

# OFFICE SPACE FOR LEASE



**COLDWELL BANKER  
COMMERCIAL**  
SHOOK

## 160 SAGAMORE PARKWAY W. | WEST LAFAYETTE, IN 47906

Suite 160



### LEASE INFORMATION

Lease Type: Modified Gross  
Suite Number: 160  
Area (SF): 5,500  
Rate: \$3,900.00

### SUMMARY

Suite 160 is an office building with 3 floors. The main floor features 5 private offices, 2 restrooms, a lounge/kitchenette, a waiting room, and a receptionist area. The second floor features 2 private offices, a restroom, and an open area for storage or cubicles. Also included is a 1,000 SF basement that is excellent for storage. There is a material lift for moving equipment, but is not intended for passengers. Unit will be delivered "As-is". Base rent includes common area maintenance, and tenants pay electric directly to Duke Energy.

Individual offices also available for lease.

### LOCATION

Top of Sagamore Parkway, west hill. Coming from Lafayette, turn right onto Frontage Road across from Dog N' Suds. Turn east. 142 Sagamore Parkway West, West Lafayette, IN 47906.



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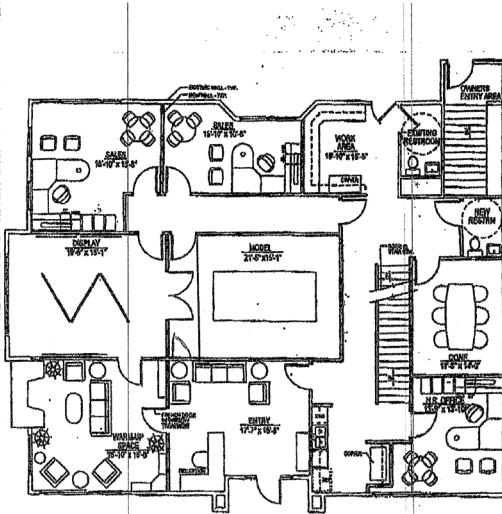


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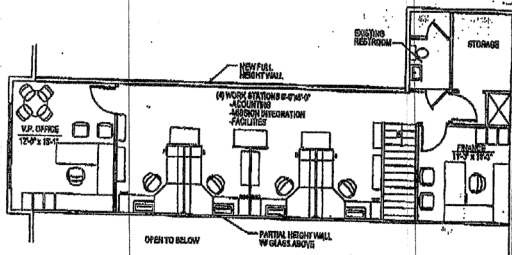


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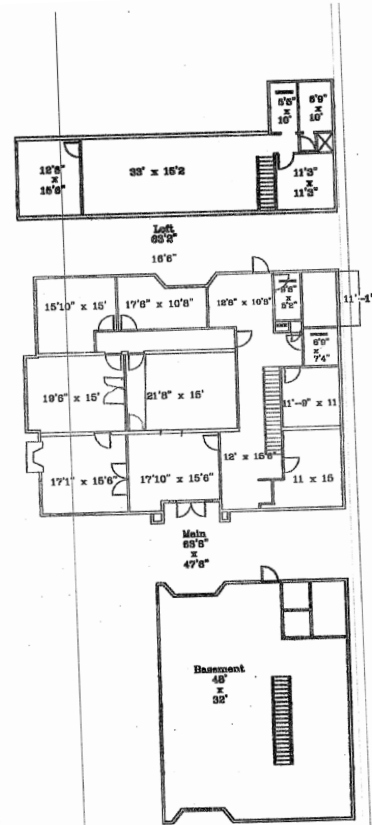
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**FIRST FLOOR PLAN - SALES OFFICE**  
SCALE: 1/8" = 1'-0"



**LOFT PLAN - SALES OFFICE - 160**



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