

DOWNTOWN SPACE FOR LEASE

316, 318, 320 FERRY ST | LAFAYETTE, IN 47901



316 Ferry St

2,780 SF
\$2,800/MO
GROSS

318 Ferry St

1,356 SF
\$1,350/MO
GROSS

320 Ferry St

735 SF
\$740/MO
GROSS

SUMMARY

This historic two-story brick structure with ornate details including rock-faced stone trim is known as the Kettelhut Building. The Kettelhut Building was built in 1893 by Kettelhut Construction, one of Indiana's leading general contractors, to be their original headquarters (they no longer occupy the building). The building is mixed-use with residential apartments on the upper floor and some of downtown Lafayette's finest retail and office spaces on the ground floor. The commercial space for 316 Ferry St was formerly the location of Chosnek Law, and Chosnek Law occupied 318 Ferry St and 320 Ferry St as well. Each of the three currently available units on the property are separated by party walls, but doors connect the units, enabling a single tenant to lease all three spaces. 316 Ferry St is currently configured for a law office, and its elegant façade is suggestive of a dignified professional office or an old-fashioned retail shop. The smaller spaces at 318 Ferry St and 320 Ferry St each boast storefront windows ideally suiting them to draw in customers. There is a private courtyard on the north side of the building.

LEASING OPTIONS

- 1) Lease all three of 316 Ferry St, 318 Ferry St, and 320 Ferry St.
- 2) Lease any single one of the three.
- 3) Lease the adjoining pair of 316 Ferry St and 318 Ferry St.
- 4) Lease the adjoining pair of 318 Ferry St and 320 Ferry St.

The leasing possibilities being excluded here is to lease 316 Ferry St and 320 Ferry St, leaving 318 Ferry St vacant.



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LOCATION INFORMATION

The property location at the corner of Ferry Street and 4th Street is in the heart of Lafayette's downtown business and cultural district. The Kettlehut Building stands across Ferry Street from the Charles H. Hallock Federal Building, which has a post office and federal offices. The Kettlehut Building is one block north of the Tippecanoe County Courthouse and near many of the major government and financial offices in the Lafayette area. The location is desirable for business or retail uses, as downtown serves both as a business and entertainment district. Downtown Lafayette's art galleries, concert halls, civic festivals, and restaurants attract a steady stream of potential customers throughout the year.

5 MINUTES TO PURDUE UNIVERSITY

PRIME DOWNTOWN LOCATION

WITHIN WALKING DISTANCE OF MAJOR GOVERNMENT AND FINANCIAL OFFICES

HISTORIC 19TH CENTURY BRICK CONSTRUCTION WITH STONE-FACED TRIM

ELEGANT FAÇADE AND LARGE STREET-FACING WINDOWS



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