



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$18.50 SF/yr (Full Service)
<b>Building Size:</b>	76,232 SF
<b>Available SF:</b>	1,445 - 8,534 SF
<b>Year Built:</b>	1970
<b>Renovated:</b>	2021
<b>Market:</b>	Lafayette - West Lafayette, IN
<b>Submarket:</b>	Lafayette, IN

## PROPERTY HIGHLIGHTS

- Availability from 1,655 SF to 8,534 SF - Full Floor Option!
- Parking Available
- Move-in ready Suites
- Availability on upper floors with great views
- Additional in-building storage options available for Tenants
- Walkable to all of the downtown restaurants as well as Wabash Landing
- Several parking options nearby
- \$1.2 Million in Capital Improvements to building in 2020 and 2021
- Updates include New Elevators, Air Handling Systems, Cooling Towers, Roof, Parking Garage Updates, and more



**Creighton Shook**  
Commercial Broker  
(O) 317.249.9000  
(C) 317.605.3723

**Christen Dittmer**  
Commercial Broker  
(O) 317.249.9000  
(C) 317.460.1535

930 E WASHINGTON STREET, SUITE 200 | INDIANAPOLIS, IN 46202



## PROPERTY DESCRIPTION

Office space availability in Chase Tower, at 201 Main Street, a best-in-market 10-story office building with strong co-tenancy. Everything from smaller spaces up to full floors is available, including move-in ready suites. This is an opportunity to join Chase Bank, Centier Bank, Ball Law, Trinitas Ventures, and other great tenants that call this building home. 201 Main Street is located one block to the Wabash River waterfront in downtown and spans the block between Main Street and Columbia Street, with excellent visibility from Downtown Lafayette, West Lafayette, and Purdue University's campus. It is walkable to all the trendy dining and boutique shopping along Main Street, as well as the John T. Myers Pedestrian Bridge that crosses the Wabash River and exits at the retail, apartment, and hotel options of Wabash Landing. Chase Tower offers tenants everything they need to thrive in the heart of the Lafayette financial district. The building offers excellent views of Lafayette & West Lafayette, has an attached, secured parking garage, and 2 move-in ready, fully furnished suites available for a new tenant tomorrow!

## LOCATION DESCRIPTION

This property is located in the heart of downtown Lafayette, IN at the center of the NW Indiana financial center. The building and lot span the block between Main Street and Columbia Street with great visibility from downtown Lafayette, West Lafayette & Purdue University's Campus.



