



AVAILABLE FOR LEASE

SUITES 8 & 9

2701 KENT AVE | WEST LAFAYETTE, INDIANA

LAB-ENABLED SPACE IN PURDUE RESEARCH PARK

SUITE C LAB/OFFICE: ±6,996 SF

MEDICAL OFFICE SUITE: ±1,791 SF

COMBINED AVAILABILITY: ±8,787 SF

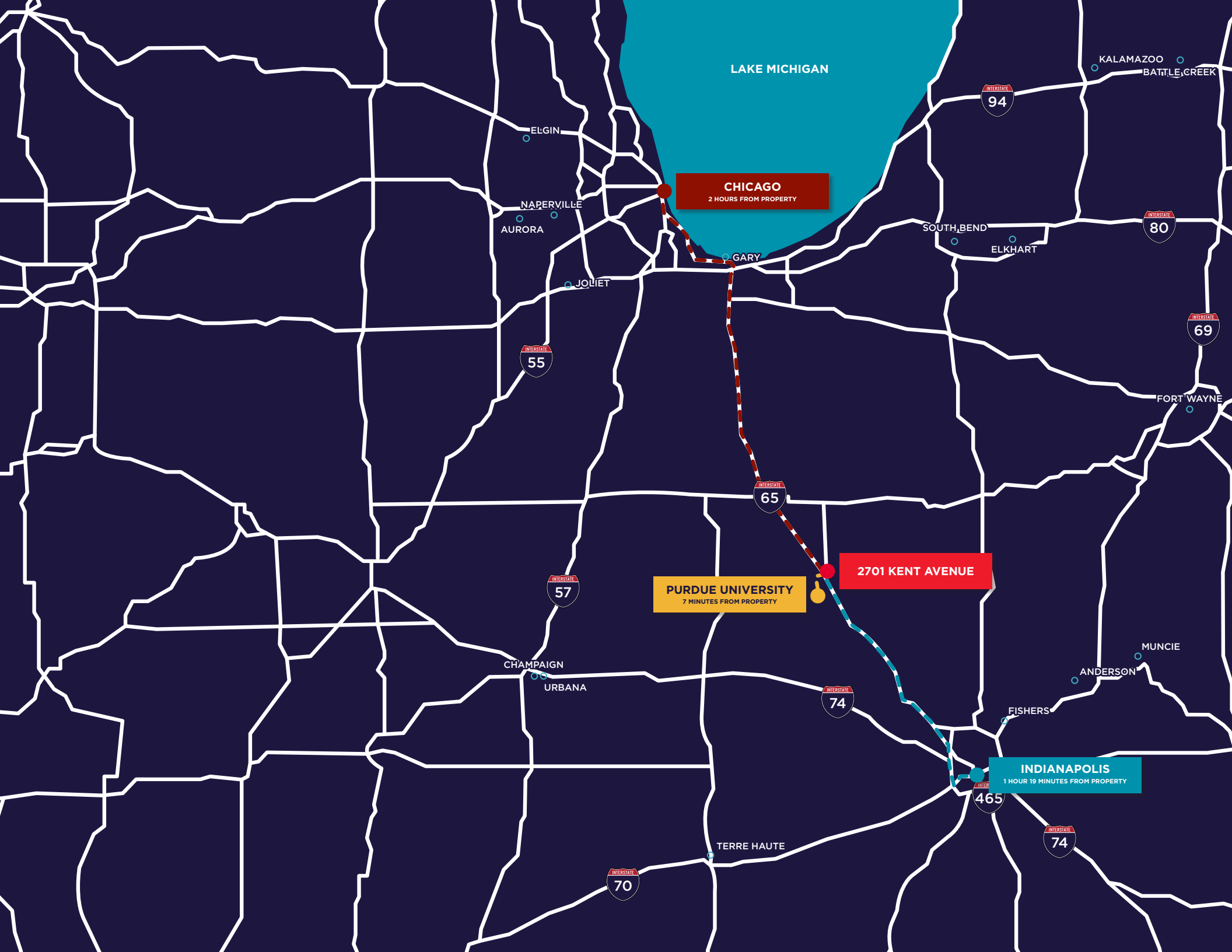
EXECUTIVE SUMMARY

2701 Kent Ave offers a flexible lab/office opportunity in West Lafayette’s Purdue Research Park district, minutes from Purdue University and surrounded by one of Indiana’s strongest concentrations of research, technology, and advanced industry activity. The available lab/office suite provides an efficient footprint for emerging research users, technical teams, university spinouts, specialty testing groups, and companies seeking functional lab infrastructure without the scale or lead time of a full-building requirement. A separate medical office suite across the hall can be leased independently or combined with the lab/office suite for users needing additional clinical, administrative, or client-facing space.

