

OFFICE SPACE FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
SHOOK

152, 160 SAGAMORE PARKWAY W. | WEST LAFAYETTE, IN

Suite 152



Suite 160



LEASE INFORMATION

Lease Type: NNN
Suite Number: 152
Area (SF): 2,500
Rate: \$2,500.00

Lease Type: Modified Gross
Suite Number: 160
Area (SF): 5,500
Rate: \$3,900.00

SUMMARY

Suite 152 features a medical office with a waiting room and receptionist office. There are 2 restrooms, 5 exam rooms with wash sinks in each unit, a lounge/kitchennette, a flex office, and 3 private offices. Tenant pays gas and electric directly to utilities and common area maintenance in addition to the base rent.

Suite 160 is an office building with 3 floors. The main floor features 5 private offices, 2 restrooms, a lounge/kitchennette, a waiting room, and a receptionist area. The second floor features 2 private offices, a restroom, and an open area for storage or cubicles. Also included is a 1,000 SF basement that is excellent for storage. There is a material lift for moving equipment, but is not intended for passengers. Unit will be delivered "As-is". Base rent includes common area maintenance, and tenants pay electric directly to Duke Energy.

LOCATION

Top of Sagamore Parkway, west hill. Coming from Lafayette, turn right onto Frontage Road across from Dog N' Suds. Turn east. 142 Sagamore Parkway West, West Lafayette, IN 47906.



JOSH DENO

(219)863-5947 | jdeno@shook.com

STEPHEN SHOOK

(765)491-3747 | sshook@shook.com