



Gateway corners Office building & parking lot

Sitting at the corner of 3rd & South Streets on two corners just across the river from Purdue University in Lafayette, Indiana this gateway property straddles one of the busiest downtown streets. Walking distance to County & Federal courthouse, this ideal location is home to attorneys and technology companies.

Class “A” Office building built in 1865 and listed on the National Register of Historic Places. Major renovation of interior suites has occurred over the last 4 years. Includes one passenger elevator and one freight elevator. Top quality long term tenants with good rent growth opportunities.

Corner location affords many more windows for more tenant comfort.

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DEMOGRAPHICS
2023 Projection

	1 Mile	3 Miles	5 Miles
Total Population	26,092	121,105	172,800
Total Households	11,765	45,274	65,463
Average Income	\$31,856	\$40,029	\$50,253
Traffic Count: (South 3rd)	7,426 cars/day (2022) 4,013 cars/day (2022)		

PROPERTY DESCRIPTION

- **Four story office building with full basement**
- **9,172 SF per floor**
- **36,688 SF above ground**
- **9172 SF basement**
- **45860 SF Total**
- **56 car parking lot on SW corner of 3rd & South Streets. (122' x 131')**

*ALL INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED. BUYER SHOULD CONDUCT THEIR OWN DUE DILIGENCE.

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