

# 3589 SAGAMORE PKWY N

Lafayette, IN 47904



## PROPERTY DESCRIPTION

A 54,000 SF, two-story facility uniquely equipped for life-science, lab, and office uses. The building features robust infrastructure including a loading dock access, and specialized HVAC systems specifically designed for heavy process loads and cleanroom applications.

## PROPERTY HIGHLIGHTS

- Life-science and lab-ready infrastructure with established cleanroom areas.
- Facility equipped with docks and receiving/holding areas including a fourteen-foot overhead door at grade.
- Freight elevator to facilitate the movement of equipment and supplies between floors.
- Building includes back-up Generator. Tenant will be responsible for maintenance.
- A substantial portion of the existing HVAC infrastructure was specifically designed and installed to support cleanroom processing loads, providing capacity well beyond standard office requirements.
- 120 lined surface parking spaces on site.
- Sublease term available through November 30, 2030, with ownership willing to entertain a direct long-term lease.

## OFFERING SUMMARY

Lease Rate:	\$4.25 - 15.00 SF/yr (NNN)
Available SF:	14,000 - 20,000 SF
Lot Size:	2.76 Acres
Building Size:	54,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,339	10,627	27,318
Total Population	3,392	25,110	68,810
Average HH Income	\$64,399	\$78,901	\$69,460

### JIM PITOUKKAS

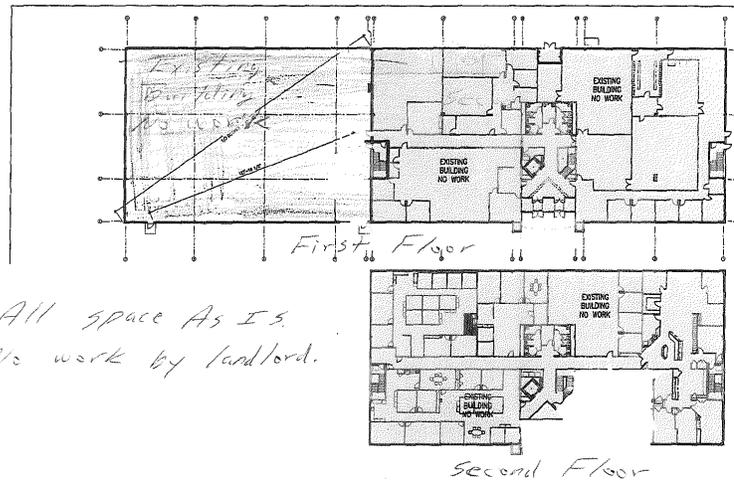
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### SEAN YOON

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*Exhibit A  
Acell  
12/1/15 lease.***LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,000 - 20,000 SF	Lease Rate:	\$4.25 - \$15.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110	Available	20,000 SF	NNN	\$15.00 SF/yr	Entire first floor office-lab Sublease, Lease term will be through expiration of existing lease agreement on 11/30/2030. The ownership is willing to entertain a direct long-term lease. Features established clean room (lab) space, comprising approximately 30% of the 1st floor.
210	Available	20,000 SF	NNN	\$12.00 SF/yr	Entire second floor office-lab Sublease, Lease term will be through expiration of existing lease agreement on 11/30/2030. The ownership is willing to entertain a direct long-term lease. Features established clean room (lab) space, comprising approximately 15% of the 2nd floor.
Shell Space	Available	14,000 SF	NNN	\$4.25 SF/yr	Sublease, Lease term will be through expiration of existing lease agreement on 11/30/2030. The ownership is willing to entertain a direct long-term lease.

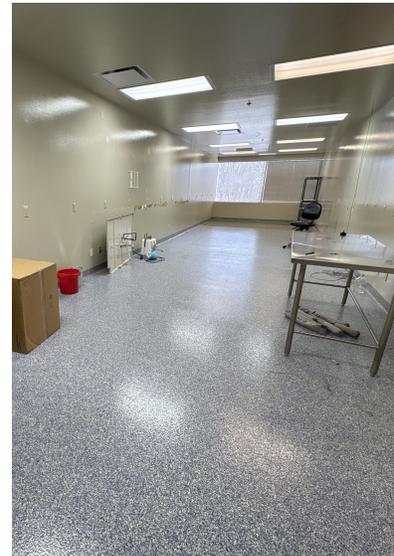
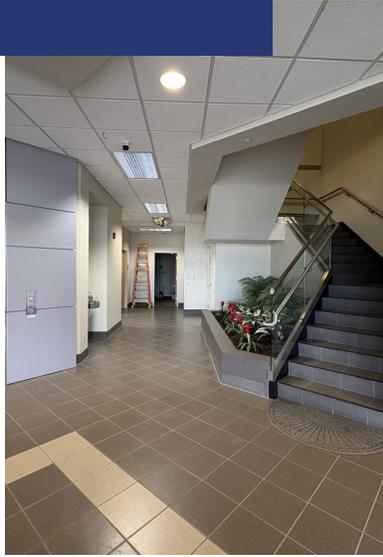
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OFFICE BUILDING FOR LEASE

