



# NORTHWEST

RESEARCH CENTER

Providing Essential Laboratory Space  
for Growing Research Needs



5735 W 96th St, Indianapolis, IN 46278



# 80,000 SF of built-out OFFICE / LAB SPACE AVAILABLE

Situated in an ideal location off I-65 & I-465 in Indianapolis, this turn-key property is primed for its next occupant. Northwest Research Center is a two-story facility that spans 80,000 square feet, seamlessly integrating 50,000 sf of cutting-edge laboratory space with a 30,000 sf of state-of-the-art office. Designed to accommodate over 100 research and development scientists, this property offers the perfect blend of form and function for innovative enterprises, providing a ready-made environment for groundbreaking work.

## PROPERTY HIGHLIGHTS Available in 2025



6  
walk-in cold  
storage units



9  
growth  
chambers



18  
biotechnology & analytical  
research laboratories with  
hoods, benches, & shelves



2  
darkrooms



3  
autoclaves

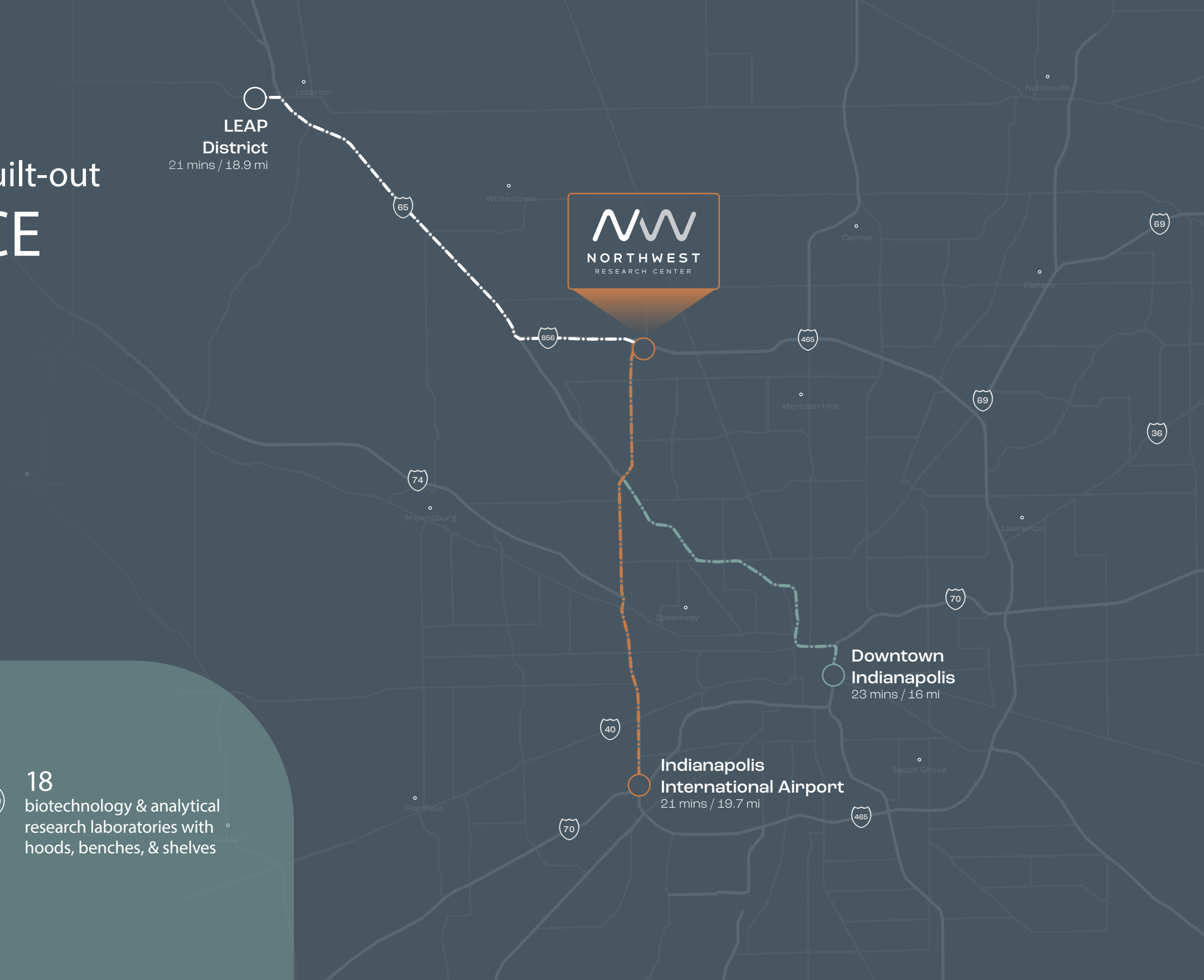
- Reverse osmosis & deionized water system for clean steam & lab use

