

# URBAN ON 4TH

101 N 4TH STREET | LAFAYETTE, IN 47901



**COLDWELL BANKER  
COMMERCIAL**  
SHOOK



## SUMMARY

Two story office building with professional office suites available for immediate occupancy on the second floor. Short term leases available. Second floor tenants receive a key fob for 24/7 access to the building and a hard key for their space(s). Second floor rents include rent, free wi-fi, kitchenette, conference room and restroom.

## LOCATION

The subject property is located in the center of tremendous new development and revitalization. Just a few blocks surrounding the site you will find capital investment in excess of \$100,000,000. The property offers a beautiful view of the Tippecanoe County courthouse and benefits from traffic counts in excess of 9,866 VPD on Columbia Street and 7,360 VPD on N. 4th Street. Additionally the property is approximately one mile to Purdue University.



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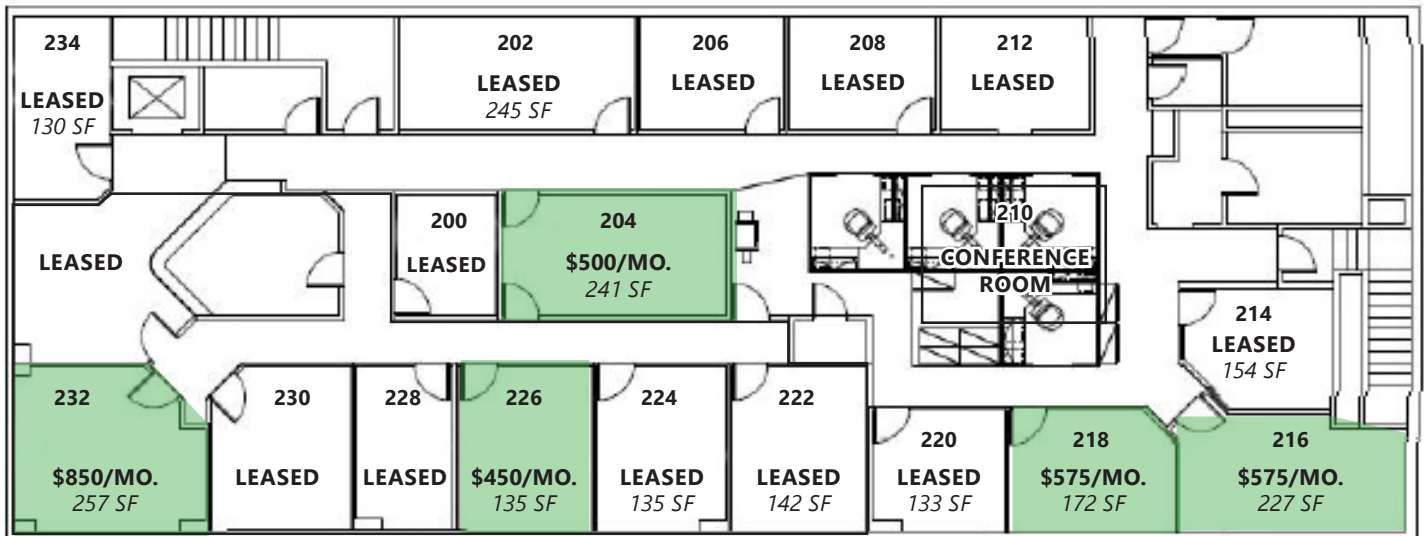
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**SECOND FLOOR**



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