

# OFFICE/RETAIL **SPACE FOR LEASE**

**401 SOUTH EARL AVENUE | LAFAYETTE, IN 47904**



**Total Building Size**

27,486 SF

**Zoned**

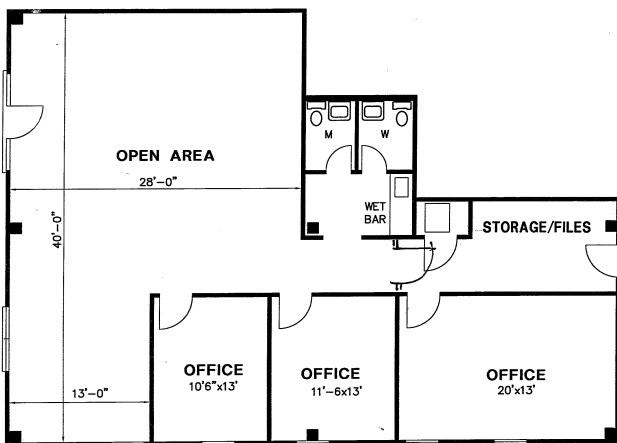
GB

**PROPERTY DESCRIPTION**

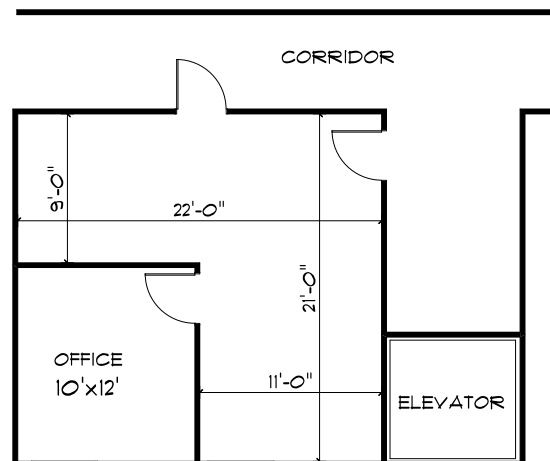
Well maintained, multi-tenant building with four floors and an elevator. Smaller suites and individual offices available. On site parking and mail delivery

**LOCATION DESCRIPTION**

Terrific central location with easy access to downtown Lafayette, Purdue, and I-65.



401 S. EARL AVE. SUITE 1-B  
APPROX. AREA 1825 S.F.



401 S EARL AVE  
SUITE 2B 462 SQ. FT.

**JOSH DENO**

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## **LEASE INFORMATION**

Lease Type: Modified Gross  
Suites Number: 1A  
Area (SF): 2,200  
Rate: \$7.75/sqft  
Additional Info.: "As Is" Condition

Lease Type: Modified Gross  
Suites Number: 1B  
Area (SF): 1,825  
Rate: \$15.00/sqft

Lease Type: Modified Gross  
Suites Number: 1D  
Area (SF): 2,100  
Rate: \$7.75/sqft

Lease Type: Modified Gross  
Suites Number: 2A  
Area (SF): 1,637  
Rate: \$12.00/sqft

Lease Type: Modified Gross  
Suites Number: 2B  
Area (SF): 735  
Rate: \$775/MO for Office, \$300/  
MO for conference room

Lease Type: Modified Gross  
Suites Number: 2C  
Area (SF): 1,440  
Rate: \$15.00/sqft

Lease Type: Gross  
Suites Number: 3A  
Area (SF): 2,161  
Rate: \$500/MO-\$700/MO for of-  
fice or conference room



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