

# 1201 CUMBERLAND AVENUE

West Lafayette, IN 47906



## LOCATION DESCRIPTION

1201 Cumberland Ave sits at the southwest corner of Cumberland Avenue and Yeager Road, within the Purdue Research Park—a 725 acre innovation hub just under two miles north of the Purdue University campus. Originally built in 1969 and renovated in 2016, this two-story, ~86,800 sq ft office/lab building offers wet-lab, light manufacturing, and flexible office spaces, with surface parking for about 310 vehicles.

## PROPERTY HIGHLIGHTS

- Flexible space configurations and lease terms
- Affordable rent
- Great location within the Purdue Research Park
- Ample parking

## OFFERING SUMMARY

Lease Rate:	\$4.00 - 25.81 SF/yr (Gross; NNN)
Number of Units:	19
Available SF:	93 - 18,171 SF
Lot Size:	6 Acres
Building Size:	86,800 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,614	13,116	25,125
Total Population	9,840	34,762	71,415
Average HH Income	\$83,248	\$86,384	\$72,025

**JIM PITOUKKAS**

317.281.8811  
jpitoukkas@shook.com

**DUSTIN ZUFALL**

765.427.2047  
dzufall@shook.com



OFFICE BUILDING FOR LEASE

# 1201 CUMBERLAND AVENUE

West Lafayette, IN 47906

**SHOOK** COMMERCIAL  
REAL ESTATE

## PROPERTY DESCRIPTION

Relation to Purdue University

- Proximity: Just minutes from Purdue's main campus and easy access to US52 and I 65, facilitating collaboration with university faculty, students, and research initiatives.
- Purpose-built: The Research Park bridges the academic-industrial divide and hosts tech-focused firms requiring lab and production.

Adjacent to Purdue Research Park

1201 Cumberland is deeply embedded in this high-tech corridor, surrounded by dozens of innovation-focused buildings. It has historically attracted light-production and R&D companies, such as Laboratory for Advanced Medicine and En'Urga, Inc.

Near the Future SK Hynix Semiconductor Facility.

The massive new SK Hynix semiconductor packaging and R&D campus (approx. 340,000 sq ft) is under development within the Research Park, north of Kalberer Road—roughly half a mile to the northeast of 1201 Cumberland. This \$3.87 billion investment is part of the U.S. CHIPS Act initiative, expected to create about 1,000 jobs and begin production in late 2028.



**JIM PITOUKKAS**

317.281.8811

[jpitoukkas@shook.com](mailto:jpitoukkas@shook.com)

**DUSTIN ZUFALL**

765.427.2047

[dzufall@shook.com](mailto:dzufall@shook.com)

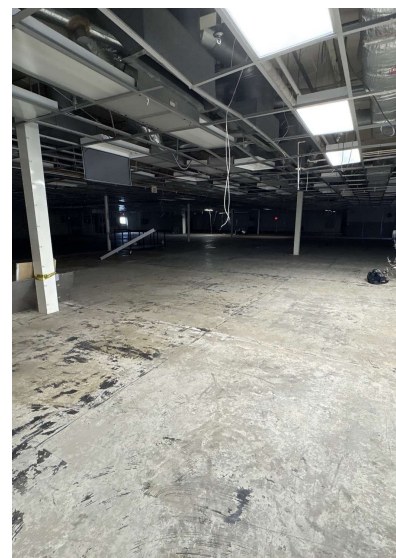
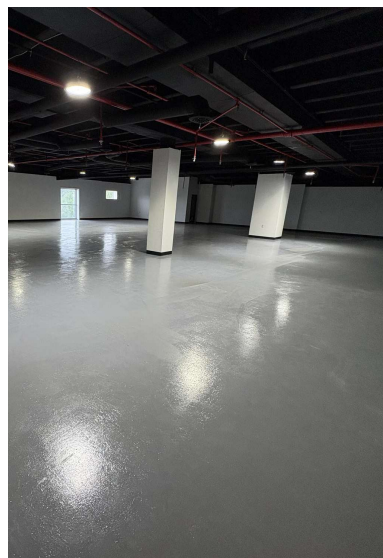
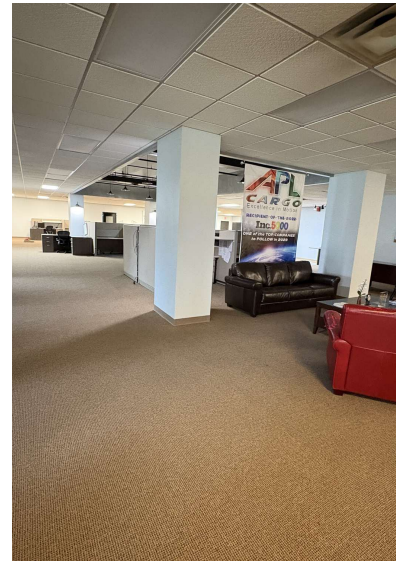


