

# PREMIER OFFICE SPACE AT INTERNATIONAL TECHNOLOGY CENTER

1330 Win Hentschel Blvd, West Lafayette, IN 47906

## PROPERTY DESCRIPTION

Discover Premier office space at the International Technology Center, strategically located just three miles from Purdue University. This property offers high-visibility professional suites with ample parking space and an elite tenant mix including Cook MedTech and the Dearing Group.

The highlight of the building is Suite 260, which offers 4,112 RSF of expansive, administrative-ready space. Additionally, Suite 208 provides a unique opportunity for a tenant looking for a smaller, private footprint; currently utilized as storage, the owner will provide professional finishes tailored to the new tenant's needs. These suites are ideal for research firms or administrative headquarters seeking a permanent, private presence in the heart of Indiana's tech corridor.

## HIGHLIGHTS

- Suite 260: 4,112 RSF of administrative-ready space.
- Suite 208: Custom professional finishes provided by owner.
- Parking & Visibility: Ample parking and high-visibility professional suites.
- Ideal HQ: Perfect for research firms or administrative headquarters.
- Prime Location: Heart of Purdue Research Park.
- Abundant Parking

## OFFERING SUMMARY

| Suite Number | SF     | Lease Rate                           |
|--------------|--------|--------------------------------------|
| 260          | 4,112* | \$18.00/SF/YR   NNN                  |
| 208          | 601    | \$1,500/Month   Full-Service Gross** |

\* Suite 260: 4,112 SF including the 13% common area factor.

\*\* Full-Service Gross Suites excluding Janitorial service.

## DEMOGRAPHICS

|                   | MILE     | MILES    | MILES    |
|-------------------|----------|----------|----------|
| Total Households  | 4,664    | 12,347   | 19,076   |
| Total Population  | 9,916    | 28,915   | 57,113   |
| Average HH Income | \$76,404 | \$86,755 | \$81,555 |



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OFFICE BUILDING FOR LEASE

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**SHOOK** COMMERCIAL  
REAL ESTATE