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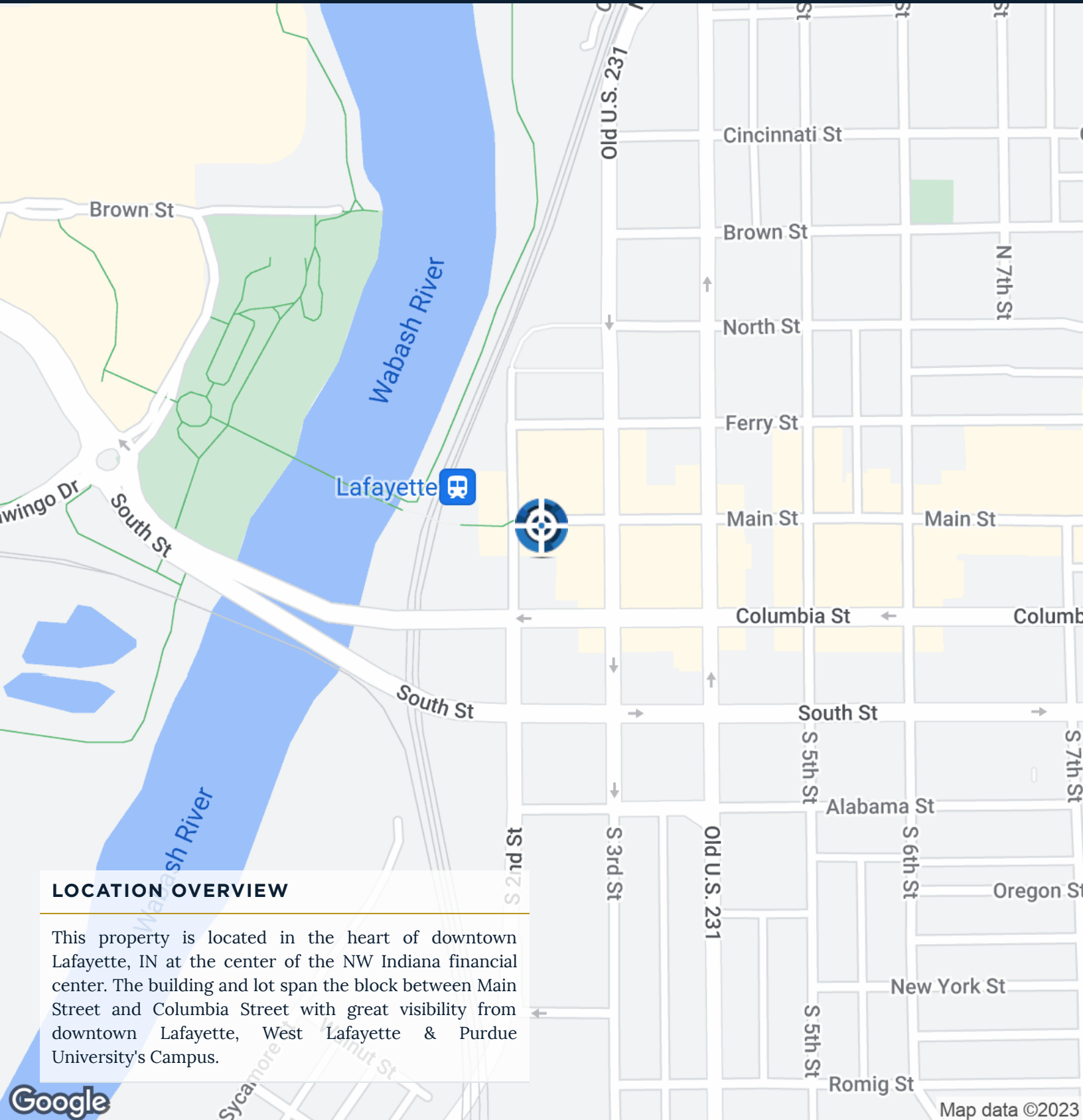