OFFICE BUILDING FOR LEASE

# 1201 CUMBERLAND AVENUE

West Lafayette, IN 47906

**SHOOK** COMMERCIAL  
REAL ESTATE



**JIM PITOUKKAS**

317.281.8811

jpitoukkas@shook.com

**DUSTIN ZUFALL**

765.427.2047

dzufall@shook.com

# 1201 CUMBERLAND AVENUE

West Lafayette, IN 47906

## LEASE INFORMATION

Lease Type:	Gross; NNN	Lease Term:	Negotiable
Total Space:	93 - 18,171 SF	Lease Rate:	\$4.00 - \$25.81 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B04	915 SF	Gross	\$6.00 SF/yr
Suite B05	465 SF	Gross	\$6.00 SF/yr
Suite B09	5,414 SF	Gross	\$6.00 SF/yr
Suite B200	990 SF	Gross	\$6.00 SF/yr
Suite B300	1,935 SF	Gross	\$6.00 SF/yr
Suite B400	128 SF	Gross	\$6.00 SF/yr
Maker Space 103	672 SF	Gross	\$12.00 SF/yr
Maker Space 105	2,714 SF	Gross	\$12.00 SF/yr
Maker Space 130	1,567 SF	Gross	\$12.00 SF/yr
Suite 152	204 SF	Gross	\$350 per month
Suite 188	97 SF	Gross	\$200 per month
Suite 189	171 SF	Gross	\$325 per month
Suite 190	97 SF	Gross	\$200 per month
Suite 191	167 SF	Gross	\$300 per month
Suite 192	93 SF	Gross	\$200 per month
Suite 200	4,156 SF	Gross	\$12.00 SF/yr
Suite 224	844 SF	Gross	\$12.00 SF/yr
Suite 230	879 SF	Gross	\$12.00 SF/yr
Warehouse	18,171 SF	NNN	\$4.00 SF/yr

**JIM PITOUKKAS**

 317.281.8811  
 jpitoukkas@shook.com

**DUSTIN ZUFALL**

 765.427.2047  
 dzufall@shook.com



# 1201 CUMBERLAND AVENUE

West Lafayette, IN 47906

## Basement



1 (EXISTING) NORTH SIDE BASEMENT FLOOR PLAN  
SCALE 1/8" = 1'-0"

**KC**  
ARCHITECTURE  
KUSARCHITECTURE, INC.  
127 Campbell Roadway West  
West Lafayette, Indiana 47906  
www.kusarchitecture.com  
317.467.4044

PROFESSIONAL SEAL

**NOT FOR CONSTRUCTION**

**DISCLAIMER**  
This document is for informational purposes only and does not constitute an offer of any financial product or service. It is not intended to be used as a basis for any investment decision. The information contained herein is subject to change without notice and should not be relied upon for any specific purpose. The user of this document is advised to consult with a qualified professional for more information.

**EXISTING BASEMENT FLOOR PLAN (NORTH)**  
1201 CUMBERLAND BUILD-OUT

PROJECT NO: 01.12.2022  
SHEET NUMBER: NO. DESCRIPTION DATE

PROJECT NUMBER: C012.116 CHECKED BY: BSA

SHEET NUMBER: **A100**

**JIM PITOUKKAS**

317.281.8811

jpitoukkas@shook.com

**DUSTIN ZUFALL**

765.427.2047

dzufall@shook.com







# 1201 CUMBERLAND AVENUE

West Lafayette, IN 47906

## First Floor


 (EXISTING) NORTH SIDE FIRST FLOOR PLAN - MATCHLINE B  
 DATE: 01/12/2022

**KC**  
 ARCHITECTURE  
 K&K ARCHITECTURE, LLC  
 127 CUMBERLAND AVENUE WEST  
 WEST LAFAYETTE, INDIANA 47906  
 www.k&karch.com 317.467.8811

PROFESSIONAL SEAL:

 NOT FOR CONSTRUCTION  
 DOCUMENT  
 This is a preliminary drawing and should not be used for construction. It is for informational purposes only. The owner and architect assume no liability for any errors or omissions.

