



AVAILABLE FOR LEASE

NEW CLASS A OFFICE

402 - 416 S. SCOTT RD
FORT WAYNE, IN 46814

KIENAN O'ROURKE

Vice President/Broker

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DENNIS CALLISON

President/Broker

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,852 SF
LEASE RATE \$13.50 (MOD GROSS)

PROPERTY HIGHLIGHTS

- LAST UNIT AVAILABLE!
- Excellent southwest location near shopping, restaurants, professional offices and residential
- Neighboring tenants include Edward Jones, University of Notre Dame Therapy, Premiere Dance Company, Farrington Specialty Center, and Dale, Huffman and Babcock Law
- Located north of the high traffic intersection of Illinois Road/Hwy 14 and Scott Road
- Class A Office, new building completed in 2017

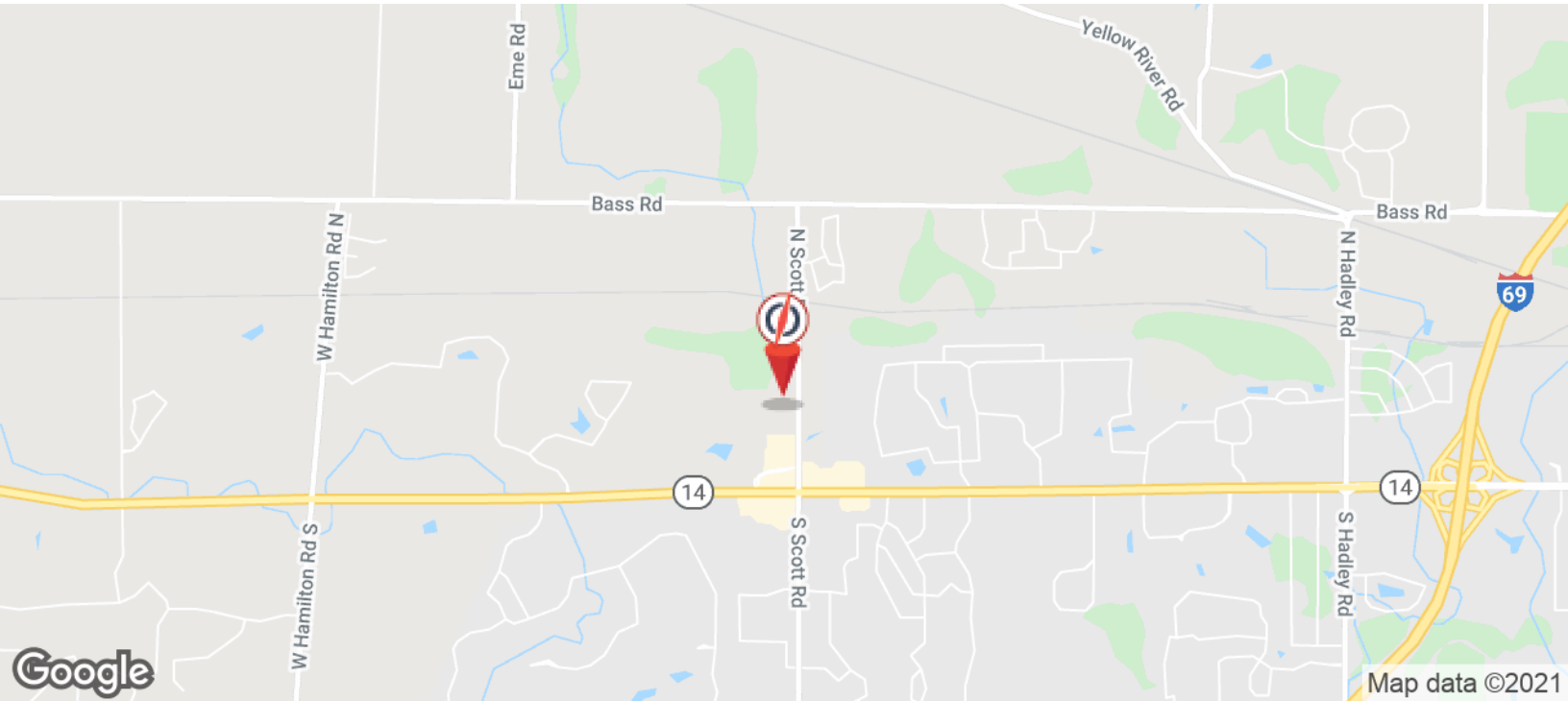


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PROPERTY SUMMARY



MODIFIED GROSS LEASE

TENANT OR LANDLORD EXPENSE

Utilities - Tenant

Janitorial - Tenant

Interior Maintenance - Tenant

Property Tax - Landlord

Building Insurance - Landlord

Roof / Structure - Landlord

Common Area Maintenance - Landlord

SPACES	LEASE RATE	SPACE SIZE
416	\$13.50 SF/yr	1,852 SF



