

CASCADA BUSINESS PARK

958 Mezzanine Dr, Lafayette, IN 47905



PROPERTY DESCRIPTION

Located in the highly desirable Cascada Business Park, 958 Mezzanine offers 2,880 square feet of executive-level office space designed for professional and medical use. This well-appointed suite features eight private offices or exam rooms, a spacious waiting area, a built-in reception desk, a resource room, a breakroom, and two ADA-compliant restrooms. With high-end finishes and a thoughtful layout, this space is move-in ready and ideal for businesses seeking a premium office environment.

PROPERTY HIGHLIGHTS

- 2,880 SF of executive office space
- 8 private offices/exam rooms
- Spacious waiting room & reception area
- Resource room & breakroom
- 2 ADA-compliant restrooms
- Impeccably finished & move-in ready
- Located in highly desirable Cascada Business Park
- Easy access to major roadways
- NNN Lease: \$16.00/SF/YR + CAM (\$3.50/SF avg.)

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,880 SF
Lot Size:	43,201 SF
Building Size:	7,040 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	1,022	2,384
Total Population	744	2,246	5,236
Average HH Income	\$64,319	\$64,824	\$56,949

BRAD NEIHOUSER

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OFFICE BUILDING FOR LEASE

CASCADE BUSINESS PARK

958 Mezzanine Dr, Lafayette, IN 47905

SHOOK COMMERCIAL REAL ESTATE



Google

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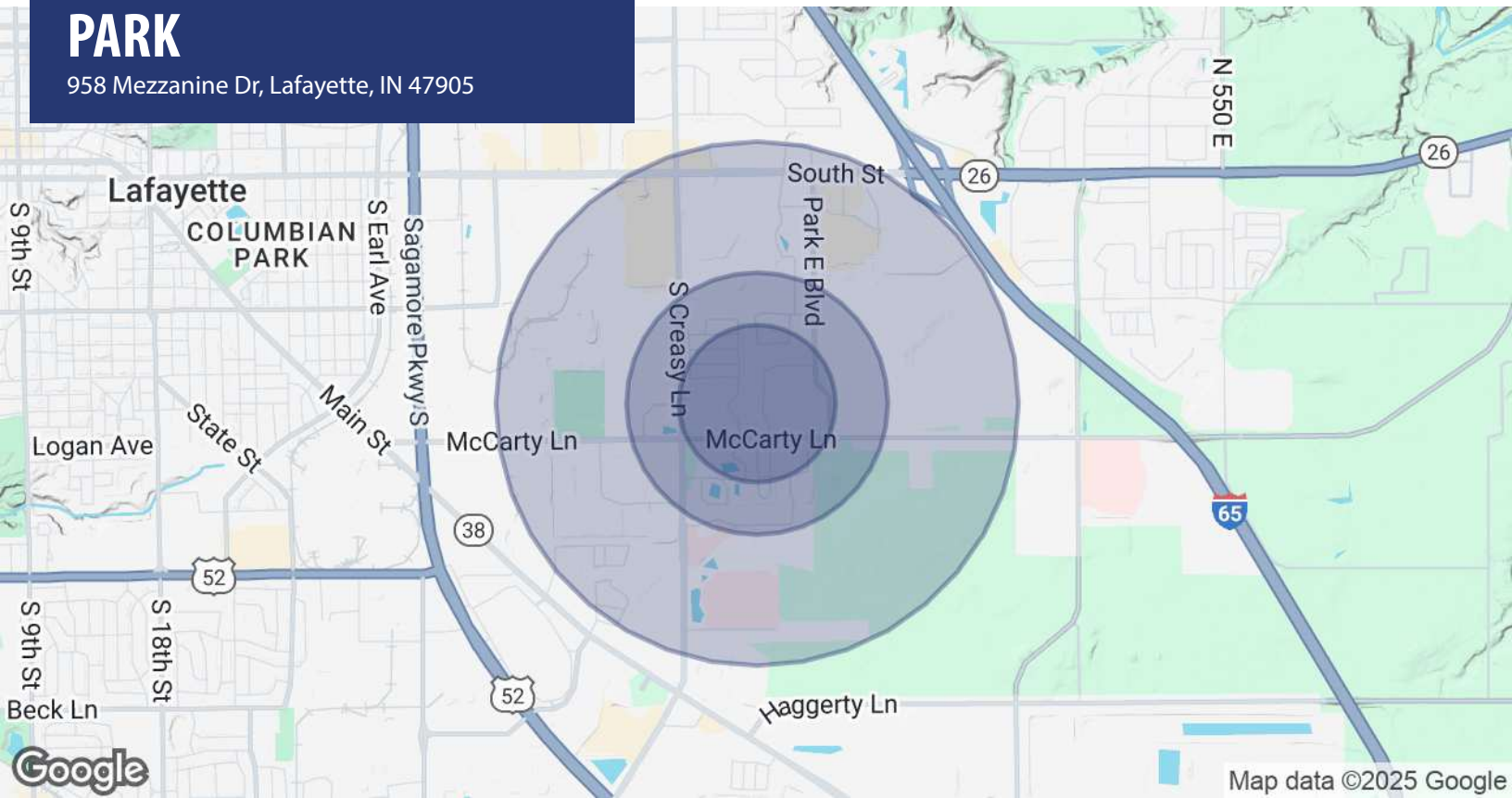
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	744	2,246	5,236
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	1,022	2,384
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$64,319	\$64,824	\$56,949
Average House Value	\$181,471	\$200,930	\$206,447

Demographics data derived from AlphaMap

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