 EXISTING FIRST FLOOR PLAN (SOUTH)  
 1201 CUMBERLAND BUILD-OUT  
 1201 CUMBERLAND AVENUE  
 WEST LAFAYETTE, INDIANA 47906  
 DATE: 01/12/2022

 PROJECT NO.:  
 NO. DESCRIPTION DATE:

PROJECT NUMBER: CREDIT BY:

 SHEET NUMBER:  
**A102**

JIM PITOUKKAS

317.281.8811

jpitoukkas@shook.com

DUSTIN ZUFALL

765.427.2047

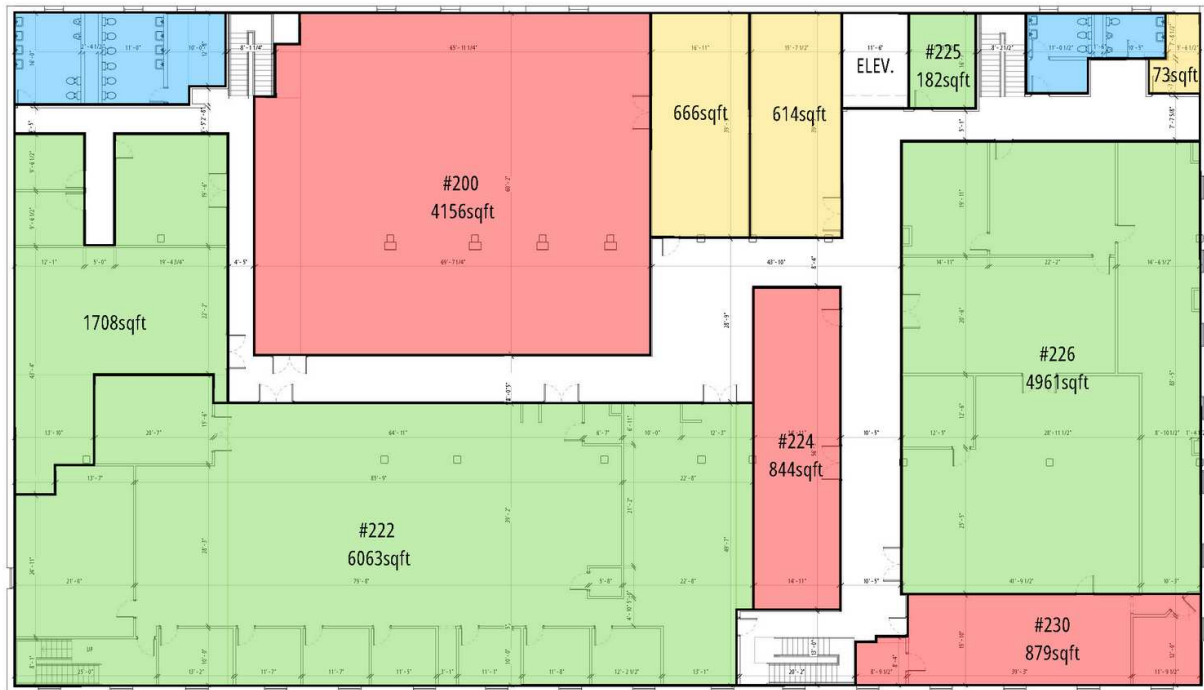
dzufall@shook.com



# 1201 CUMBERLAND AVENUE

West Lafayette, IN 47906