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**LOCATION OVERVIEW**

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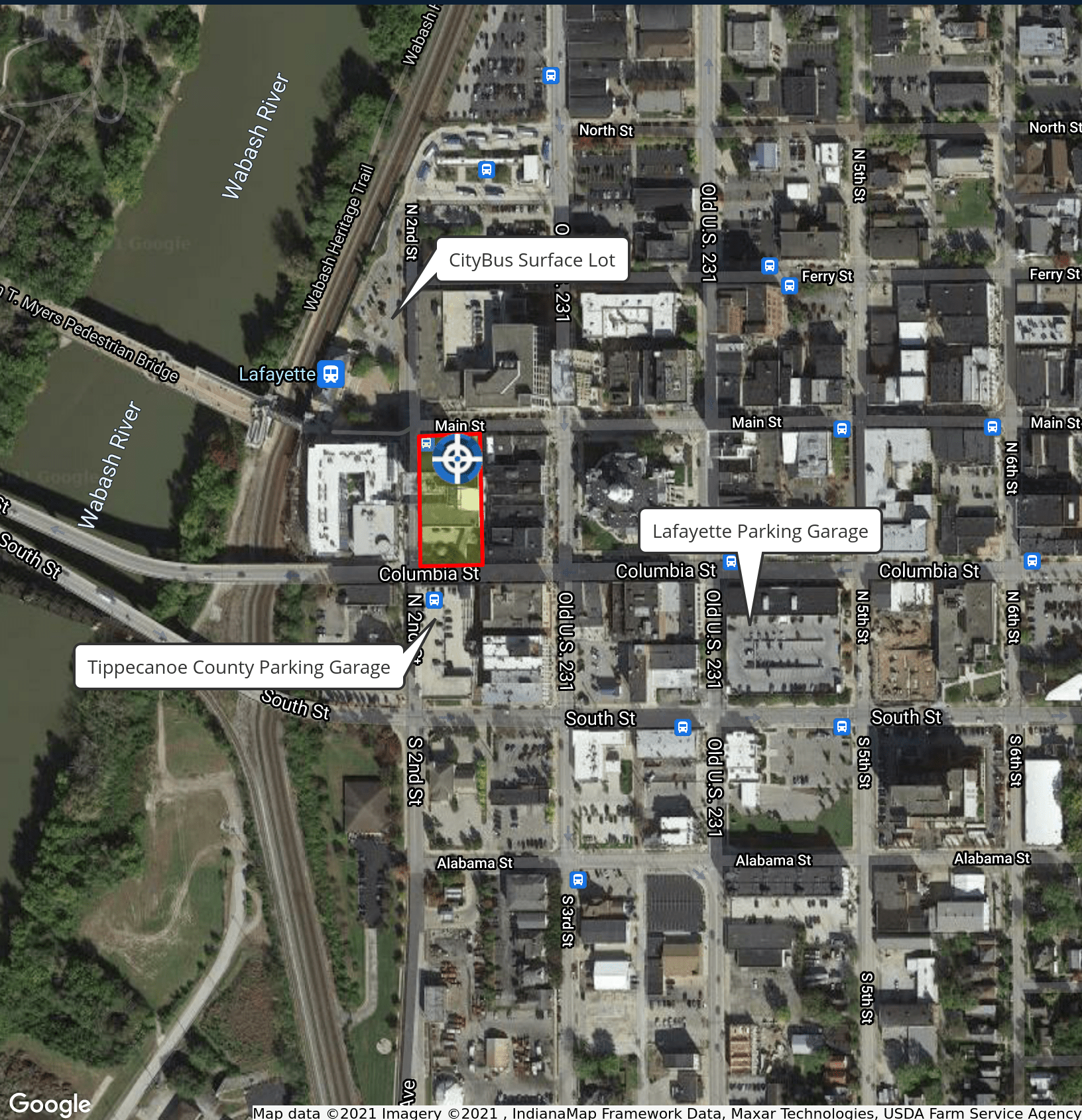
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## AVAILABLE SPACES

