



PRIME OFFICE SUITES FOR LEASE

2800 DUNCAN ROAD | LAFAYETTE, IN 47904

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REAL ESTATE

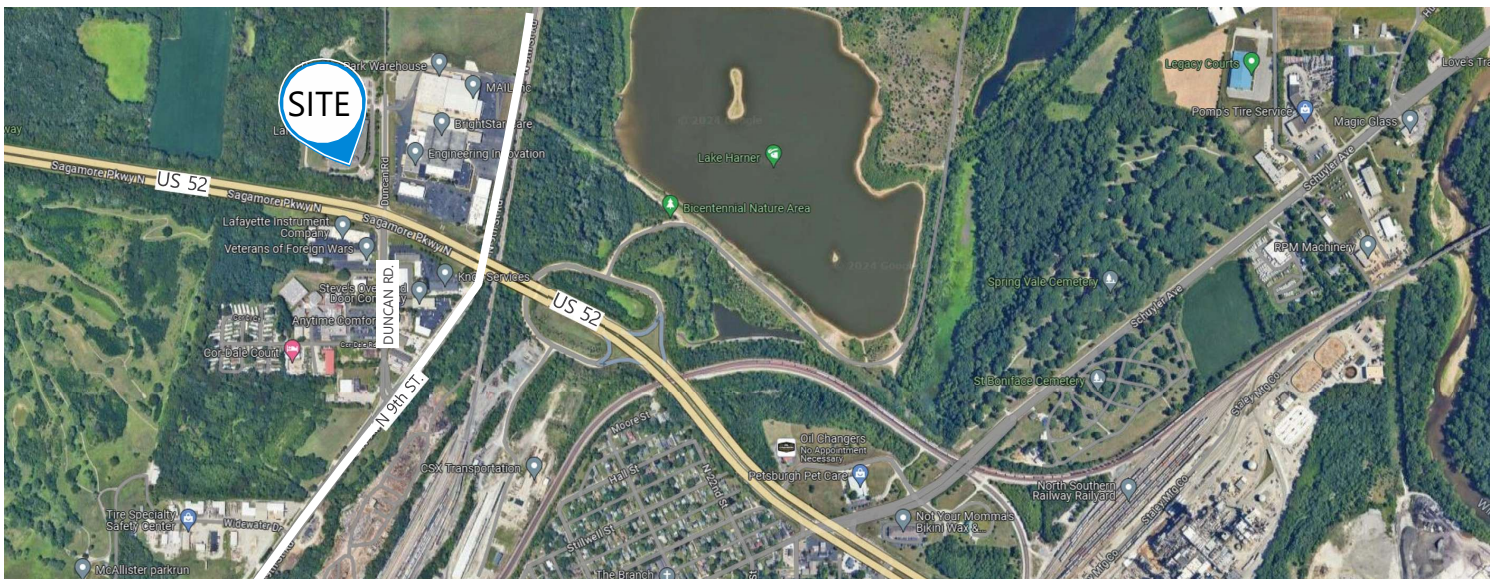


PROPERTY SUMMARY

Find your perfect fit from four available first-floor office suites. These flexible spaces can be easily configured to meet your company's unique needs. You'll join a premier professional building featuring secure badge access, ample parking, and beautiful floor-to-ceiling window lines. This prime location offers a roster of established co-tenants, including Landis+Gyr, Rotech, and Caterpillar, and provides convenient, signal-controlled access to US 52/I-65, Purdue, and downtown.

HIGHLIGHTS

Ample Parking	Floor to Ceiling Window line
Badge Access	Easy Access to US 52/I-65
Established Co-Tenants	



