

427 MAIN STREET | LAFAYETTE, IN



LEASE:

Type: Modified Gross

Area (SF): +/-1,916

Rate: \$16.50/SF

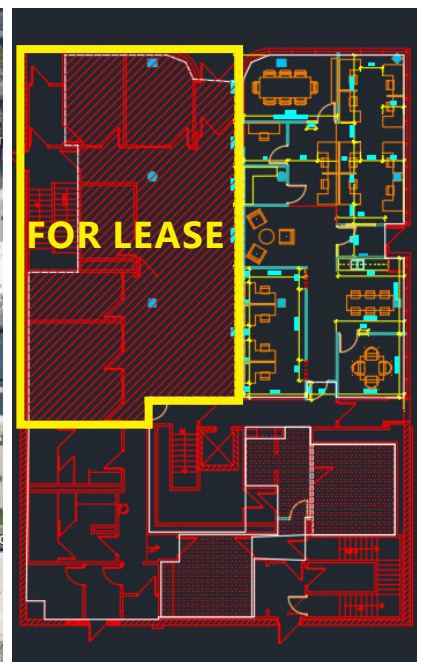
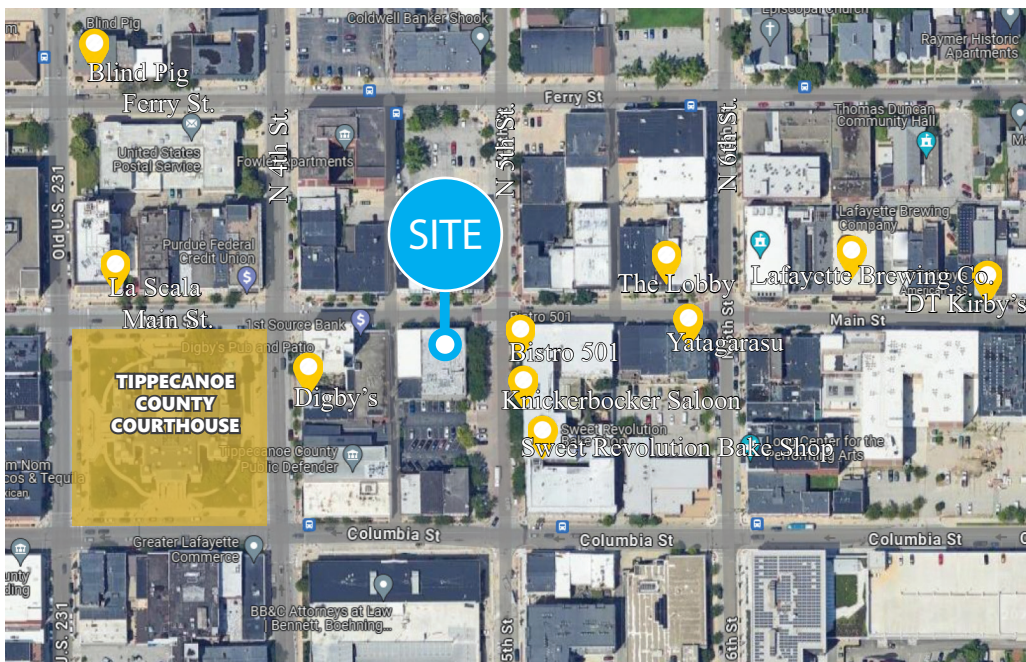
+CAM and Utilities:

CAM fixed at \$2/sf

Utilities: \$1.49/sf estimate

SUMMARY

Jim Pitoukkas of Coldwell Banker Shook is proud to offer space for lease in this well-maintained historic office building with great street presence at the corner of beautifully restored Main Street, and the home of the bustling Farmers Market on 5th Street in downtown Lafayette, IN. The subject property is less than 2 miles to Purdue University. Popular eateries and businesses alike can be found in all directions. The space will be delivered with a new finished drop ceiling in the entry area, finished drywall, new keyed backdoor, and flooring that is mutually agreed to by landlord and tenant. The premises are served by common restrooms. The building also offers occupants some of the best parking options downtown. Reserved off-street parking is available for an additional fee. CAM includes 1st and 2nd floor exterior window washing, maintenance of common areas, snow removal, and HVAC maintenance. Tenant will be responsible for janitorial within their premises and phone/internet.



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