## Second Floor



1 (EXISTING) NORTH SIDE SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

**JIM PITOUKKAS**

317.281.8811

jpitoukkas@shook.com

**DUSTIN ZUFALL**

765.427.2047

dzufall@shook.com

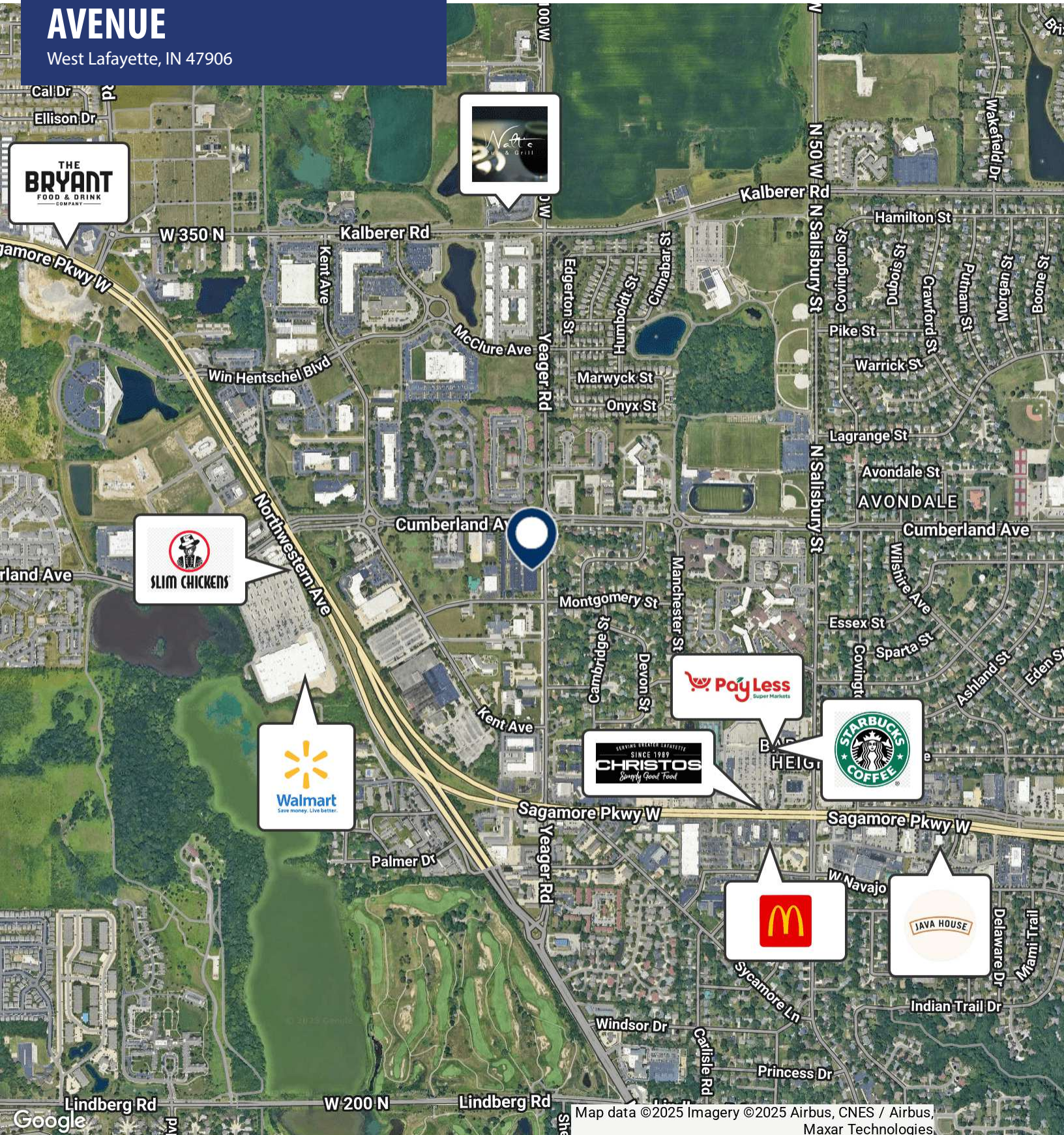


OFFICE BUILDING FOR LEASE

# 1201 CUMBERLAND AVENUE

West Lafayette, IN 47906

**SHOOK** COMMERCIAL  
REAL ESTATE



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

**JIM PITOUKKAS**

317.281.8811

jpitoukkas@shook.com

**DUSTIN ZUFALL**

765.427.2047

dzufall@shook.com