SEAN YOON

765-532-3317 | syoon@shook.com

DUSTIN ZUFALL

765-427-2047 | dzufall@shook.com

STEPHEN SHOOK

765-491-3747 | sshook@shook.com

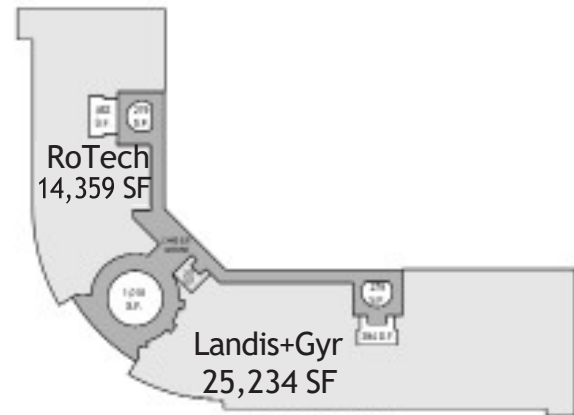


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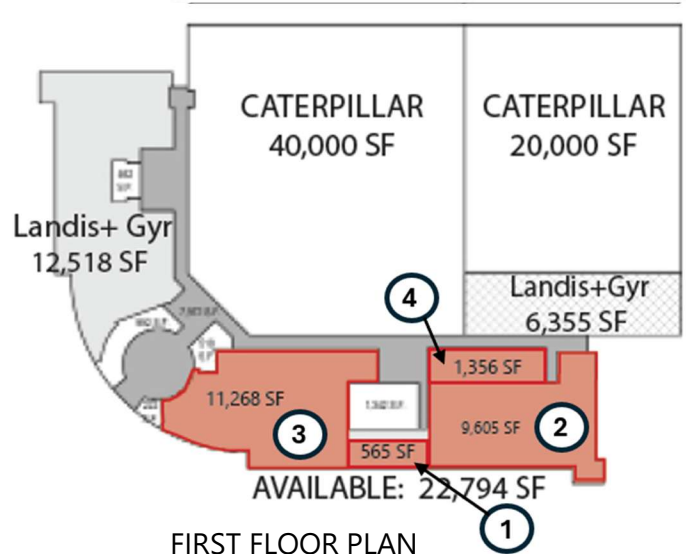
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

FIRST FLOOR AVAILABILITY

Suite No. and Description	SF	Lease Rate
1. Cozy Window Line Office	565 SF	\$1,690/Month (Gross Rent) *
2. Large Open Plan Suite	9,605 SF	\$6.25/SF/YR + NNN (CAM \$5.50/SF/YR)**
3. Premium Office with Full Window Line	11,268 SF	\$7.25/SF/YR NNN (CAM \$5.50/SF/YR)**
4. Affordable Interior Office	1,356 SF	\$4.85/SF/YR NNN (CAM \$5.50/SF/YR)**

* Office 1: Lease rate is Full-Service Gross, with the exception that Tenant is responsible for janitorial services within their own suite.

** Office 2,3 and 4: NNN Lease. CAM includes Real estate taxes, insurance, common area maintenance, tenant HVAC, lights and outlets.

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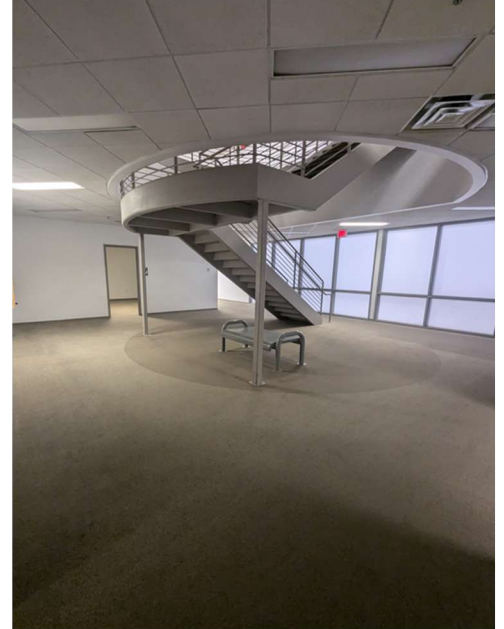
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EXTERIOR AND COMMON AREA



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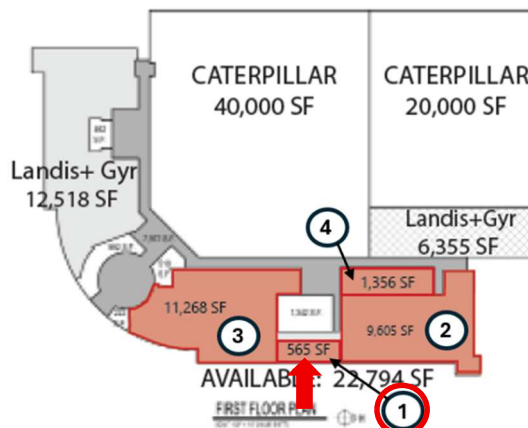
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OFFICE SUITE#1 - Cozy Window Line Office



The Perfect First Office for Your Startup

This 565 SF "Cozy Window Line Office" is the perfect first office for a solo entrepreneur moving a business out of the home, or for an online startup graduating from an incubator. It's a cozy, bright office with a full window line, designed for a single user or a small team. The best feature of a growing business is the simple Gross Lease. For \$1,690 per month, your rent is one predictable, all-inclusive payment. No confusing NNN or CAM fees to worry about. Establish your new headquarters in a professional building with secure badge access, ample parking, and established co-tenants like Landis+Gyr, Rotech, and Caterpillar. This is the ideal, low-risk way to give your business the professional image it deserves.

