

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 sqft 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

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PROPERTY DESCRIPTION

Relation to Purdue University

- Proximity: Just minutes from Purdue's main campus and easy access to US 52 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 SKHynix semiconductor packaging and R&D campus (approx. 340,000sqft) is under development within the Research Park, north of Kalberer Road—roughly half a mile to the northeast of 1201 Cumberland. This \$3.87billion investment is part of the U.S. CHIPS Act initiative, expected to create about 1,000 jobs and begin production in late 2028

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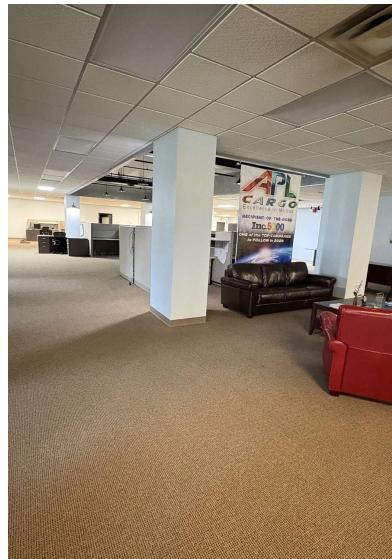
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OFFICE BUILDING FOR LEASE

1201 CUMBERLAND AVENUE

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SHOOK COMMERCIAL
REAL ESTATE



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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

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Basement



(EXISTING) NORTH SIDE BASEMENT FLOOR PLAN

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First Floor

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First Floor



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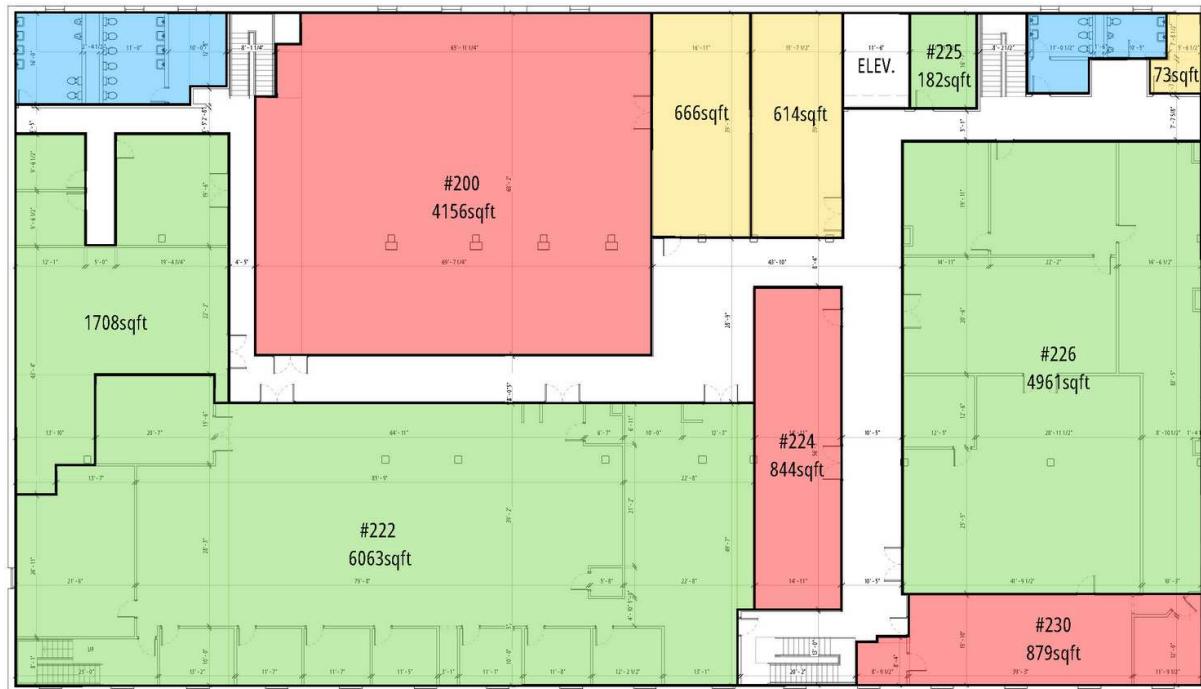
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Second Floor



