

300 MAIN STREET

Lafayette, IN 47901



PROPERTY DESCRIPTION

Welcome to our stunning ten-story office building in downtown Lafayette, perfectly situated at the corner of Main and 3rd Street. Home to a diverse group of professionals, including accountants and attorneys, this property boasts some of the best courthouse views in the area. Rent includes all utilities, except for landline phone and internet, with fiber cables already installed for high-speed connectivity.

Clients will be greeted by prestigious entrances and beautifully designed common areas, ensuring a professional atmosphere. This historical property showcases Art Deco architectural details, adding charm and character to your office environment. Parking options are also available for purchase. Come experience the perfect blend of elegance and functionality for your business!

PROPERTY HIGHLIGHTS

- Prestigious entrance and common areas
- Fiber optic cables in place, ready for your office needs
- Rent includes all utilities, except for landline phone and internet
- Scalable place for growing businesses, with janitorial services and nightly trash removal.
- Leased parking spaces depending on availability, \$50 monthly

OFFERING SUMMARY

Lease Rate:	\$700 - 1,750 per month (Gross)
Available SF:	600 - 1,508 SF
Building Size:	69,945 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	10,307	20,548	33,084
Total Population	21,525	57,167	86,728
Average HH Income	\$40,581	\$56,325	\$60,215

EMILY GINN

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GINN TEAM

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OFFICE BUILDING FOR LEASE

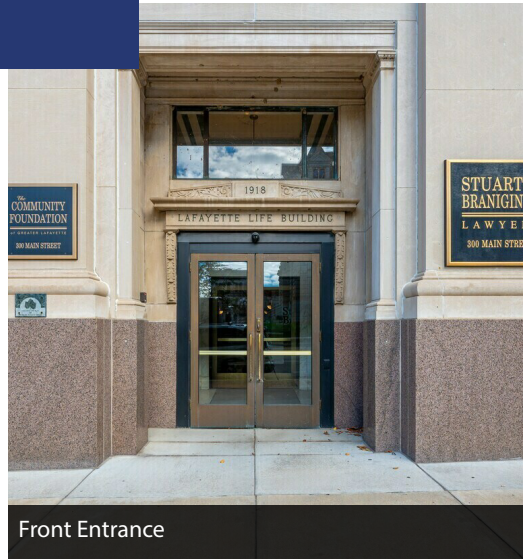
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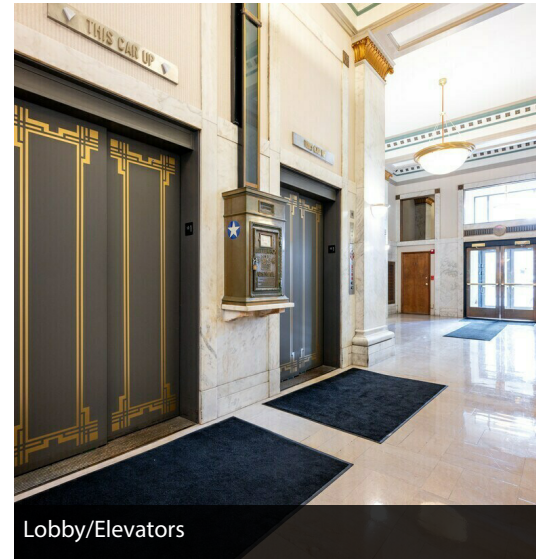
SHOOK COMMERCIAL
REAL ESTATE