Suite No. and Description	SF	Lease Rate
1. Cozy Window Line Office	565 SF	\$1,690/Month (Gross Rent) *

**Office 1: Lease rate is Full-Service Gross, with the exception that Tenant is responsible for janitorial services within their own suite.*

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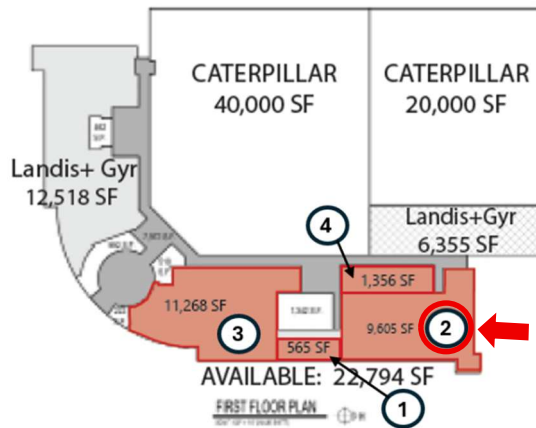
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OFFICE SUITE#2 - Large Open Plan Suite



Large 9,605 SF Suite with Two Walls of Windows

This premier, large-scale suite is the ideal blank canvas for your corporate headquarters or major operations center. Its defining feature is a vast, open-plan layout with floor-to-ceiling window lines spanning two full sides, flooding the space with abundant natural light. This suite is perfect for a tech company, engineering firm, or any large team that thrives in a bright, modern, and collaborative environment. Located in a professional building with secure badge access, ample parking, and established co-tenants, this space is ready for your custom build-out.

Suite No. and Description	SF	Lease Rate
2. Large Open Plan Suite	9,605 SF	\$6.25/SF/YR + NNN (CAM \$5.50/SF/YR)**

** Office 2,3 and 4: NNN Lease. CAM includes Real estate taxes, insurance, common area maintenance, tenant HVAC, lights and outlets.

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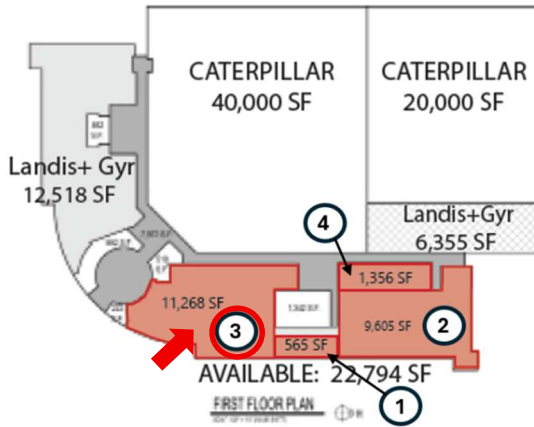
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OFFICE SUITE#3 - Premium Office with Full Window Line



Premium Office with Full Window Line (11,268 SF)

This spacious 11,268 SF suite is the premier space in the building, perfectly configured for a large corporate team or headquarters. It offers the best of both worlds: a bright, open-plan feel thanks to a full floor-to-ceiling window line, combined with the practicality of several existing individual offices. This layout is ideal for teams that need a mix of collaborative areas and private, focused workspaces for managers, meetings, or quiet calls. Located in a professional building with secure badge access, ample parking, and established co-tenants, this suite is ready to elevate your business.

Suite No. and Description	SF	Lease Rate
3. Premium Office with Full Window Line	11,268 SF	\$7.25/SF/YR NNN (CAM \$5.50/SF/YR)**

**** Office 2,3 and 4: NNN Lease. CAM includes Real estate taxes, insurance, common area maintenance, tenant HVAC, lights and outlets.**

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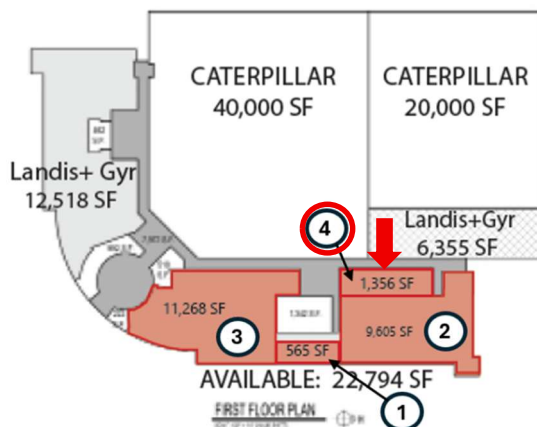
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OFFICE SUITE#4 - Affordable Interior Office



Affordable Interior Office (1,356 SF)

This 1,356 SF suite is the perfect, budget-conscious solution for a back-office team, training room, or any company that needs functional, private space.

As an interior office, it offers the lowest NNN rate in the building. This allows you to secure a professional address and enjoy all the building's premier amenities like secure badge access, ample parking, and established co-tenants at an exceptional value.

Suite No. and Description	SF	Lease Rate
4. Affordable Interior Office	1,356 SF	\$4.85/SF/YR NNN (CAM \$5.50/SF/YR)**

**** Office 2,3 and 4: NNN Lease. CAM includes Real estate taxes, insurance, common area maintenance, tenant HVAC, lights and outlets.**

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