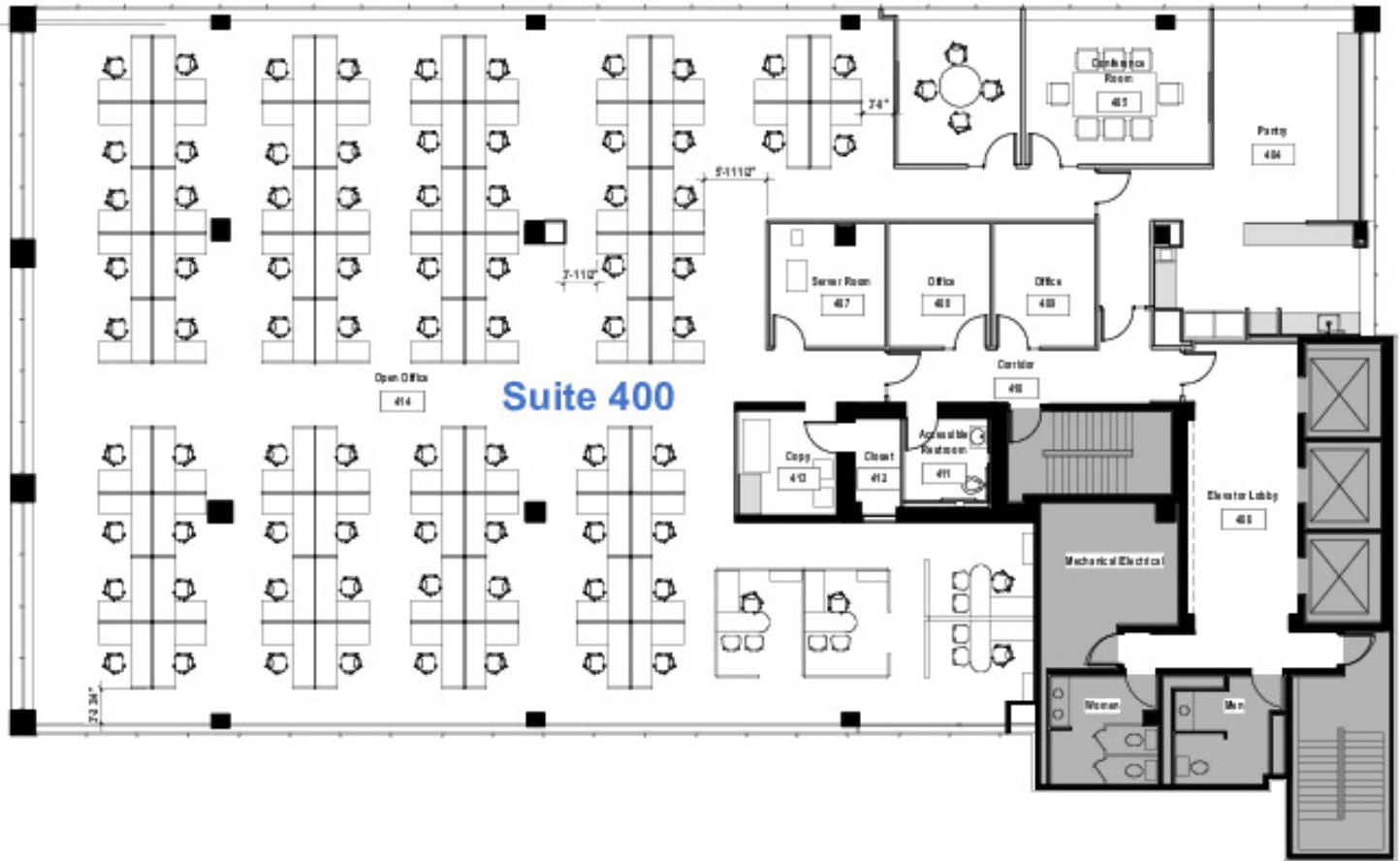
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 400	8,534 SF	Full Service	\$18.50 SF/yr	Fully furnished, full floor open office opportunity in Chase Tower located in the heart of downtown Lafayette, IN. The space is built out as an open office with furniture available for up to 82 people, plus a workroom, two conference rooms, and a large break room. Expansive window line, high ceilings, great natural light throughout. Private elevator lobby. Wired for access control throughout.
■ Suite 617	1,445 - 1,655 SF	Full Service	\$18.50 SF/yr	Space is currently in white-box condition, ready for a Tenant to plan and buildout their ideal space. Tenant improvement allowance available for qualified Tenant.
■ Suite 700	2,744 - 6,835 SF	Full Service	\$18.50 SF/yr	Well constructed, traditional office space with 6 private offices, 1 large conference room, a dedicated reception area with waiting room, work room, break room, open office area for workstations. This space would be perfect for financial services, insurance, legal, mental health service providers, and more.
■ Suite 710	4,091 - 6,835 SF	Full Service	\$18.50 SF/yr	Half-floor opportunity, fully furnished office space in Chase Tower located in the heart of Downtown Lafayette, IN. The space is built out into 3 separate areas - 1 large & 2 medium sized rooms, with workstations available for up to 48 people. The space offers great views wrapping 3 sides of the building, has a kitchenette/break area, and as an open office with furniture available for up to 48 people, plus a break room. All furniture can be available for new tenant's use.



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2 Furniture Plan  
SCALE: 1/8" = 1'-0"

