

# CASCADA BUSINESS PARK

958 Mezzanine Dr, Lafayette, IN 47905



## PROPERTY DESCRIPTION

Located in the highly desirable Cascada Business Park, 958 Mezzanine offers 2,880 square feet of executive-level office space designed for professional and medical use. This well-appointed suite features eight private offices or exam rooms, a spacious waiting area, a built-in reception desk, a resource room, a breakroom, and two ADA-compliant restrooms. With high-end finishes and a thoughtful layout, this space is move-in ready and ideal for businesses seeking a premium office environment.

## PROPERTY HIGHLIGHTS

- 2,880 SF of executive office space
- 8 private offices/exam rooms
- Spacious waiting room & reception area
- Resource room & breakroom
- 2 ADA-compliant restrooms
- Impeccably finished & move-in ready
- Located in highly desirable Cascada Business Park
- Easy access to major roadways
- NNN Lease: \$15.00/SF/YR + CAM (\$3.50/SF avg.)

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,880 SF
Lot Size:	43,201 SF
Building Size:	7,040 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,384	9,234	23,014
Total Population	5,236	20,399	52,917
Average HH Income	\$56,949	\$65,739	\$68,426

## BRAD NEIHOUSER

765.427.5052

bneiouser@shook.com

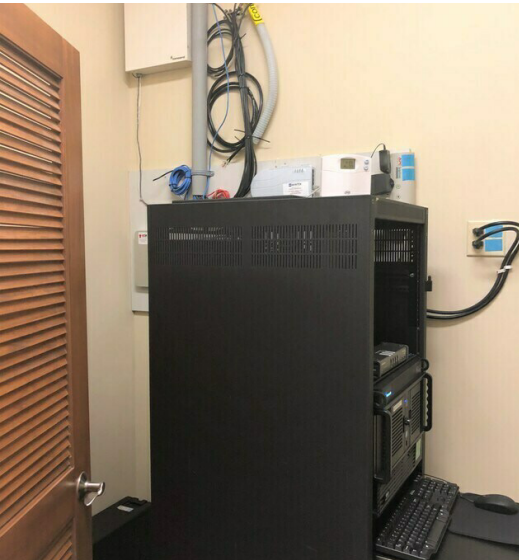
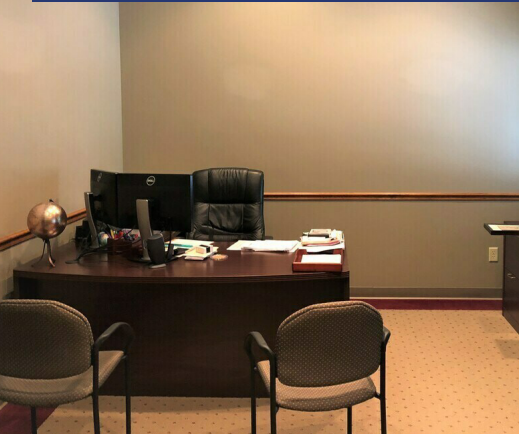


OFFICE BUILDING FOR LEASE

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**SHOOK** COMMERCIAL  
REAL ESTATE



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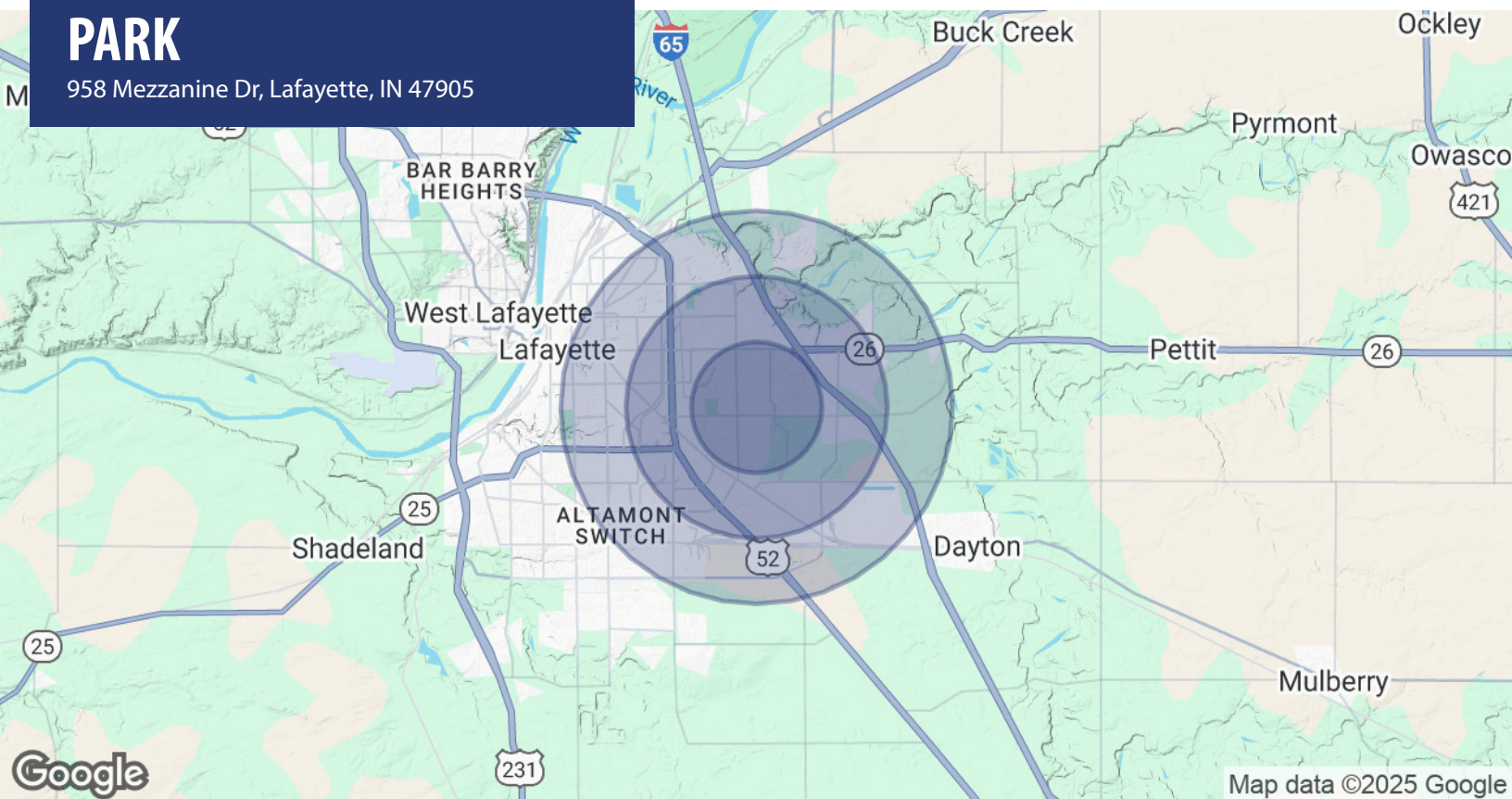
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,236	20,399	52,917
Average Age	36	39	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,384	9,234	23,014
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$56,949	\$65,739	\$68,426
Average House Value	\$206,447	\$202,391	\$208,003

Demographics data derived from AlphaMap

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