

3774 Bayley Drive, Suite A, Lafayette, IN 47905

TRUVANT
REALTY

TURN-KEY MEDICAL SPACE NOW FOR LEASE



Position your practice in a high-traffic medical corridor off Creasy Lane. This **3,693 SF** suite offers a functional layout with exam rooms, private offices, and strong visibility—available now.

- \$13/SF/YR
NNN estimated at \$6/SF/YR
- CAM includes water & sewer
- Tenant pays electric, trash, phone, and data



Call Us
765-426-2339

For More Information
www.truvantrealty.com



Suite A is a professionally-built-out 3,693 SF medical office space offering a functional and efficient layout ideal for a wide range of healthcare users. Additional private offices and staff amenities support both clinical and administrative needs.

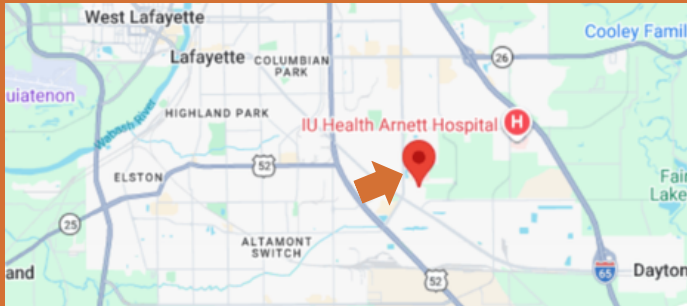


Features Include:

- Oversized waiting room with reception/admin desk
- 7 fully-plumbed examination rooms
- Large nurse's station with plumbing and built-in storage
- 4 private offices
- Spacious breakroom with kitchenette
- 3 ADA-compliant restrooms
- Building/monument signage available



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Location Highlights:

- Located just off Creasy Lane, a major retail and medical corridor
- Adjacent to Franciscan Health Lafayette Hospital
- Convenient access to I-65
- Surrounded by medical users, pharmacies, and national retailers
- Strong daytime population and visibility

Ideal Uses:

- Primary Care
- Specialty Practice
- Urgent Care
- Physical Therapy/Rehab
- Behavioral Health



Bri

Bri Powell
Broker/Realtor
bri@truvantrealty.com
765-426-2339

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www.truvantrealty.com

Randy

Randy Truitt
Owner/Managing Broker
randy@truvantrealty.com
765-404-7584