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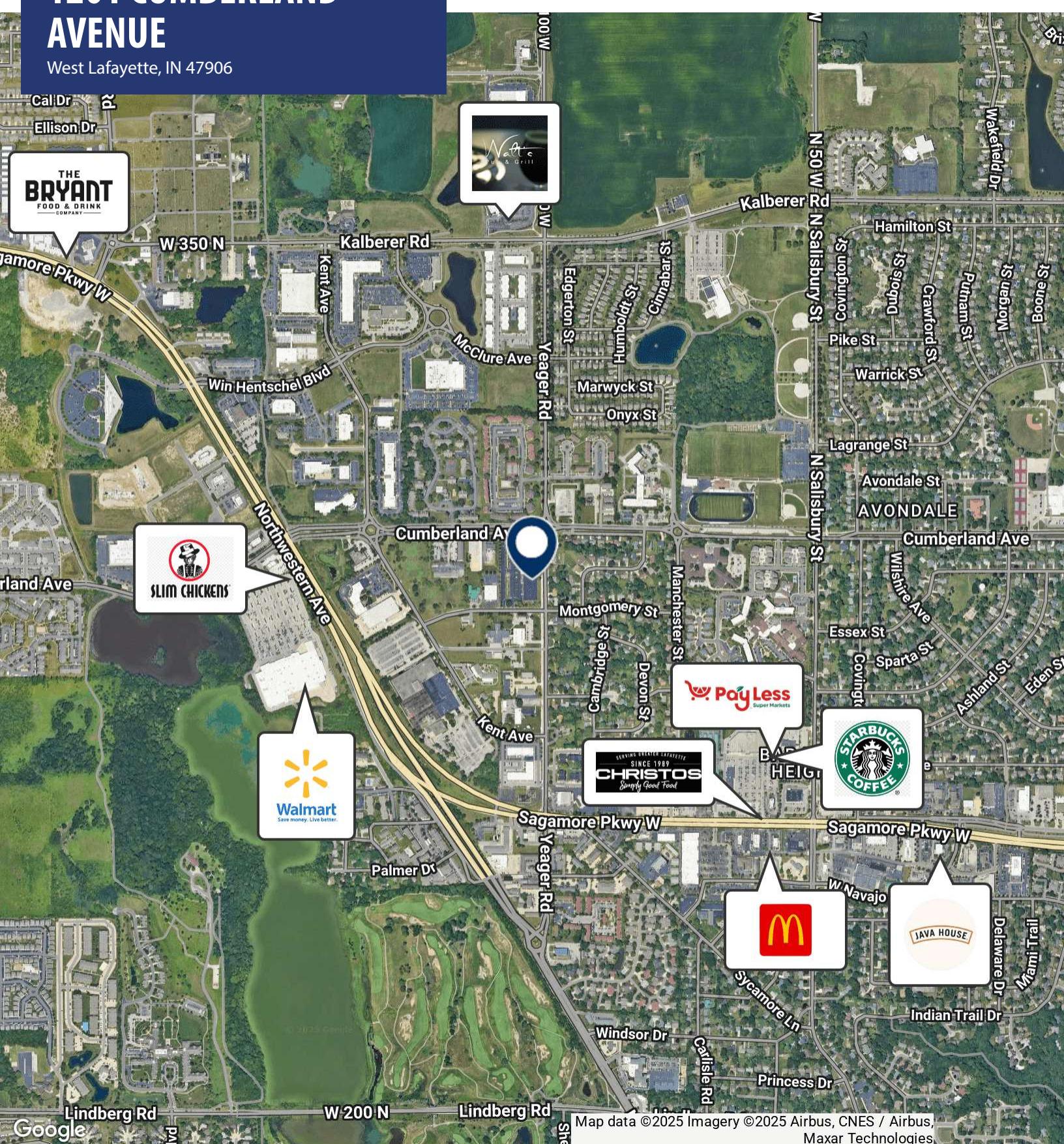
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