

1305 CUMBERLAND AVENUE

West Lafayette, IN 47906



PROPERTY DESCRIPTION

The subject property is a two story suburban office building located in coveted West Lafayette, IN at the doorstep to the Purdue Research Park. The grounds are pleasantly landscaped with mature trees providing a peaceful work setting. The building features a bright and airy atrium entrance and offers a variety of nicely appointed office suites. An elevator and stairway serve the second level. Base rent includes everything except tenant janitorial, phone, and internet. As additional rent tenants pay their proportionate share of real estate taxes and insurance. The current estimate for real estate taxes and insurance is \$2.42/sf.

PROPERTY HIGHLIGHTS

- Affordable rent
- Flexible office configurations
- Great location

OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,118 - 6,670 SF
Lot Size:	2.02 Acres
Building Size:	21,504 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,998	13,235	22,077
Total Population	10,539	35,213	64,648
Average HH Income	\$67,092	\$85,182	\$75,659

JIM PITOUKKAS

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OFFICE BUILDING FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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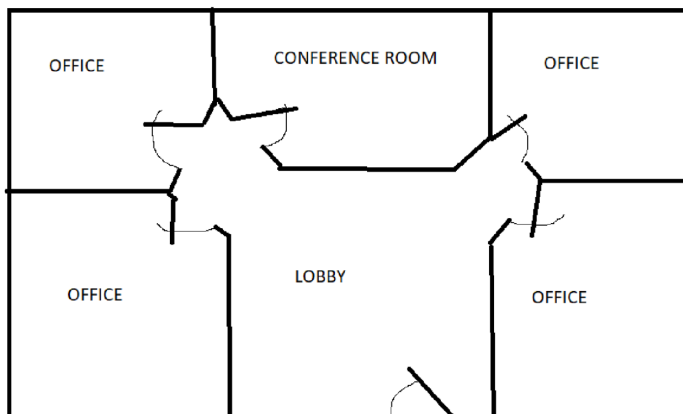
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WINDOWS ALONG THIS WALL



SUITE 210 --- 1,118 +/- S.F. NOT TO SCALE

LEGEND

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,118 - 6,670 SF	Lease Rate:	\$16.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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