SPACE OVERVIEW

The available space can support a range of research, technical office, and light laboratory uses. The primary suite includes a lab/office mix with existing lab infrastructure and support areas. Across the hall, a smaller medical office suite provides a flexible option for groups that need exam-style rooms, consultation space, administrative offices, or a separate front-of-house environment. The two suites can be marketed together or separately, allowing users to tailor the occupancy to their operating model.

SUITE	SIZE	BEST-FIT USER
Lab/Office Suite	±6,996 SF	R&D, testing, diagnostics, agtech, medtech, materials, technical office
Medical Office Suite	±1,791 SF	Clinical support, administrative office, patient/client interface, specialty practice
Combined	±8,787 SF	Users needing lab, admin, and client-facing functions nearby



PROPERTY PHOTOS





LAB INFRASTRUCTURE AND BUILDING FEATURES

- | | |
|--|--|
| • Existing lab/office configuration | • Fully sprinklered building |
| • 208/120V, 3-phase electrical service | • Tenant-controlled thermostats |
| • Five power panels serving the available area | • Municipal water service with reported 55 psi supply pressure |
| • Existing fume hood exhaust infrastructure with roof-mounted exhaust fans | • LED high-bay and troffer lighting |
| • Three fume hoods identified in the current facility information | • 2 loading docks with powered door openers |
| • Epoxy lab benching | • One ground-level overhead door |
| • Two eyewash stations and three eyewash/safety shower combinations | • Exterior camera coverage |

AVAILABILITY

- ±6,996 SF lab/office suite
- ±1,791 SF medical office suite
- ±8,787 SF combined availability
- Available together or separately

BUILDING / SITE

- Suite C, 2701 Kent Ave, West Lafayette, IN 47906
- 7.3-acre site
- One-story building
- Mixed-use zoning
- Minutes from Purdue University
- Originally built in 1983 with renovations in 1995, 2004, and 2016
- Located within the Purdue Research Park district

LAB / INFRASTRUCTURE

- Lab/office mix
- 208/120V, 3-phase power
- Five power panels
- Three fume hoods
- Roof-mounted exhaust fans serving hoods
- Epoxy lab benches
- Two eyewash stations and three eyewash/safety shower combinations
- Fully sprinklered
- Tenant-controlled thermostats

OPERATIONS

- Two loading docks with powered door openers
- One ground-level overhead door
- Concrete parking lot with surface drains
- LED lighting
- Exterior camera coverage



**Scenario 1:
Lab/Office Only**

±6,996 SF for users focused on research, testing, technical office, and support functions.

**Scenario 2:
Medical
Office Only**

±1,791 SF for medical office, consultation, administrative, or clinical support uses.

