

VINTAGE SQUARE

160 Sagamore Parkway West, West Lafayette, IN
47906



PROPERTY DESCRIPTION

Suite 160 is an office building with 3 floors. The Main Floor features 5 private offices, 2 restrooms, a lounge/kitchenette, a waiting room, and a receptionist area. The Second Floor features 2 private offices, a restroom, and an open area for storage or cubicles. Also included is a 1,000 SF basement excellent for storage. There is also a material lift for moving equipment; not intended for passengers.

Unit delivered "As-Is". Base Rent does not include CAM/NNN of \$6.51 Sqft per year. Tenant(s) pay electric directly to Duke Energy in addition to rent for geothermal heat, air, and lights/outlets.

PROPERTY HIGHLIGHTS

- Material lift intended for equipment.
- Storage basement
- Private offices
- Lounge/kitchenette
- Parking
- Centralized between Lafayette and West Lafayette

OFFERING SUMMARY

Lease Rate:	\$3,900.00 per month (MG)
Number of Units:	1
Available SF:	5,500 SF
Lot Size:	8,000 SF
Building Size:	5,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,134	12,810	28,697
Total Population	9,805	34,091	78,208
Average HH Income	\$108,094	\$81,758	\$68,726

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OFFICE BUILDING FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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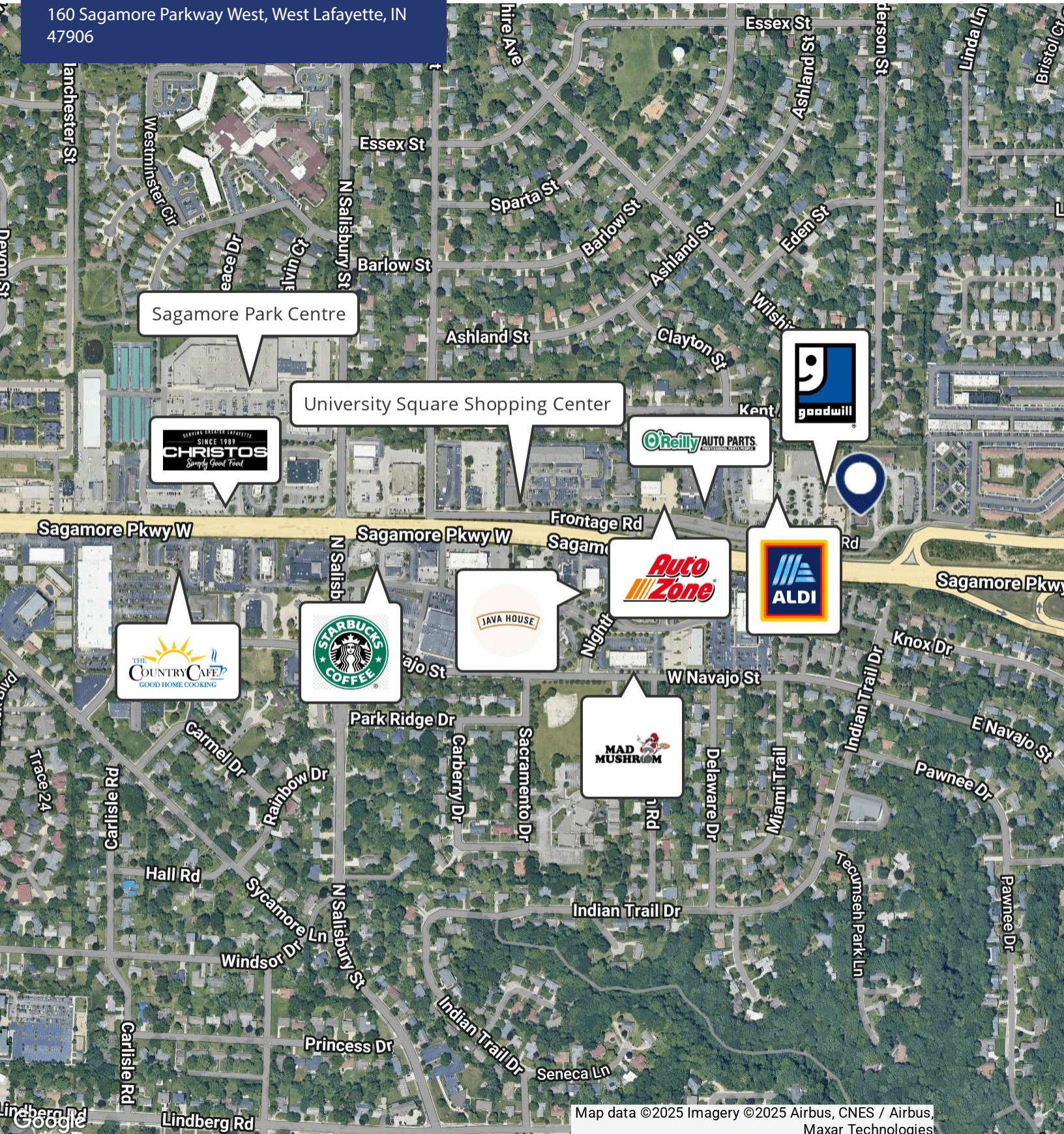
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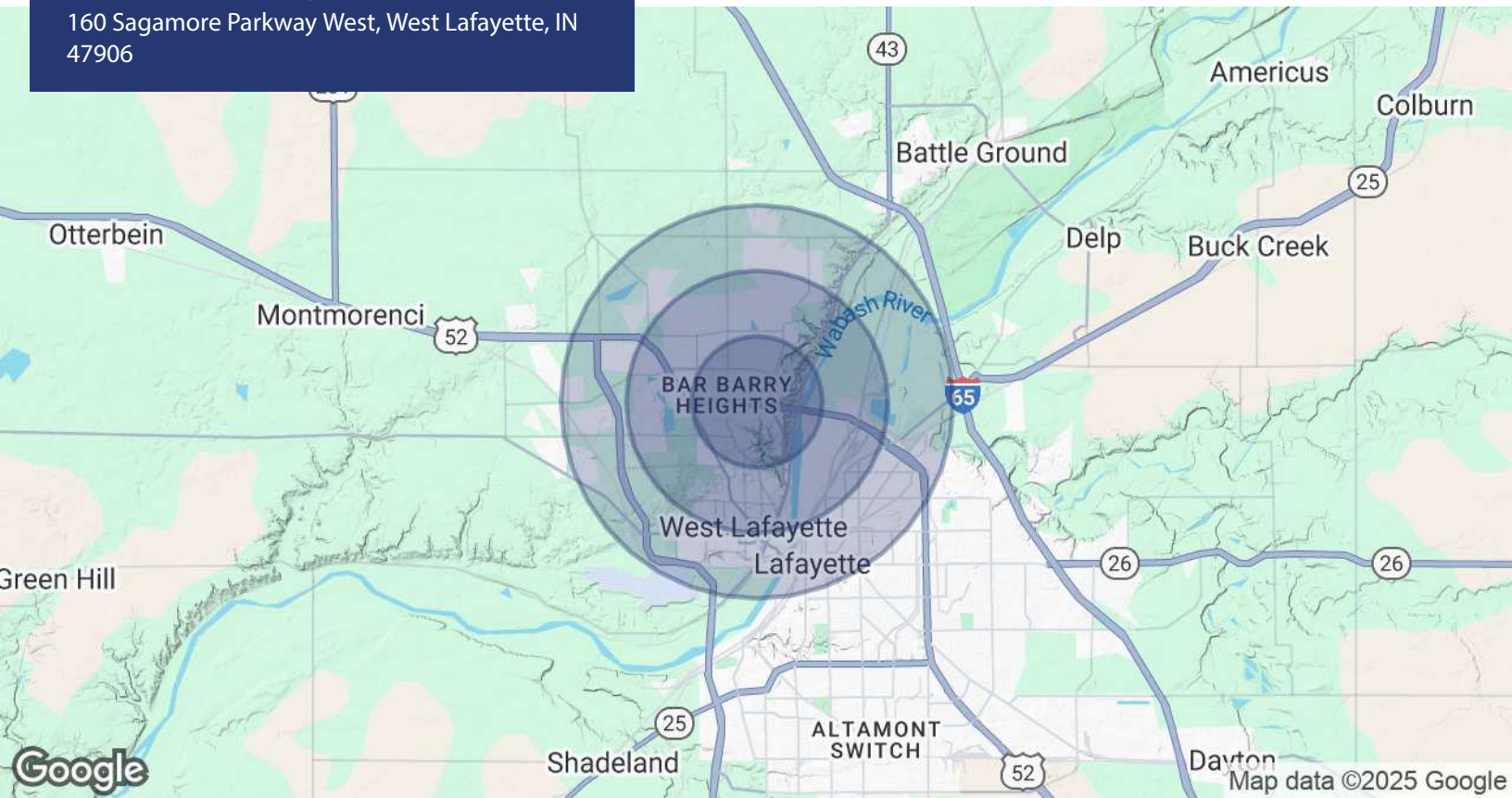
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,805	34,091	78,208
Average Age	39	33	31
Average Age (Male)	38	32	31
Average Age (Female)	41	34	32

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,134	12,810	28,697
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$108,094	\$81,758	\$68,726
Average House Value	\$335,016	\$303,935	\$246,240

Demographics data derived from AlphaMap

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