

DOWNTOWN OFFICE FOR SALE OR LEASE



**COLDWELL BANKER
COMMERCIAL**
SHOOK

415 COLUMBIA STREET | LAFAYETTE, IN 47901



SUMMARY

Dustin Zufall and Jim Pitoukkas of Coldwell Banker Commercial Shook are proud to present the opportunity to purchase a condo interest, or lease, space within the prestigious class A office building, Columbia Center. Columbia Center is located along well-travelled Columbia Street, a western bound corridor leading to West Lafayette and the heart of Purdue University. The building is situated within a block of the Tippecanoe County Courthouse. Tenants benefit from its convenient location, great street prominence, and vibrant downtown business and residential communities. The building is served by an attached parking garage and ample street parking. Also, excellent signage opportunities await the next tenants and/or owners. There is available office space to lease on the first and third floors. Furthermore, a condo interest of the first and third floors is available for sale.

LOCATION

The subject property is located in Lafayette's central business district and just a mile from Purdue University. Lafayette's Central Business District is booming with new development, many new and established retail and professional services businesses, and a growing number of year-round residents.



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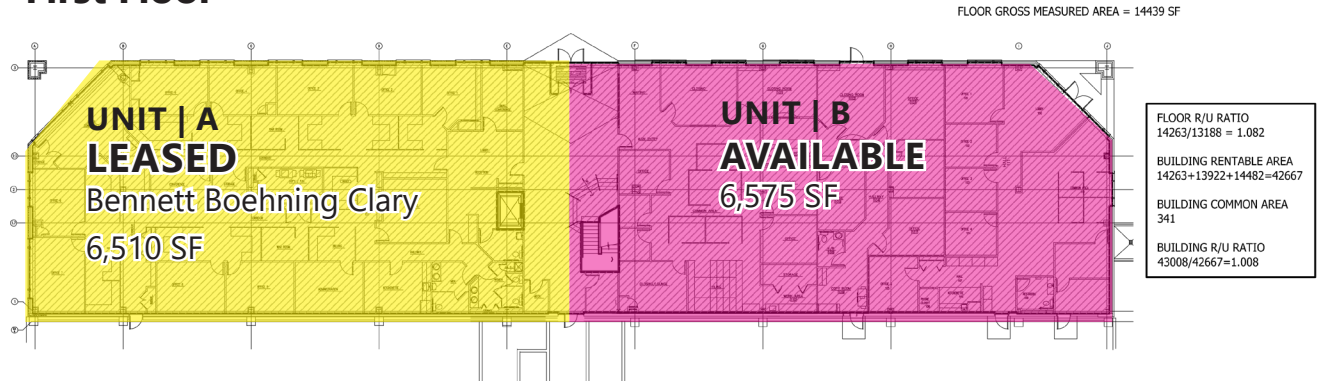
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FOR SALE - UNIT | B, EASTERN HALF OF FIRST FLOOR

<p>AREA 6,575 SF</p> <p>SALE PRICE \$1,500,000</p>	<p>SUMMARY The subject property is being condominiumized into two commercial condos per floor. The west side of the first floor and entire second floor are owner occupied by longstanding, successful businesses. A condo interest of the east side of the first floor, with exterior signage rights, is available for sale. The condo consists of approximately 6,575 square feet and is being offered for sale for \$1,500,000.</p>
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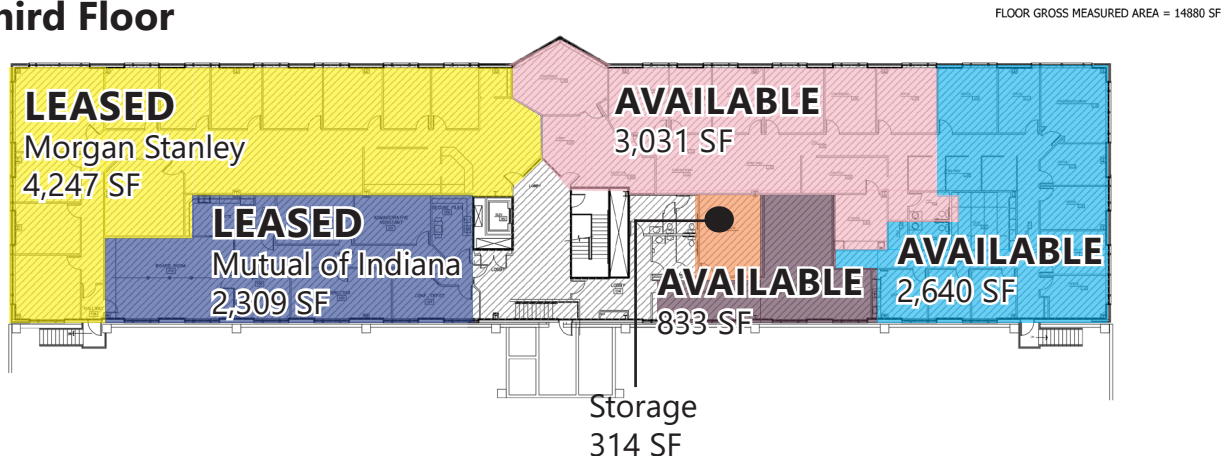
First Floor



FOR SALE - ENTIRE THIRD FLOOR

<p>ENTIRE AREA 14,595 SF</p> <p>Unit 3A 7,327 SF</p> <p>Unit 3B 7,268 SF</p> <p>SALE PRICE \$2,600,000</p>	<p>SUMMARY Both third floor condos, Units 3A and 3B, which consist of approximately 14,595 square feet, are being offered for sale together for \$2,600,000. The west side condo on the third floor, Unit 3A, is currently leased to two tenants. The east side condo on the third floor, Unit 3B, is unoccupied. This is a great opportunity for a buyer to occupy or lease Unit 3B while collecting rent from the existing tenants in Unit 3A.</p>
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Third Floor