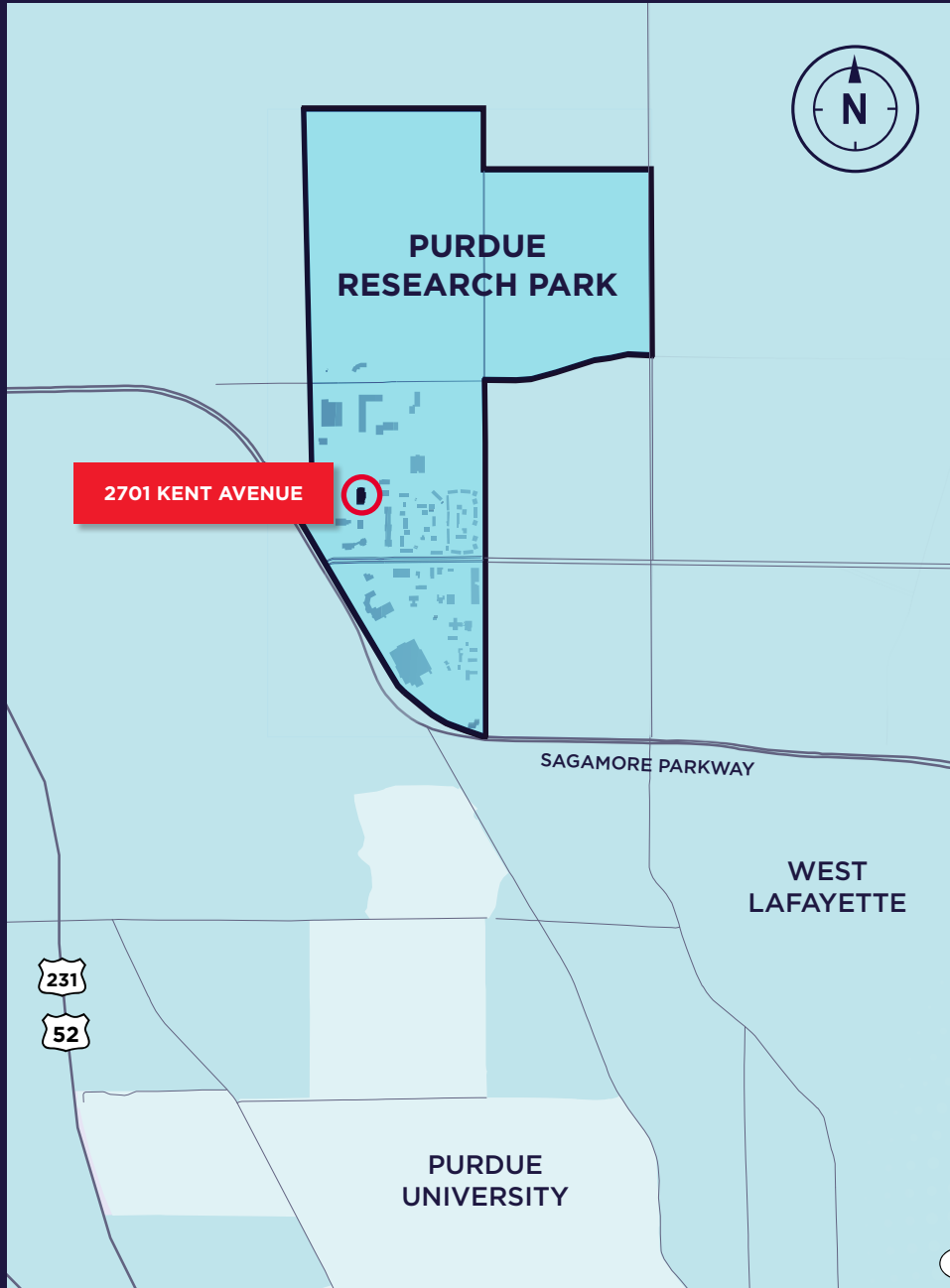
**Scenario 3:
Combined
Occupancy**

±8,787 SF for users that want lab, office, and medical/client-facing functions in close proximity.

FLOOR PLAN / LEASING SCENARIOS

The floor plan supports multiple leasing scenarios, from a focused lab/office occupancy to a combined lab and medical office solution. The primary ±6,996 SF suite can serve as the core research and technical operations footprint, while the ±1,791 SF medical office suite provides optional space for administration, consultation, clinical support, or client-facing functions.

PURDUE RESEARCH PARK | DISTRICT STORY



2701 Kent Ave is located within West Lafayette's Purdue Research Park district, one of Indiana's most established environments for research-driven companies, technology commercialization, and university-connected innovation.

The location places users minutes from Purdue University and near a concentration of companies, research assets, and technical talent that support life sciences, hardtech, advanced manufacturing, agtech, materials, diagnostics, and related innovation sectors.

For companies spinning out of Purdue, recruiting from the university, collaborating with faculty, or seeking a presence in West Lafayette's innovation corridor, 2701 Kent Ave provides a practical and accessible location within the market's core research district.

