

# MEDICAL/GENERAL OFFICE **FOR SALE OR LEASE**

**130 PROFESSIONAL COURT | LAFAYETTE, IN 47905**



**Total Building/ Property Size**

6,840 SF

**Zoned**

GB

**Sale Price**

\$725,000

**Lease Information**

Suite A:

~1,300 SF

\$13.00/SF +NNN

Suite B:

~740 SF

\$13.00/SF +NNN

Suite C/D:

~4,800 SF

\$13.00/SF +NNN

*Additional Information: Tenant contracts directly with utility providers  
 NNN fee is currently estimated at \$4.30 per square foot.*

**PROPERTY DESCRIPTION**

The subject property is a well-maintained single-story garden office building with up to four separate suites. The property is available for sale or lease. Suite A is a nicely appointed small office suite with receptionist area, bullpen area, large private office, restroom, and kitchenette. Suite B can be leased individually or combined with either Suite A, or suites C/D (which are currently combined). Suite C/D is move-in ready for the next medical office user. The building features great natural light, attractive landscaping, and ample parking at an affordable rental rate, and conveniently located in a quiet commercial subdivision directly off SR38 east in Lafayette, IN. Numerous food establishments and retail destinations, including the Tippecanoe Mall, are within 1 mile of the location. Interstate 65, regional healthcare providers, and more are also but a few minutes away.

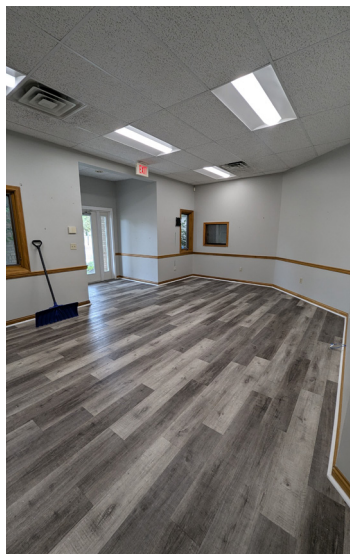
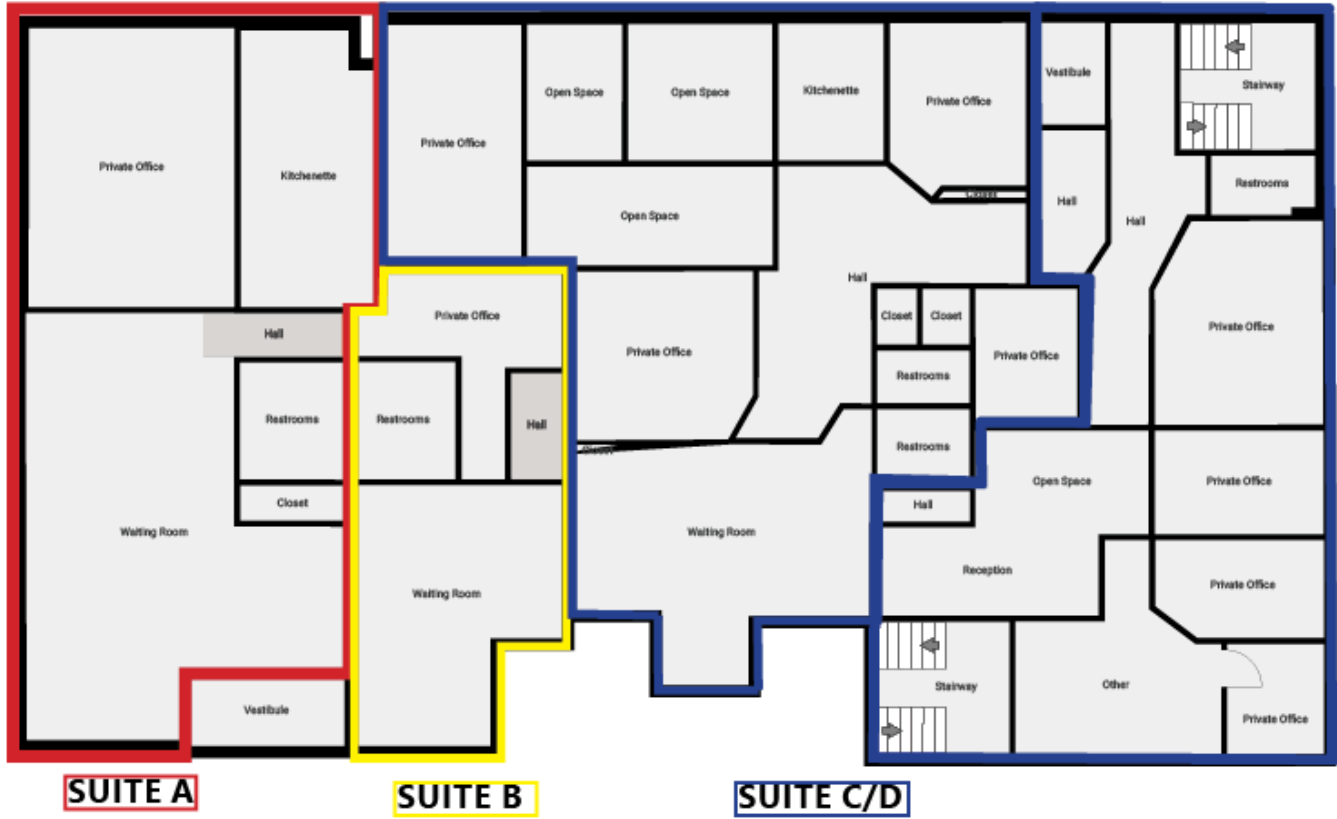


**JIM PITOUKKAS**

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