

CLASS A OFFICE

10339 DAWSON'S CREEK BLVD., FORT WAYNE, IN

FOR LEASE



FEATURES

- 2,363 SF available (Suite A, Building 7)
- Class A office space situated on the North side
- Located within one of the city's premier office park locations with easy access to I-69 and SR 3
- Suite contains 9 window-lined private offices, 1 conference room, large open area, kitchen, reception area, and ample storage
- Attractive, well maintained space, ADA accessible, and private entrance
- Close to shopping, restaurants and the YMCA
- Dupont Rd. frontage
- **FOR LEASE: \$12.50 PSF MOD GROSS**



FOR MORE INFORMATION:

Steve Chen
Broker
260.385.1000
schen@bradleyco.com

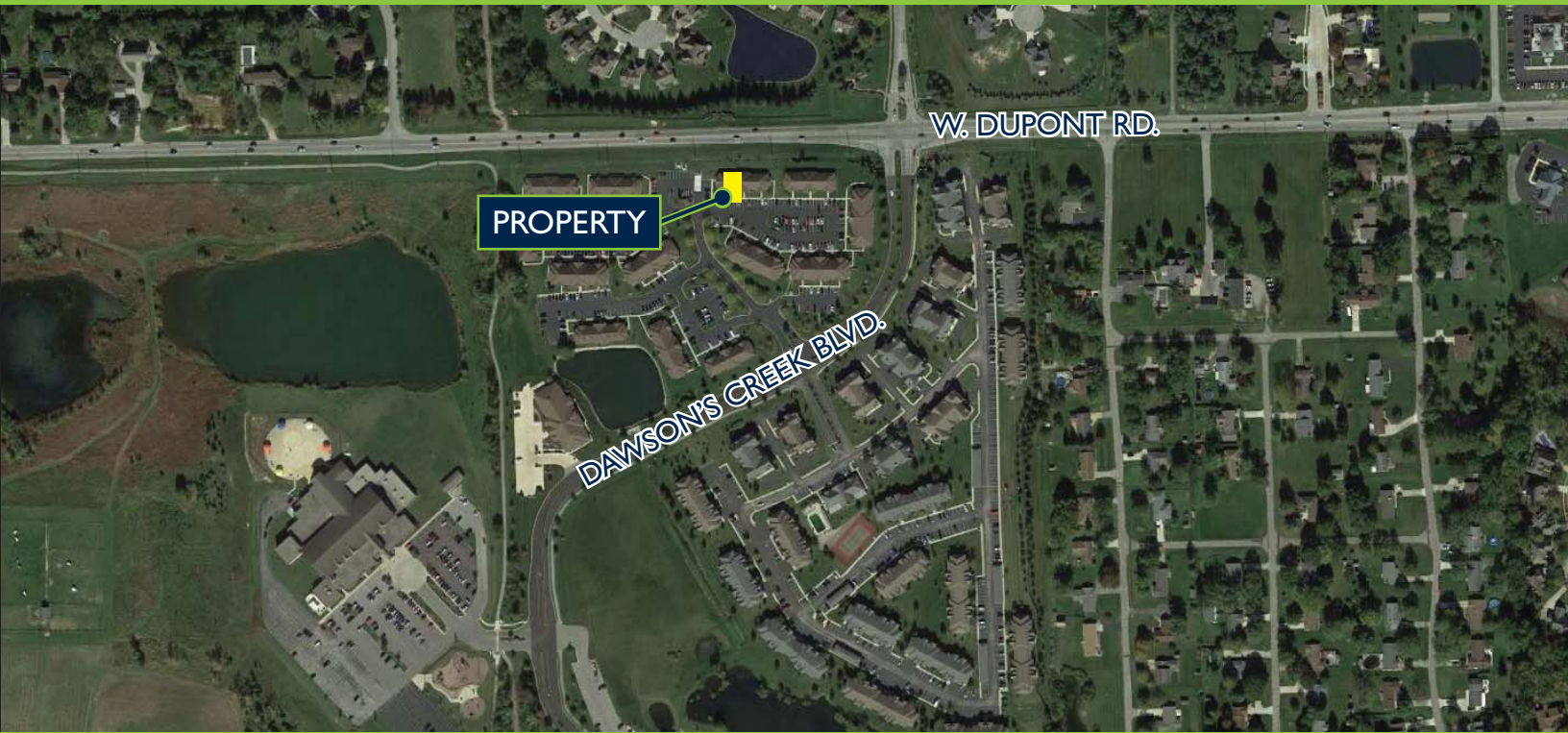
Bradley Company
111 E. Ludwig Rd., Suite 101
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DAWSON'S CREEK OFFICE PARK