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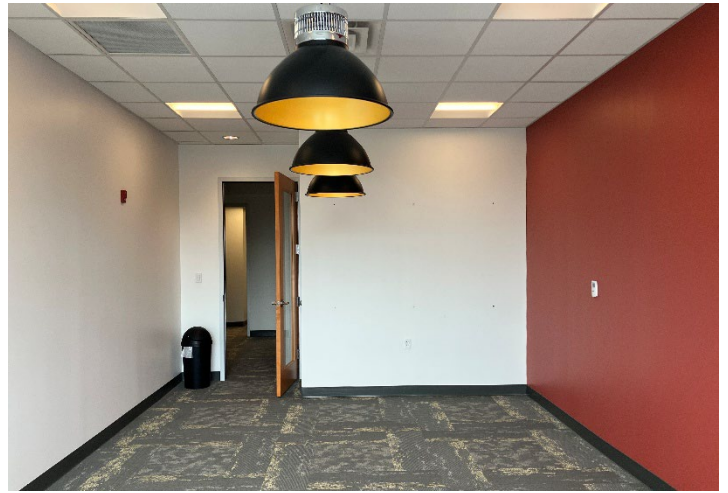
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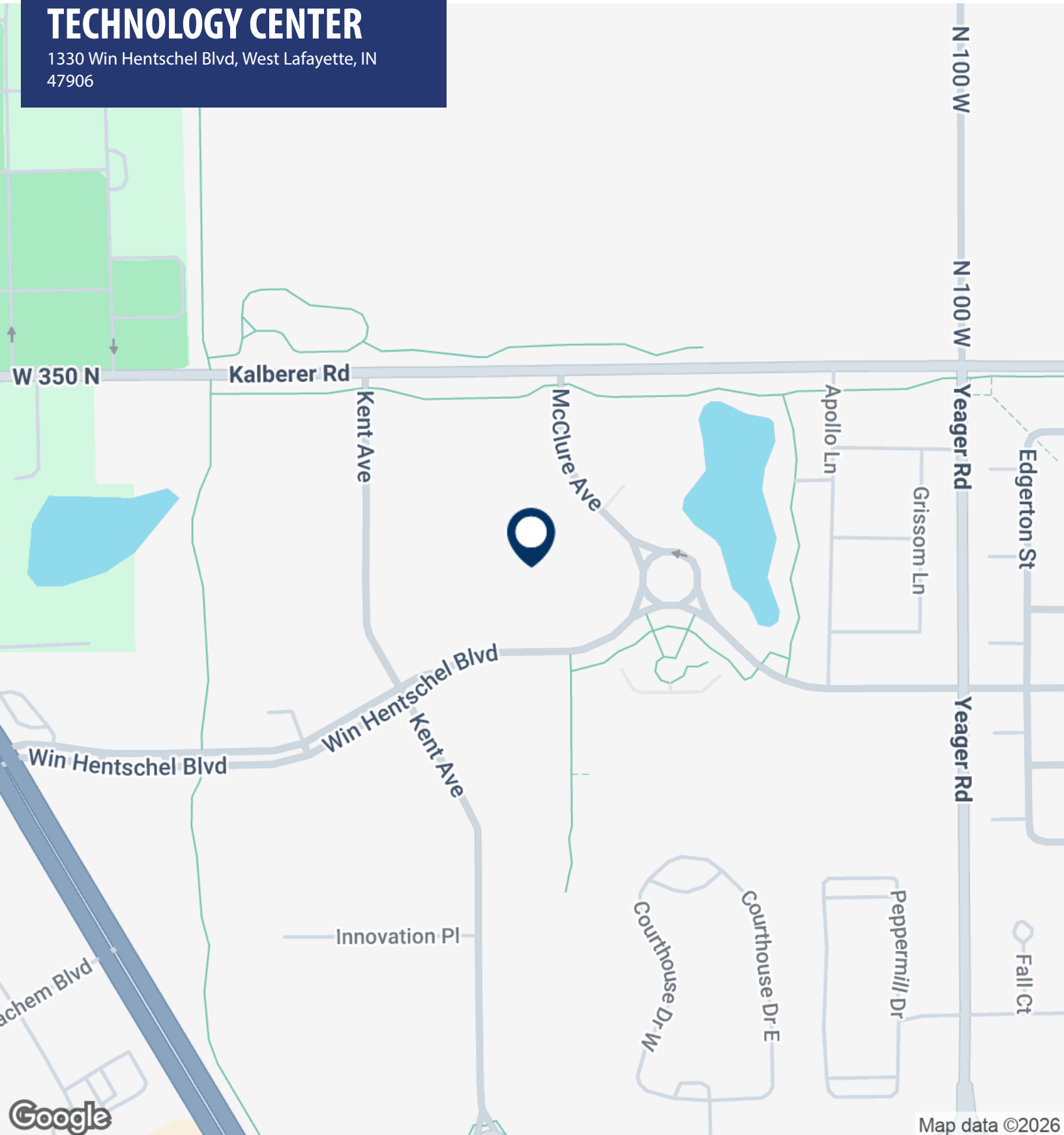
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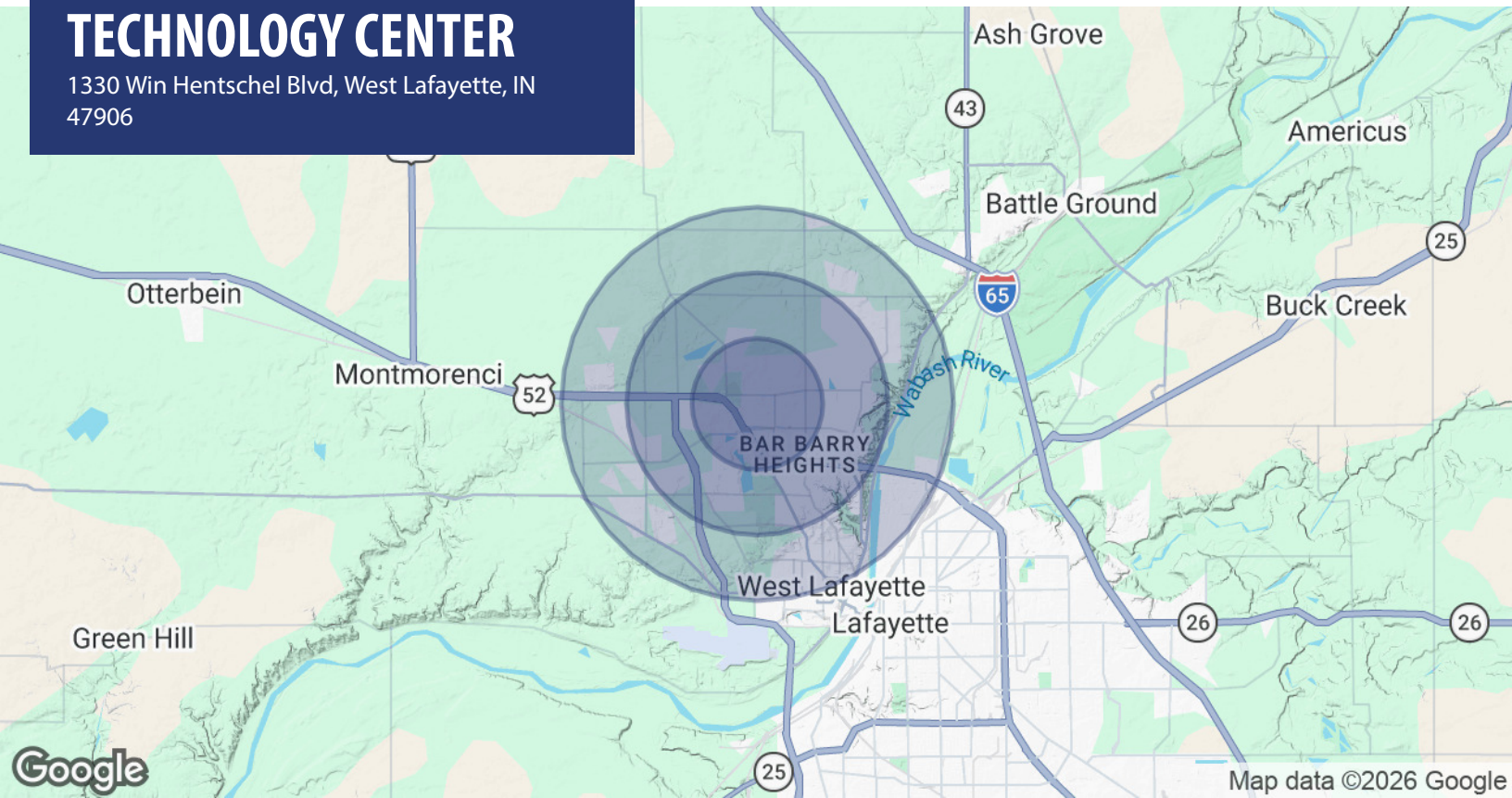
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| POPULATION           | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 9,916     | 28,915    | 57,113    |
| Average Age          | 35        | 35        | 32        |
| Average Age (Male)   | 33        | 34        | 31        |
| Average Age (Female) | 37        | 36        | 33        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 2 MILES   | 3 MILES   |
| Total Households     | 4,664     | 12,347    | 19,076    |
| # of Persons per HH  | 2.1       | 2.3       | 3         |
| Average HH Income    | \$76,404  | \$86,755  | \$81,555  |
| Average House Value  | \$313,527 | \$320,241 | \$285,239 |

Demographics data derived from AlphaMap

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