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FOR LEASE

SUITE SIZES

VARY

LEASE RATE

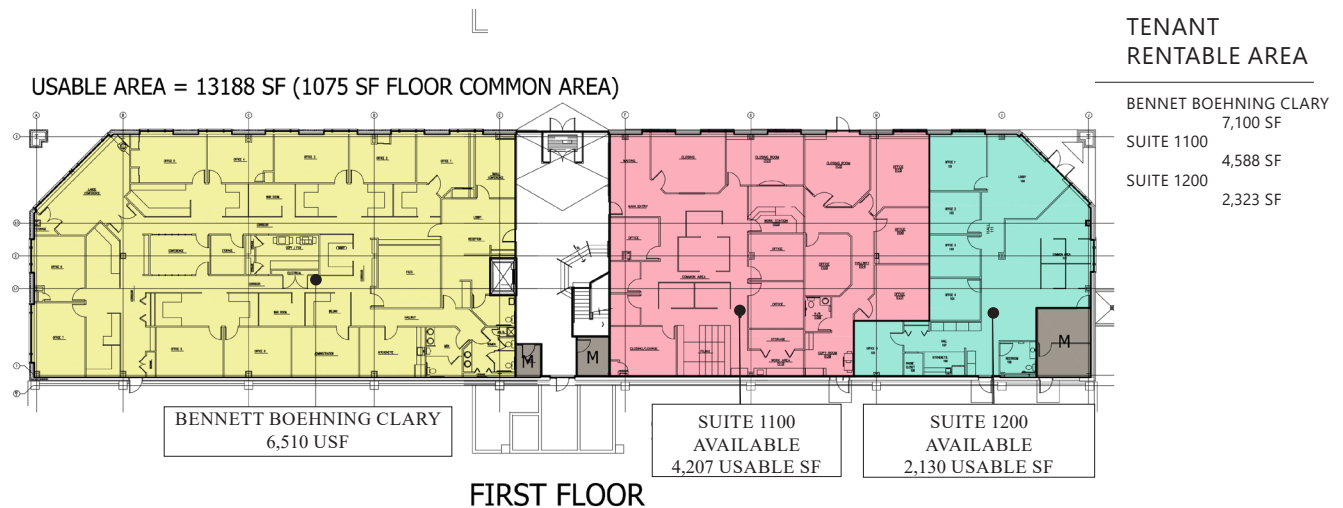
\$16.50/SF/YR, NNN

(inc. electric)

Rate based on terms

SUMMARY

All suites within Columbia Center are being offered for lease at the rate of \$16.50 per square foot NNN. The building is all-electric, electric charges are passed through to the tenant via the NNN fee. The available first floor suites offer both exterior street access, and interior access through the building lobby. Third floor suites are accessible through the building lobby via elevator or stairs, and through secured access points from the connected garage.



USABLE AREA = 13347 SF (1138 SF FLOOR COMMON AREA)



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FIRST FLOOR- SUITE 1100

SUITE SIZE

4,588 SF

LEASE RATE

\$16.50/SF/YR, NNN (inc. electric)
Rate based on terms

SUMMARY

Suite 1100 is a large space with walk-up access to the sidewalk, parking garage, and a main entrance through the main lobby of the building. Numerous private offices and bullpen area make this space suitable for a variety of businesses. The suite is available for sub-lease, or a new lease if mutually agreeable terms can be reached with the landlord.



FIRST FLOOR- SUITE 1200

SUITE SIZE

2,323 SF

LEASE RATE

\$16.50/SF/YR, NNN (inc. electric)
Rate based on terms

SUMMARY

The space was formerly occupied by a local law firm. This wonderful suite offers great natural light in a walk-up configuration, excellent visibility to well travelled Columbia Street, and direct access to the parking garage (an additional parking fee will apply).

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THIRD FLOOR- SUITE 3000

SUITE SIZE

3,315 SF

LEASE RATE

\$16.50/SF/YR, NNN (inc. electric)
Rate based on terms

SUMMARY

Third floor office suite available with traditional floorplan featuring private offices, conference room, breakroom with kitchen, and common areas. Storage abounds in the interior of the space and large windows allow plenty of natural light. Located just off the third floor elevator making the space easy to find for clients/guests. Ideal for large office user. Additional storage available for lease.



THIRD FLOOR- SUITE 3200

SUITE SIZE

2,887 SF

LEASE RATE

\$16.50/SF/YR, NNN (inc. electric)
Rate based on terms

SUMMARY

Third floor office suite available with entrance off of parking garage. Space has been very well maintained and features numerous private offices, a kitchenette/breakroom, and two conference room areas. Executive office located at the corner of the building with two walls of windows, this space is move-in ready for the next office user.

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THIRD FLOOR- SUITE 3300



SUITE SIZE

911 SF

LEASE RATE

\$16.50/SF/YR, NNN *(inc. electric)*
Rate based on terms

SUMMARY

Approximately 911 square feet of furnished, private office space ready to house your business. This suite would be ideal for small office users such as counselors, accountants, insurance, attorneys, etc. With a reception/waiting area and two private offices this space has been very well kept.

Additional storage available for lease.

SUITE

STORAGE

SUMMARY

3rd floor storage space can be combined with Suite 3000 or Suite 3300.

SIZE

314 SF

LEASE RATE

NEGOTIABLE



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