FORT WAYNE, INDIANA



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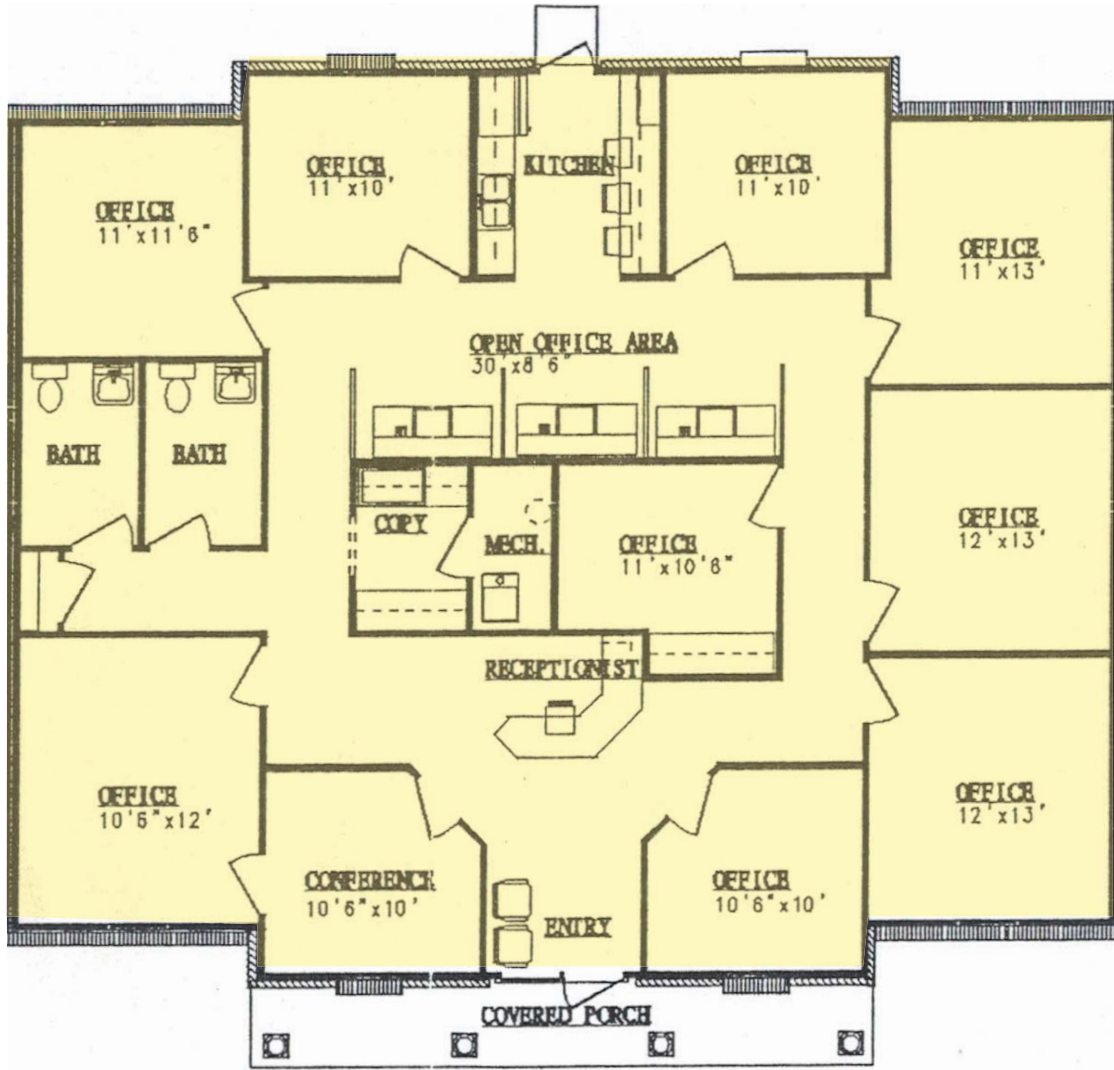


CLASS A OFFICE

10339 DAWSON'S CREEK BLVD., FORT WAYNE, IN

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FLOOR PLAN - Building 7



SUITE A
2,363 SF

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OFFICE FOR LEASE

Property Name **Dawson's Creek Office**
Street Address 10339 Dawson's Creek Blvd.
City/State Fort Wayne, IN
Zip Code 46825
City Limits Yes
County Allen
Township Washington



LEASE INFORMATION

Date Available Immediately
Lease Rate \$12.50 PSF
Terms Modified Gross

BUILDING SIZE & AVAILABILITY

Total Building Area 7,492 SF
Total Available Square Footage 2,363 SF
Suite A 2,363 SF

SITE DATA

Zoning C-1

GENERAL DATA

Number of Stories One
Condition Good
Year Built 1999
Former Use Office
Property Type Office

OPERATING DATA

Electricity Source Northeast REMC
Natural Gas Source NIPSCO
Water/Sewer Municipal

STRUCTURAL DATA

Type of Construction Frame/ Brick Veneer
Roof Asphalt Shingles

MECHANICAL DATA

Heating System Gas Forced Air
A/C System Central

TENANT OR LANDLORD EXPENSES

Utilities Tenant
Janitorial Tenant
Real Estate Taxes Landlord
Building Insurance Landlord
Interior Maintenance & Repairs Tenant
Roof & Structure Landlord

TRANSPORTATION

Nearest Highway/Interstate I-69
Distance 2.2 Mi
Dist. to Commercial Airport 22.8 Miles
Parking Lot Common, Ample Parking

TRAFFIC COUNTS

Street Name Number of VPD
Dupont Road 21,099 VPD

OFFICE FOR LEASE

Property Name **Dawson's Creek Office**
Street Address 10339 Dawson's Creek Blvd.
City/State Fort Wayne, IN
Zip Code 46825
City Limits Yes
County Allen
Township Washington

2016 DEMOGRAPHICS

Population
1 Mile 6,448
3 Mile 43,198
5 Mile 96,109
Households
1 Mile 2,781
3 Mile 16,546
5 Mile 38,026
Average Household Income
1 Mile \$83,296
3 Mile \$80,235
5 Mile \$71,169

PROPERTY TAXES

Key Number 02-07-02-201-029.000-073
Assessments:
Land \$2,900
Improvements \$55,400
Total \$58,300
Annual Taxes \$1,869.44
Tax Year 2017 payable 2018
Taxes Per Sq. Ft. \$0.79



ADDITIONAL INFORMATION

- * Class A office space on the North side
- * Located within one of the city's premier office park locations with easy access to I-69 and SR 3
- * Suite contains 9 window-lined private offices, 1 conference room, large open area, kitchen, reception area, and ample storage
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