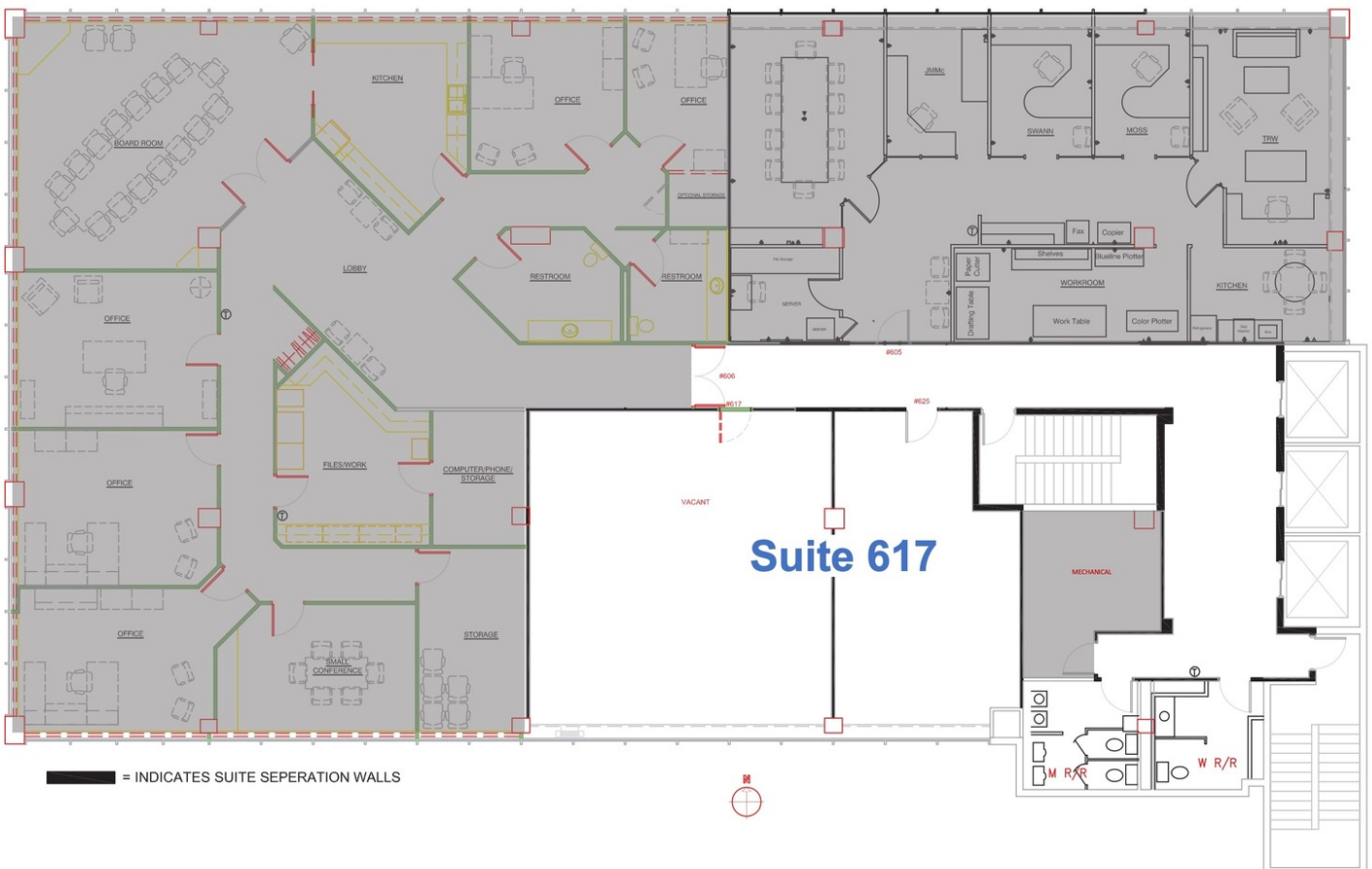


6th Floor

Common Area (Sq. Ft.) --> 1009  
 No. Suites --> 4

Suite No.	Tenant	Usable Area (Sq. Ft.)	Common Factor (Sq. Ft.)	Rentable Area (Sq. Ft.)	Current Lease Area (Sq. Ft.)
605		1723	231	1954	
606		4343	582	4925	
617	Vacant	1274	171	1445	
625	Vacant	185	25	210	

