



**HOKANSON
COMPANIES INC.**
INVESTMENT & CORPORATE REAL ESTATE

FOR LEASE

AVAILABLE CLASS A MEDICAL OFFICE
3743 LANDMARK DRIVE, LAFAYETTE, IN



4,552 SF
Available

Building
Signage
Available

YOUR SIGN HERE

**Under
New
Ownership /
Management**



- 6 Months Free Rent
- Above Market Tenant Improvement Allowance Available

FOR MORE INFORMATION

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Property Highlights


- 4,552 SF Class A Medical Office Space Available
- Centrally Located within Lafayette Medical Corridor
- Includes Building Signage with High Visibility
- Ample Parking with Dedicated Space Entrance
- Close Proximity to Franciscan Health Lafayette East and IU Health Arnett Hospital
- Close Proximity to SR-26/South Street Including Numerous Amenities
- Customize your Preferred Floor Plan with Generous Provided Tenant Improvement Allowance
- Ownership Opportunity Available for Qualified Physician Groups



 **Franciscan**
HEALTH
Lafayette East

 **Arnett**
HEALTH

2 Miles


COMPASS
FEATS
New Multi-Family
Subdivision
(84 Units)
Under Construction

McCarty Lane

S. Creasy Lane

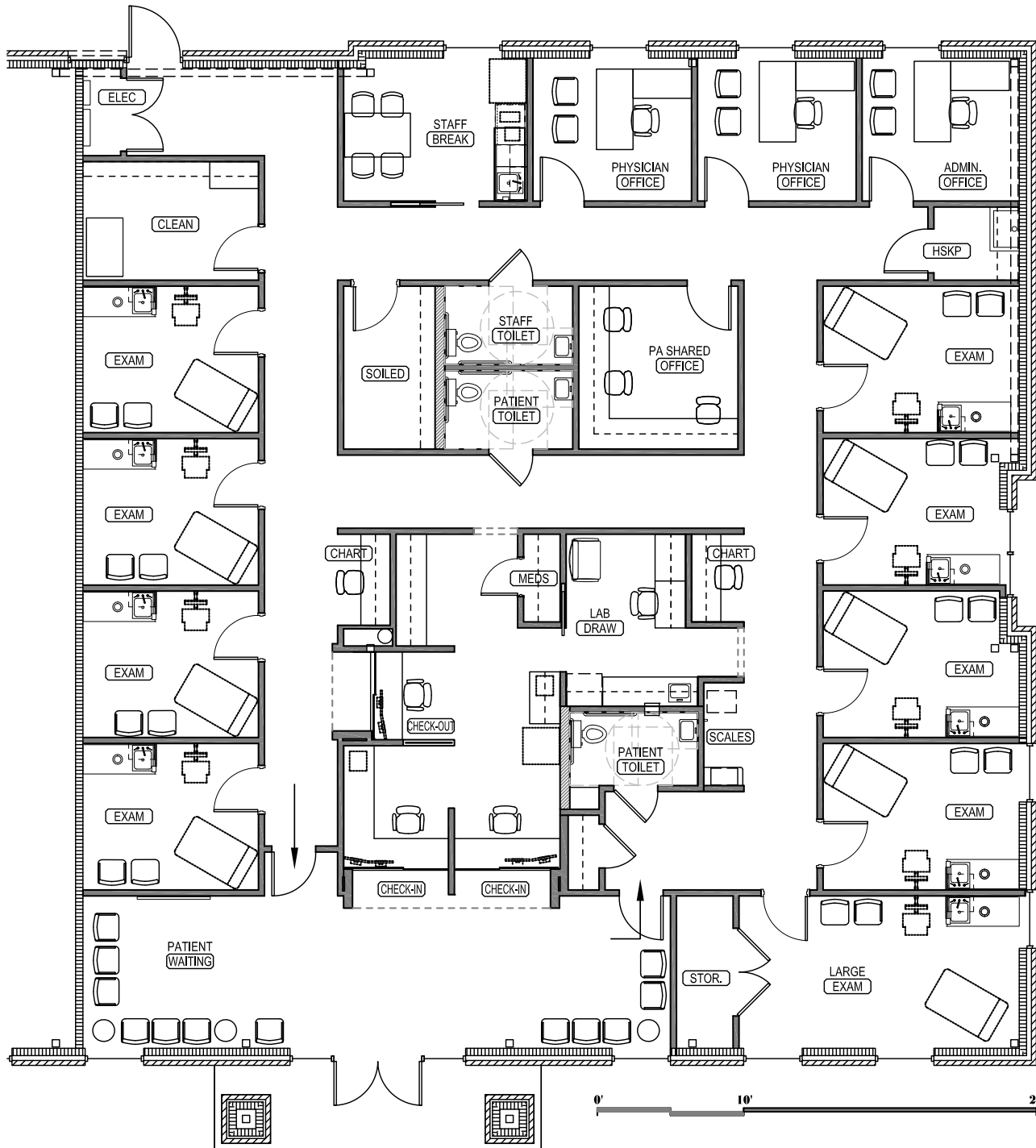
Traffic Counts:

- McCarty Lane / S. Creasy Lane
17,643 AADT (2022)

Demographics:

	<u>3 Miles</u>	<u>5 Miles</u>
• Avg. HH Income:	\$61,003	\$61,372
• 2023 Population:	60,372	130,387
• 2023 Households:	25,894	49,213

Sample Space Plan



- 8 Exam Rooms
- 1 Large Exam / Procedure Room
- 2 Physician Offices
- 1 Lab Area

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