

STUDIO 350 AT INTERNATIONAL TECHNOLOGY CENTER

1330 Win Hentschel Blvd, West Lafayette, IN 47906

PROPERTY DESCRIPTION

Elevate your business in a vibrant, collaborative environment at Studio 350. Located within the International Technology Center, this coworking hub is specifically designed for accountants, legal professionals, and independent entrepreneurs who want to trade the "home office blues" for a high-energy professional setting. Our all-inclusive, flat-rate pricing simplifies your overhead by including high-speed internet, printing, and all utilities in one monthly payment. Tenants enjoy shared access to modern amenities, including a fully equipped break room, a large furnished lobby for client greetings, and a professional conference room. Leases can be by the month or by the year, same monthly price for either.

HIGHLIGHTS

- All-Inclusive Rent: Covers internet, printing, and all utilities.
- Professional suites from \$375–\$450/month.
- Shared Amenities: Designer kitchen, furnished lobby, and conference room.
- 24/7 Access: Secure, controlled entry for flexible schedules.
- Prime Location: Heart of Purdue Research Park.
- Abundant Parking

OFFERING SUMMARY

Suite Number	SF	Lease Rate
219	160	\$450/Month Full-Service Gross
258	158	\$450/Month Full-Service Gross
E (Interior Conference Room)	168	\$375/Month Full-Service Gross

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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REAL ESTATE