8534



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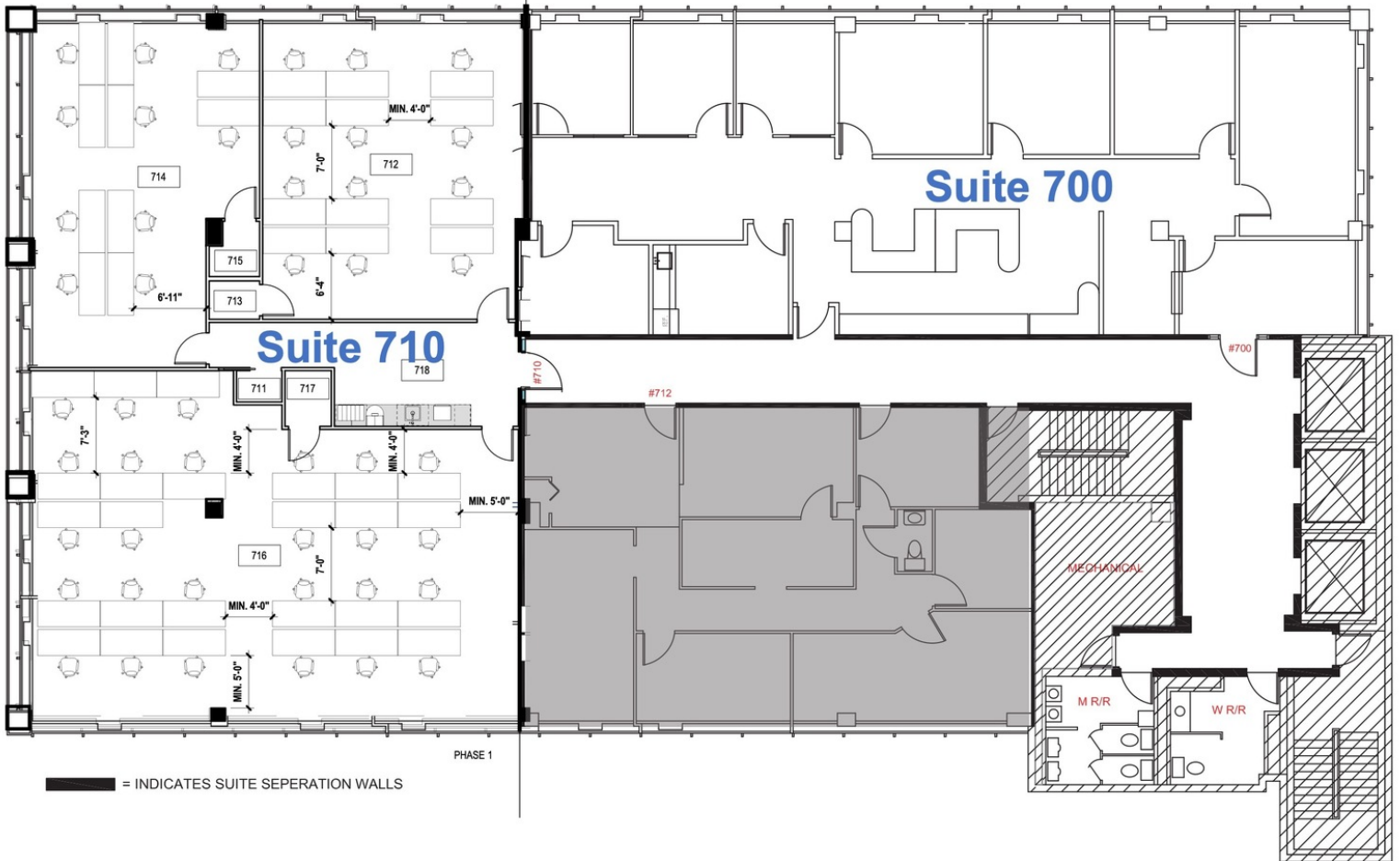
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**7th Floor**

Common Area (Sq. Ft.) →  
No. Suites →

1172  
3

Suite No.	Tenant	Usable Area (Sq. Ft.)	Common Factor (Sq. Ft.)	Rentable Area (Sq. Ft.)	Current Lease Area (Sq. Ft.)
700	VACANT	2367	377	2744	
710	VACANT	3529	562	4091	
712		1466	233	1699	
				8534	



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