# 3589 SAGAMORE PKWY N

Lafayette, IN 47904

**SHOOK** COMMERCIAL  
REAL ESTATE



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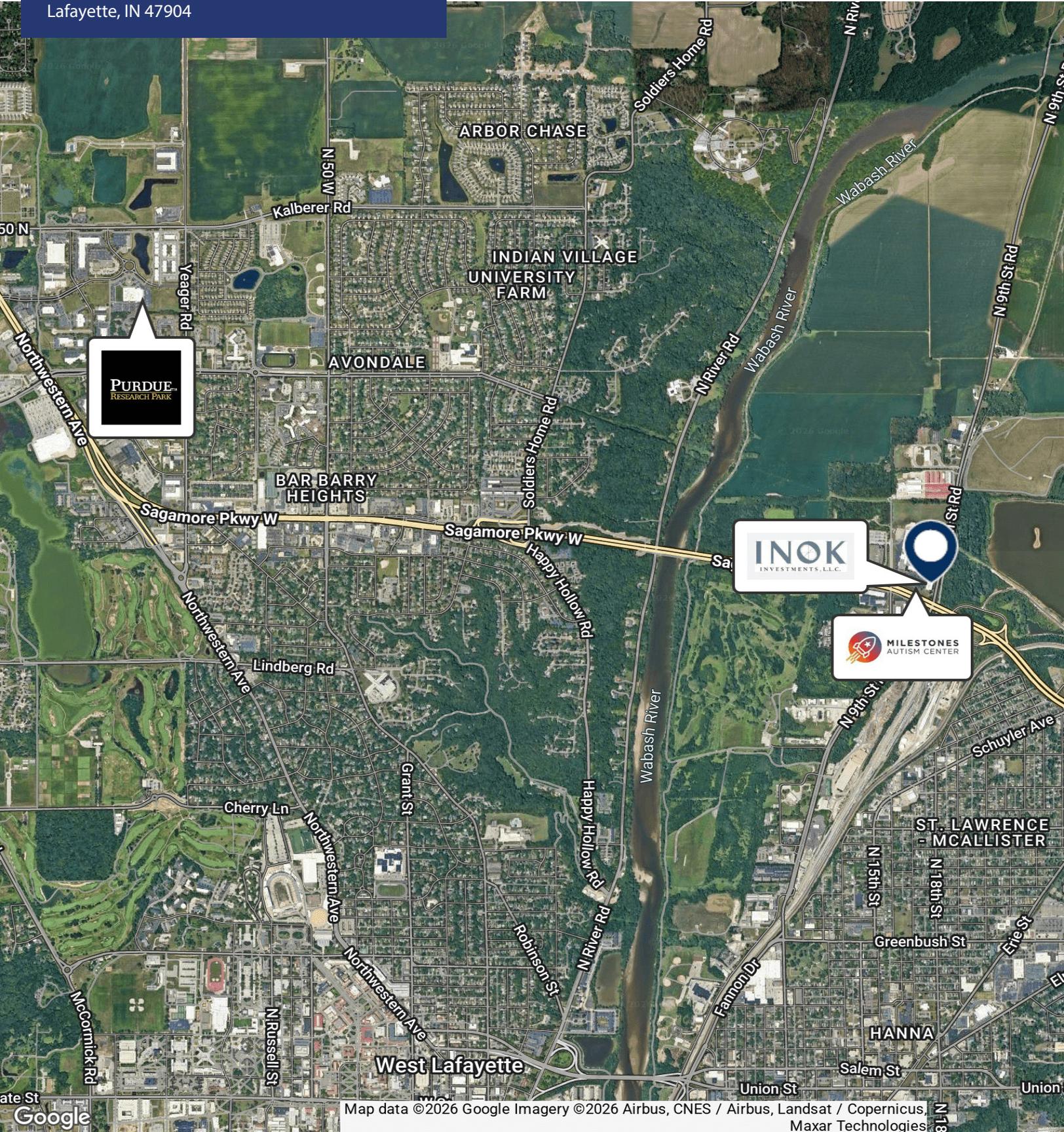
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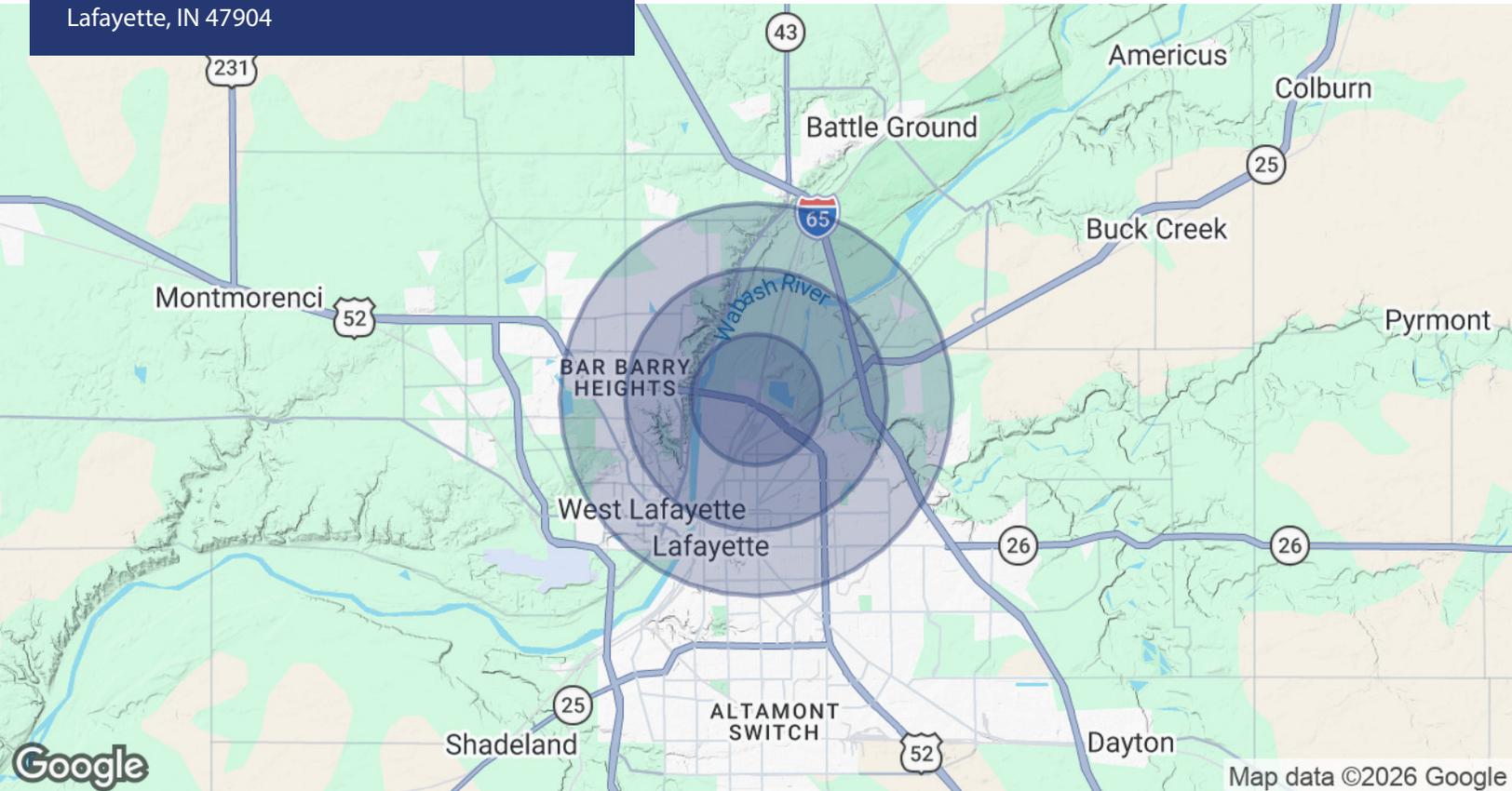
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,392	25,110	68,810
Average Age	33.5	34.3	31.2
Average Age (Male)	31.3	33.9	30.5
Average Age (Female)	37.0	35.9	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,339	10,627	27,318
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$64,399	\$78,901	\$69,460
Average House Value	\$132,959	\$231,199	\$233,521

2023 American Community Survey (ACS)

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