Aerial



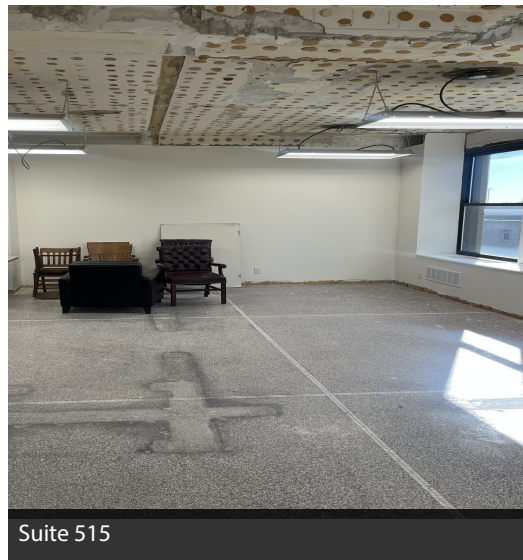
Front Entrance



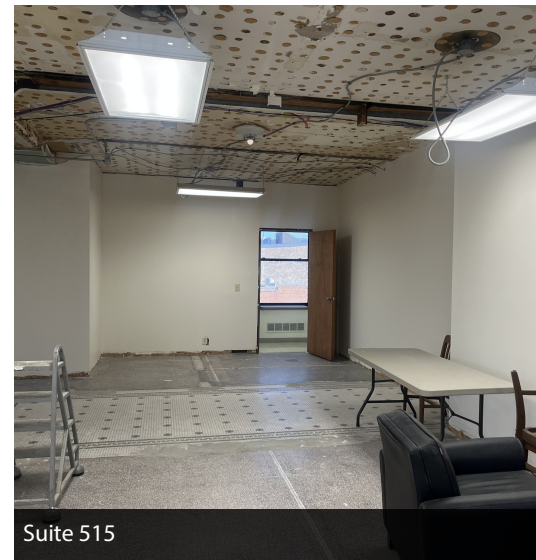
Lobby/Elevators



Suite 515



Suite 515



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Suite 422



Suite 422



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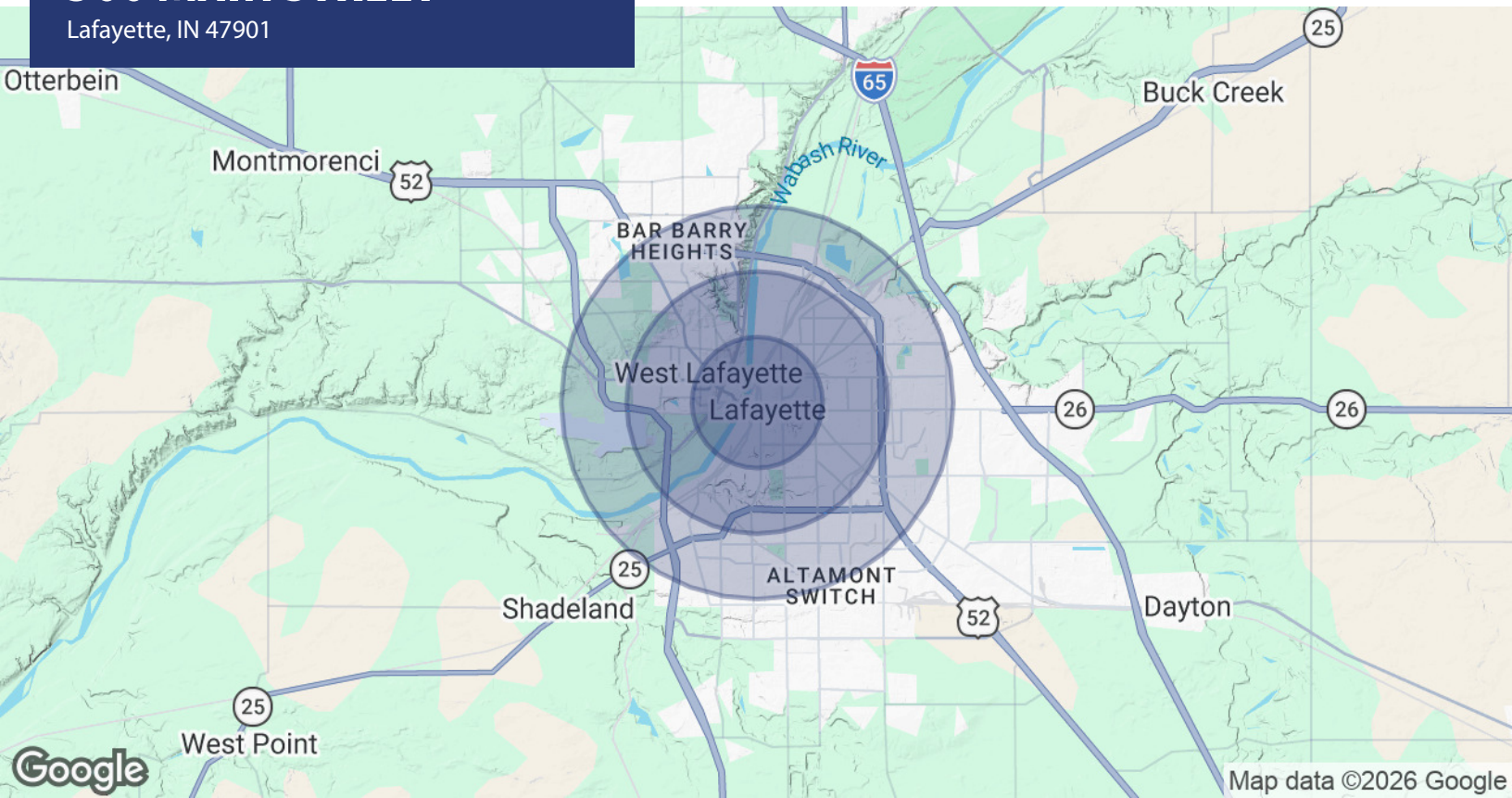
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,525	57,167	86,728
Average Age	30	31	33
Average Age (Male)	30	30	32
Average Age (Female)	31	31	34
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,307	20,548	33,084
# of Persons per HH	2.1	2.8	2.6
Average HH Income	\$40,581	\$56,325	\$60,215
Average House Value	\$217,337	\$198,419	\$202,495

2020 American Community Survey (ACS)

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