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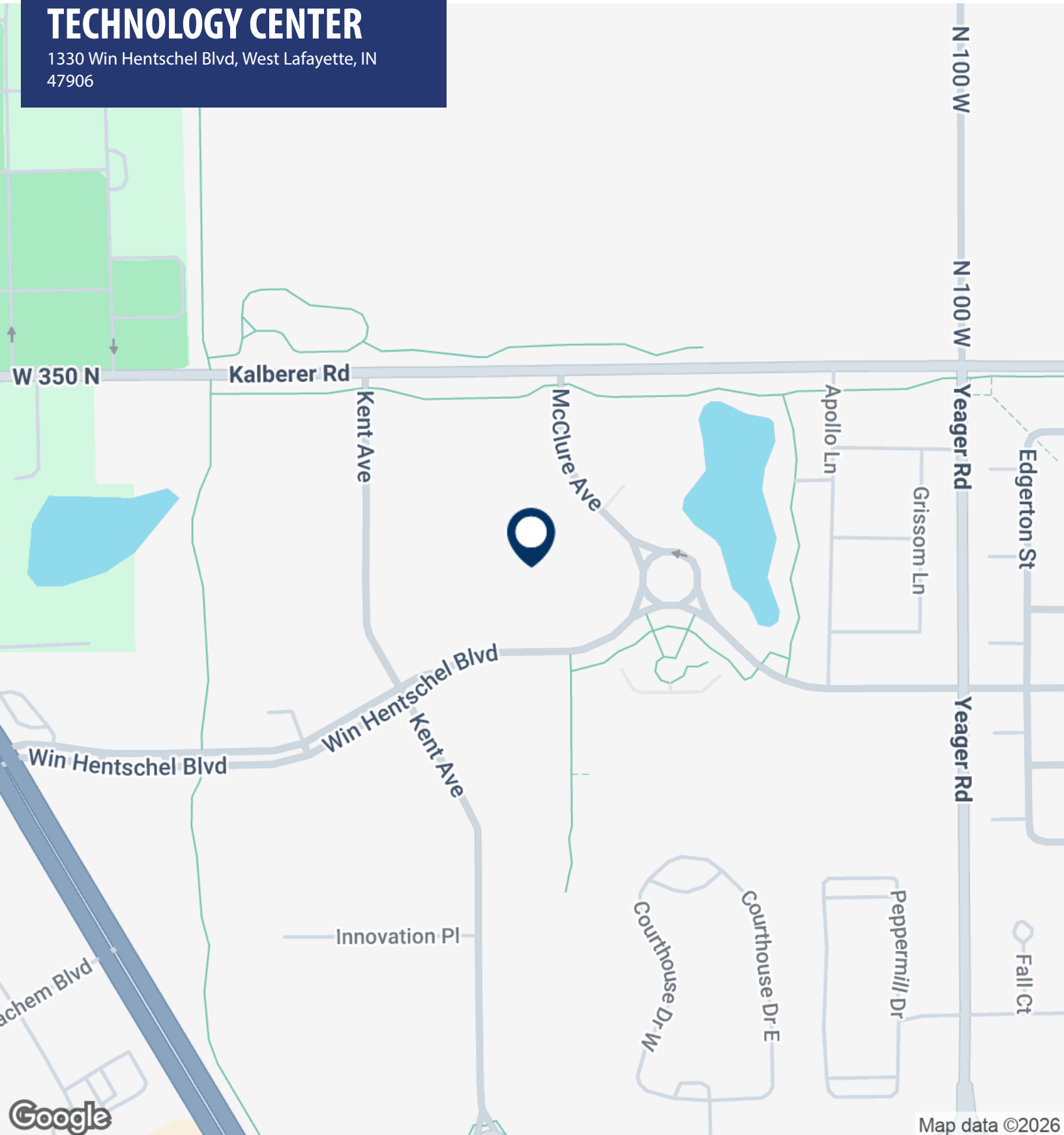
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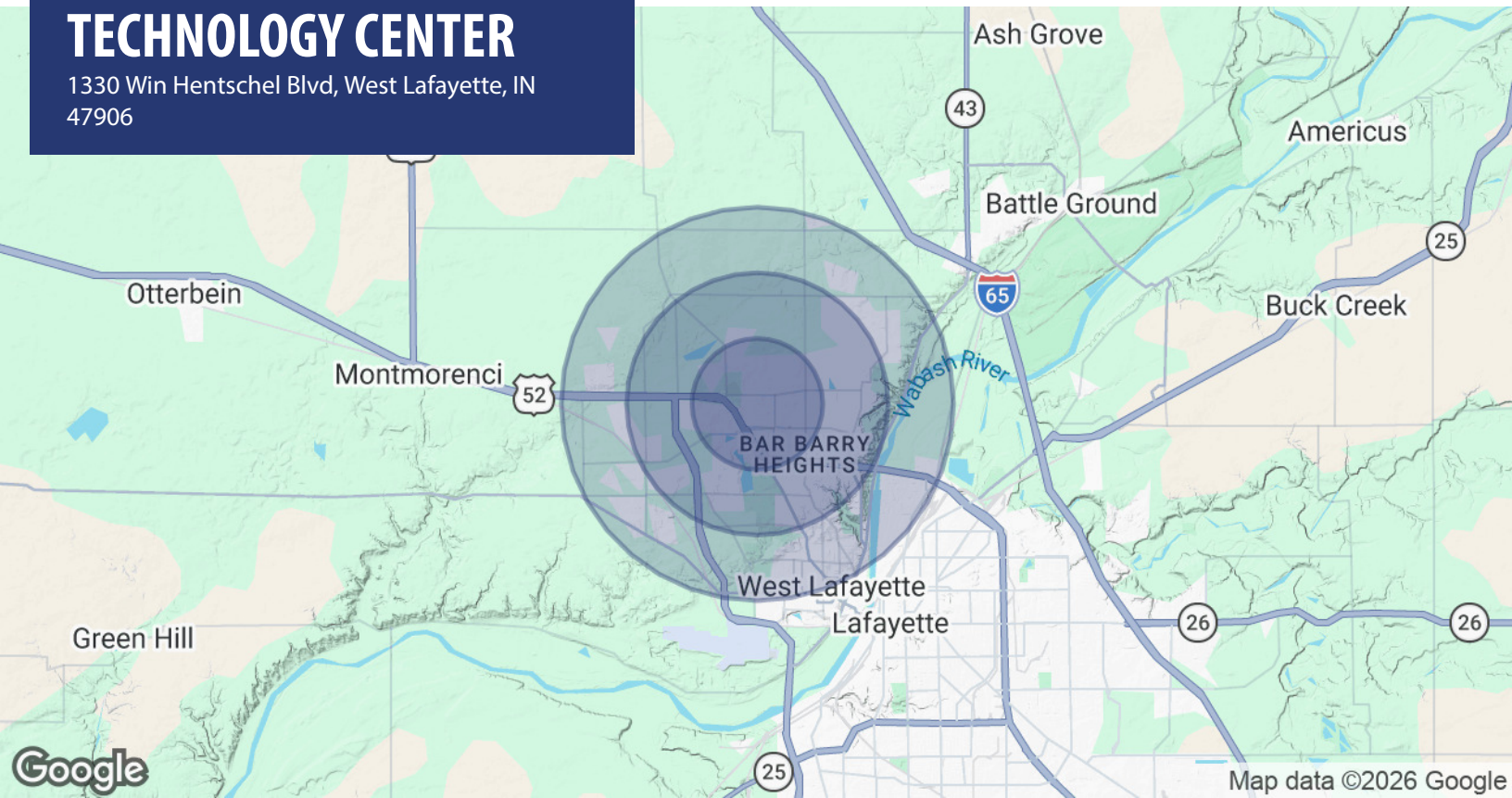
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,916	28,915	57,113
Average Age	35	35	32
Average Age (Male)	33	34	31
Average Age (Female)	37	36	33
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,664	12,347	19,076
# of Persons per HH	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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