

MEDICAL/GENERAL OFFICE **FOR SALE OR LEASE**

130 PROFESSIONAL COURT | LAFAYETTE, IN 47905



Total Building/ Property Size
 6,840 SF

Zoned
 GB

Sale Price
 \$725,000

Lease Information

Suite A:
 ~1,300 SF
 \$13.00/SF +NNN

Suite B:
 ~740 SF
 \$13.00/SF +NNN

Suite C/D:
 ~4,800 SF
 \$13.00/SF +NNN

Additional Information: Tenant contracts directly with utility providers

PROPERTY DESCRIPTION

The subject property is a well-maintained single-story garden office building with up to four separate suites. The property is available for sale or lease. Suite A is a nicely appointed small office suite with receptionist area, bullpen area, large private office, restroom, and kitchenette. Suite B can be leased individually or combined with either Suite A, or suites C/D (which are currently combined). Suite C/D is move-in ready for the next medical office user. The building features great natural light, attractive landscaping, and ample parking at an affordable rental rate, and conveniently located in a quiet commercial subdivision directly off SR38 east in Lafayette, IN. Numerous food establishments and retail destinations, including the Tippecanoe Mall, are within 1 mile of the location. Interstate 65, regional healthcare providers, and more are also but a few minutes away.

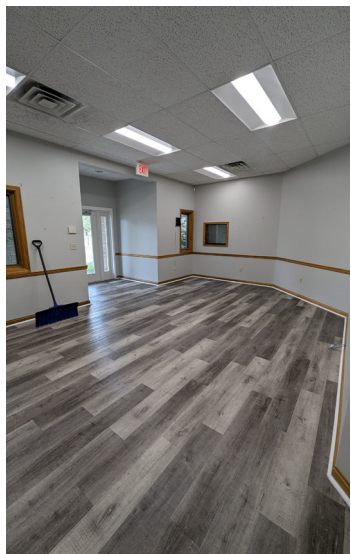
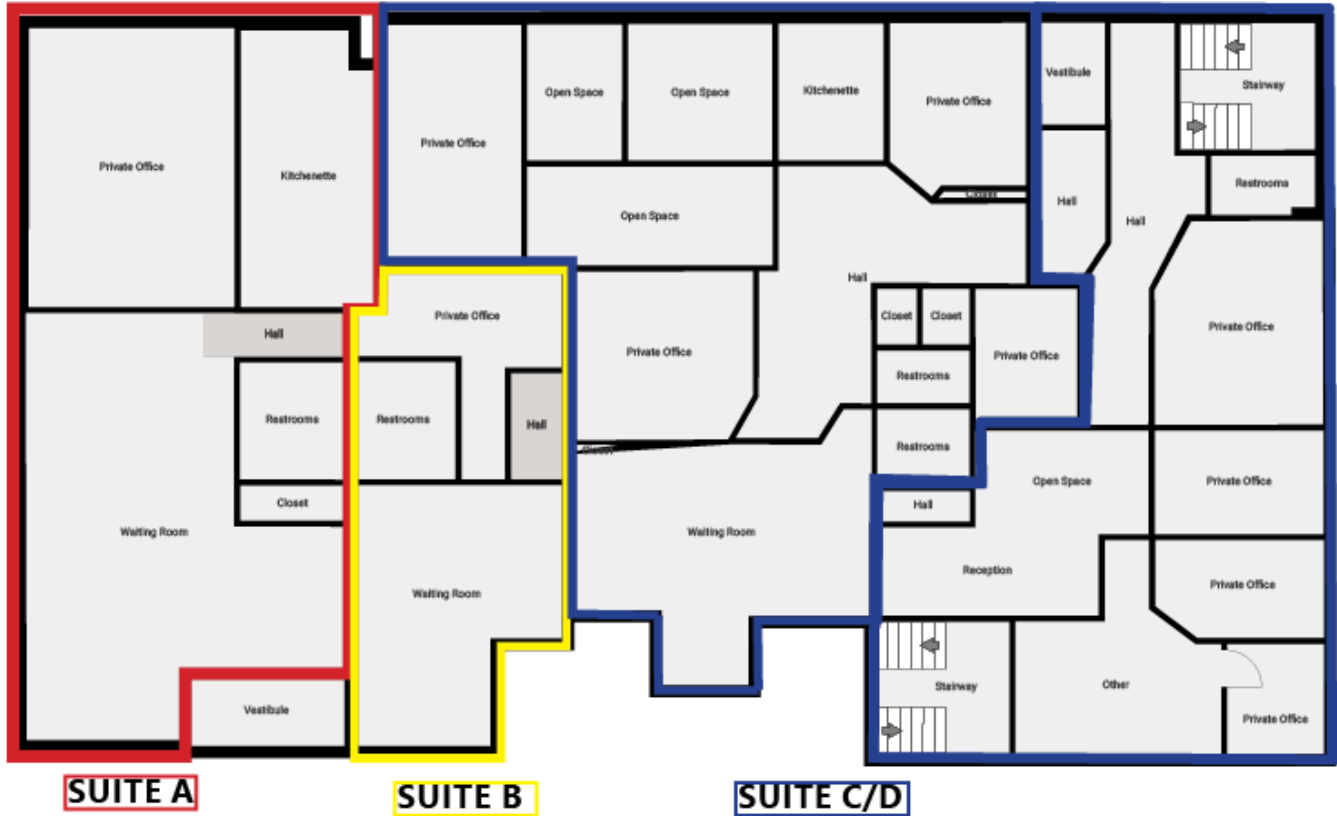


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