- Emergency generator back-up for critical lab functions

- Water, compressed air, & vacuum distributed to all fume hoods

- Floors and roof deck are reinforced with structural steel beams to carry additional loads required for lab equipment & specialized mechanical systems

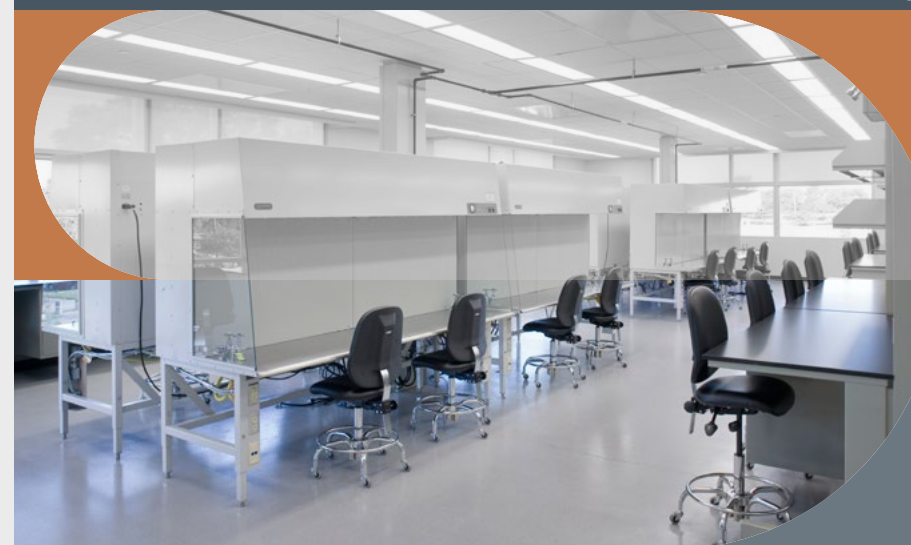
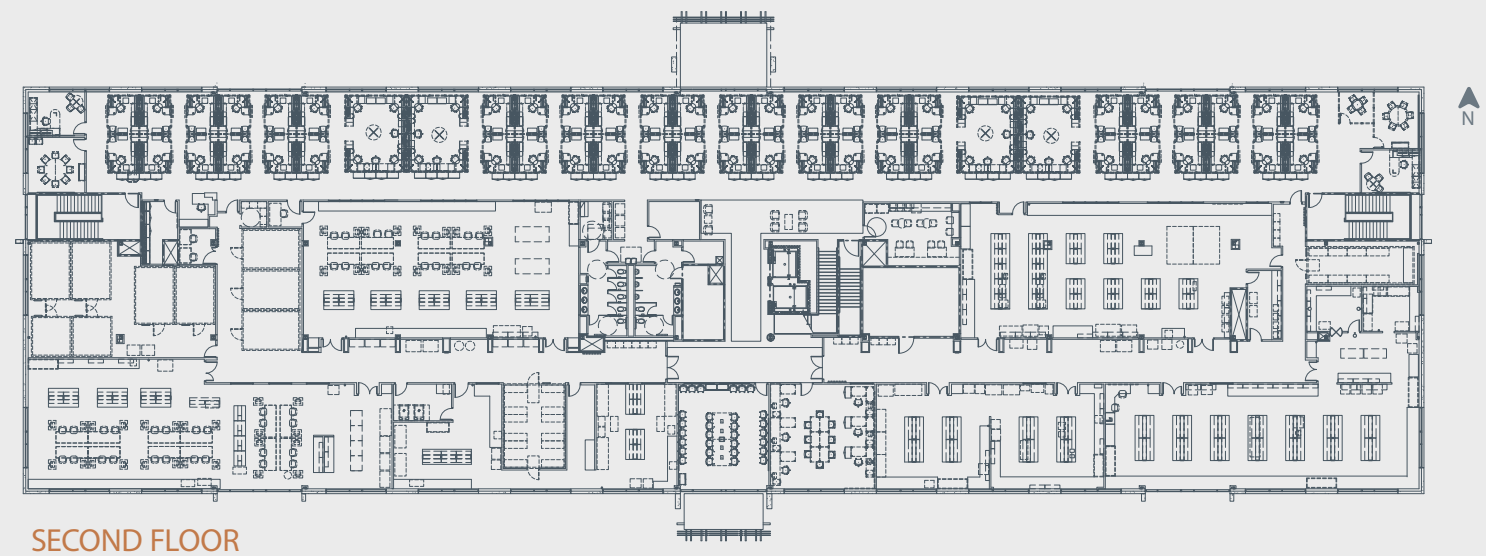
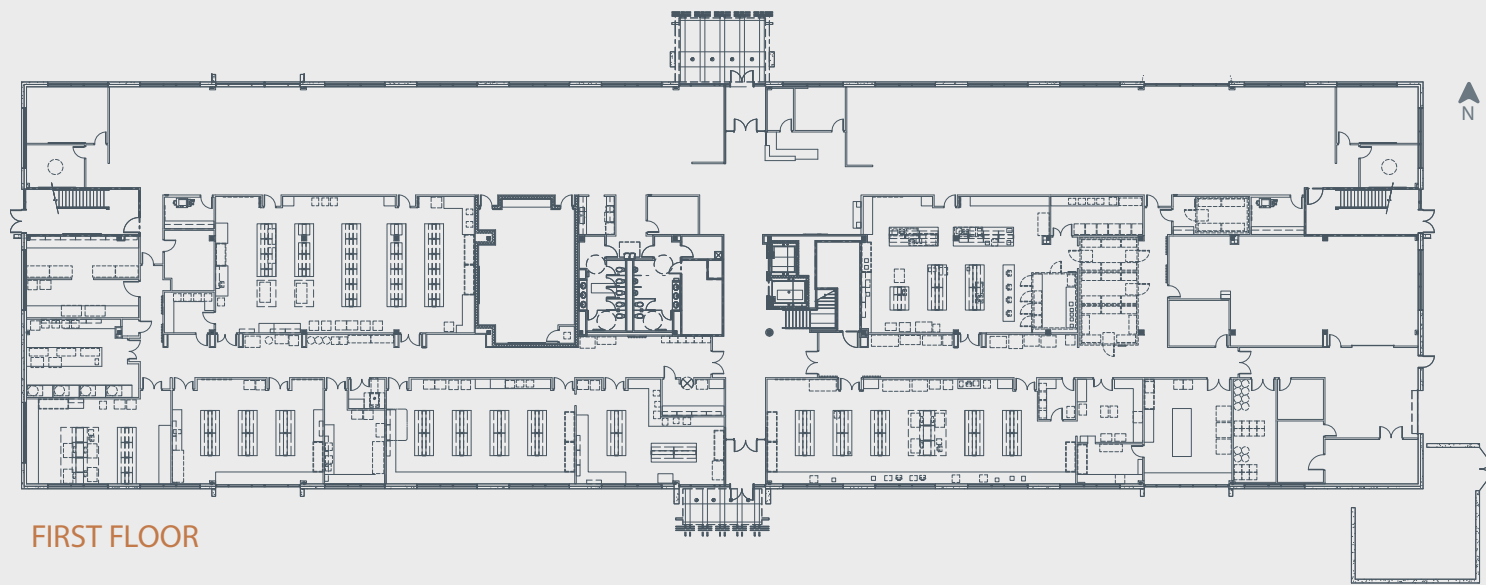
- Specialized HVAC, mechanical & structural systems to isolate temperature, air pressure, vibration & sound for each lab module





80,352 SF  
TOTAL AVAILABLE

40,176 PER FLOOR



# A GROWING Life Sciences Hub

The life sciences sector in Indiana had a tremendous year in 2023, with notable accomplishments in innovation, workforce development, and economic impact.

JOIN INDIANA'S STRONG  
LIFE SCIENCE ECOSYSTEM

NOVARTIS *Lilly*

Roche

Elanco

CORTEVA  
agriscience



67k  
employed  
statewide



\$110k  
average IN life  
sciences wage



\$7.4B  
total in  
industry wages



979  
new patents  
granted



\$288m  
venture capital  
funding



75  
new FDA  
approvals



34  
venture capital  
deals



3,100+  
total  
enterprises



#1  
in  
pharmaceutical  
exports



#2  
in life  
sciences  
exports



\$95b  
economic  
contribution  
to Indiana

IN THE NEWS

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