

**FOR LEASE**

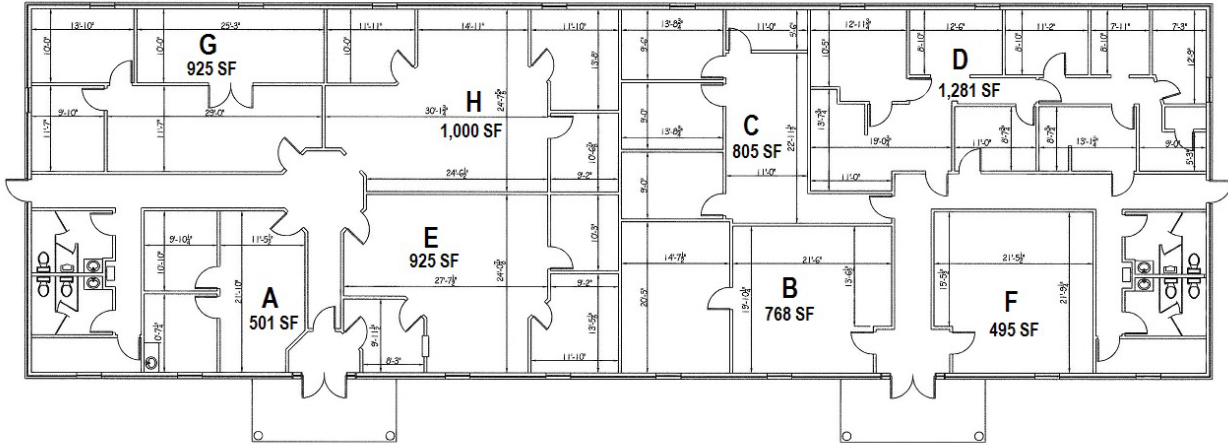


**West Lafayette Office Space**  
1231 Cumberland Ave.

- West side office space FOR LEASE
- Located in the Purdue Research Park in West Lafayette.
- Easy access to US Hwy 52 and Purdue University
- Stable long-term Co-Tenants
- Ample parking provided
- Well suited for office or research
- 8,140 SF Multi-Tenant Bldg, built in 1988
- Zoned: Office Research (OR)
- FOR LEASE \$13/SF/YR (Gross)
- 495 SF, Suite A

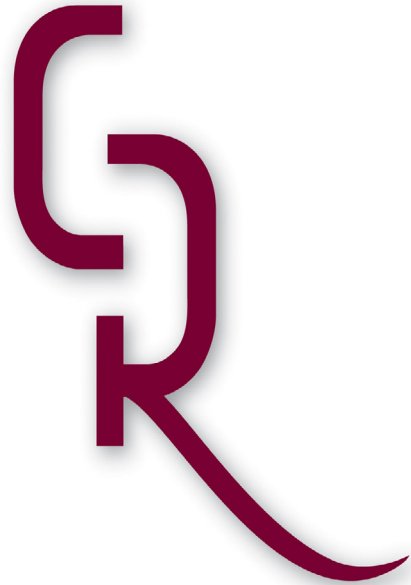
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**1231 Cumberland Floor Plan**



**DEMOGRAPHICS  
(2023)**

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	26,931	85,430	148,593
<b>Median Income</b>	\$63,035	\$48,075	\$54,047
<b>Households</b>	11,828	31,780	59,512
<b>Traffic Count</b>	6,024 cars/day		



\*ALL INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.  
BUYER SHOULD CONDUCT THEIR OWN DUE DILIGENCE.

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