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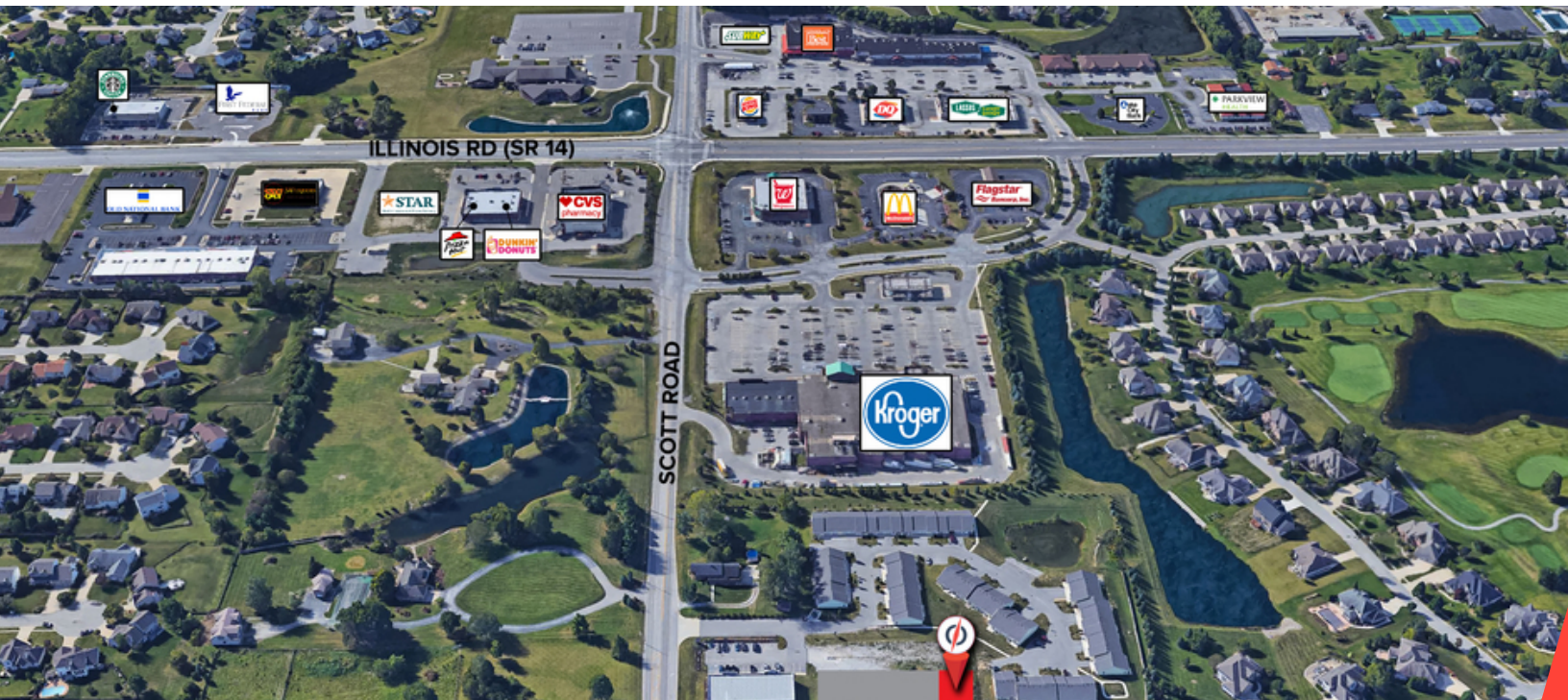
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406-416 S SCOTT RD | WEST BUILDING



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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE AVAILABLE **\$13.50 (MOD GROSS)**
1,852 SF

LOCATION INFORMATION

Building Name Sycamore Pointe
Street Address 402 - 416 S. Scott Rd
City, State, Zip Fort Wayne, IN 46814
County/Township Allen
Market Southwest Fort Wayne
Market Type Large
Nearest Highway 2.5 miles to I-69

BUILDING INFORMATION

Building Size 11,010 SF
Price / SF \$13.50 - Modified Gross
Year Built 2005 & 2017
Building Class A
Tenancy Multiple
Number Of Floors 1
Condition Excellent

PROPERTY DETAILS

Property Type Office
Zoning C-1 (Limited Commercial)
Lot Size 1.68 Acres
APN# 02-11-03-328-005.000-038
Traffic Count Street S. Scott Rd - 3,200
Illinois Rd - 16,300

PARKING & TRANSPORTATION

Parking Type Surface
Parking Description Abundant parking available

UTILITIES

Utilities Description
Electrical: AEP
Gas: NIPSCO
Water/Sewer: Aqua Indiana
\$55 per month, billed back to tenants