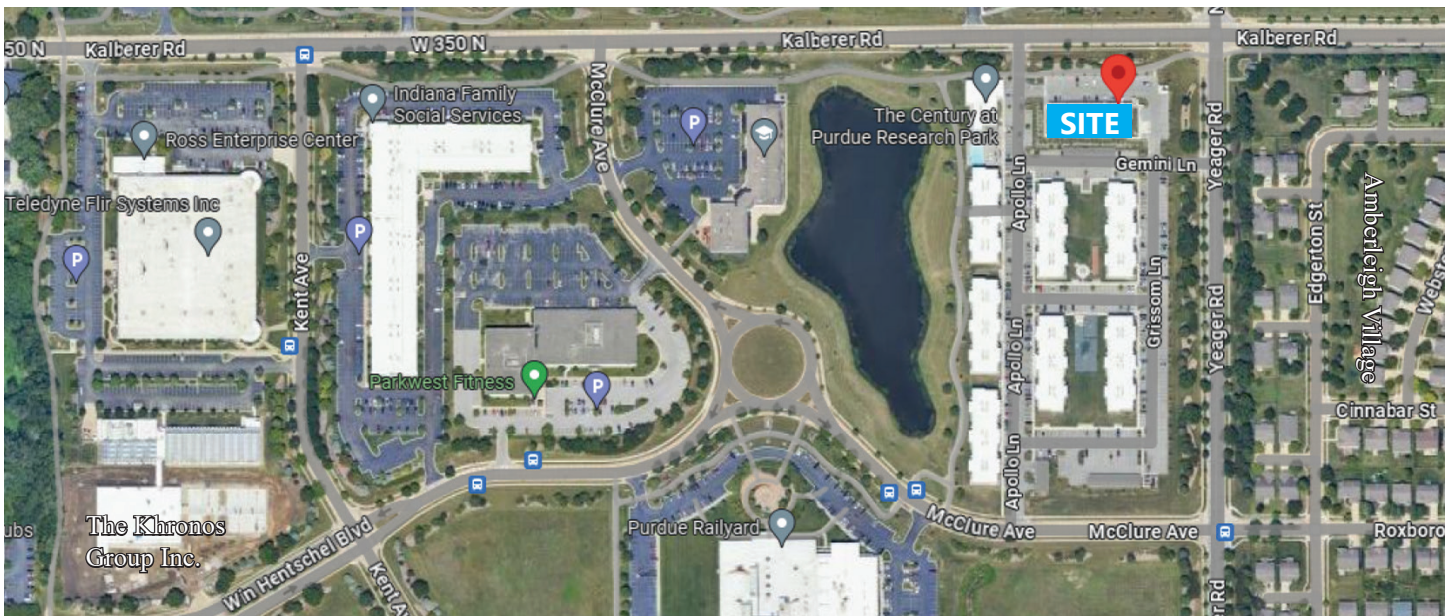


**PRICE**  
\$22/SF/YR

**SUITE SIZE**  
1,895 SF

**LOCATION HIGHLIGHTS**

The best ingredients for a neighborhood commercial center surround the Shoppes at Kalberer: rooftops, visibility & easy access. This newly constructed center in the Purdue Research Park, West Lafayette has excellent visibility facing Kalberer Road and Walt’s Pub & Grill to the north. The property is located at the front door of a new 230 unit multi-family community and adjacent to Amberleigh Village, University Farms, Arbor Chase and Greentree assisted care community. NEW NEWS: SK Hynix has announced it will build a plant north of Shoppes at Kalberer/Walts.



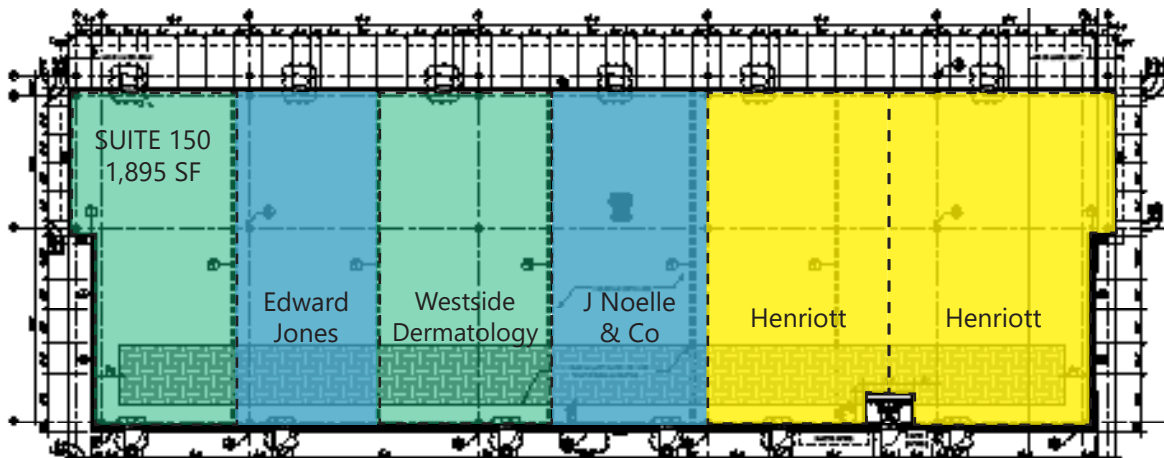
**STEPHEN SHOOK**

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### DETAILS

Tenants will have exterior building signage, 60' suite depth and 14-17' deck height, Duke electric, Vectren gas and West Lafayette water & sanitary services.

### SUITE DELIVERY CONDITION

Warm Dark Shell: Suites shall be delivered with floor poured, fire suppression system in place, demising walls, front and rear doors, electric meter set, HVAC unit set with one trunk of ducting.



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