DISTRICT PROOF POINTS

- Minutes from Purdue University
- Located in the Purdue Research Park district
- Nearby ecosystem of research, technology, and advanced industry companies
- Access to Purdue talent and commercialization activity
- I-65 corridor connectivity to Indianapolis and Chicago

INDIANA | I-65 INNOVATION CORRIDOR

From West Lafayette to Indianapolis and Bloomington, Indiana's I-65 corridor continues to develop as a meaningful platform for life sciences, advanced manufacturing, agtech, medtech, and research-driven growth.

2701 Kent Ave gives users a West Lafayette location within that corridor, combining access to Purdue University with regional connectivity to Indianapolis, LEAP Innovation District, major industry anchors, and Indiana's broader life sciences and advanced manufacturing ecosystem.

INDUSTRY LEADERS

CORTEVA

BECKMAN
COULTER

EVONIK

ELI LILLY

ELANCO

CATALENT

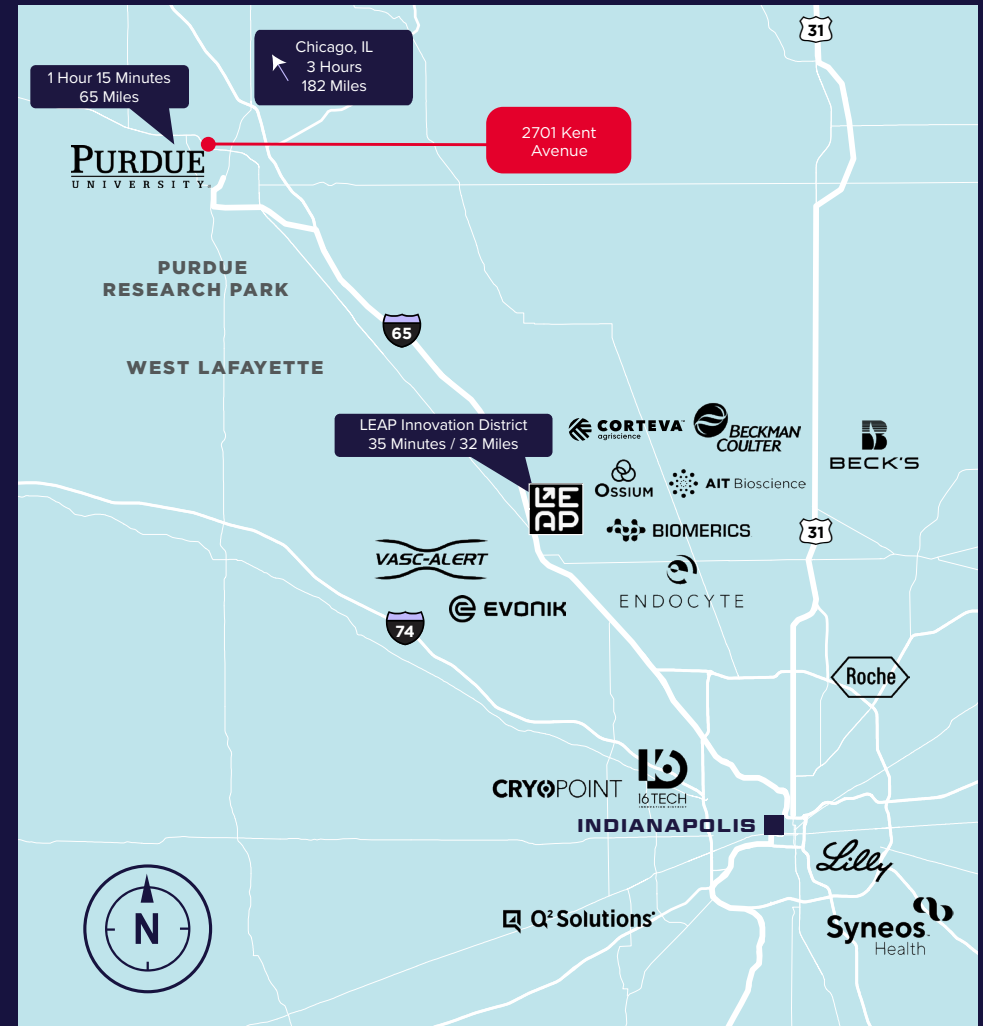
CUMMINS

ROCHE

CATERPILLAR

COOK
MEDICAL

SIMTRA BIOPHARMA
SOLUTIONS





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