

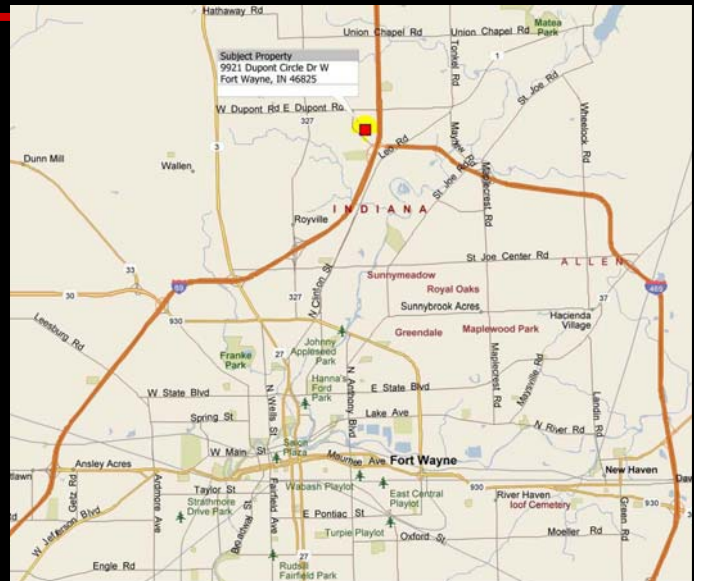
OFFICE SPACE FOR LEASE

DUPONT OFFICE CENTER BLDG II 9921 DUPONT CIRCLE DRIVE W FORT WAYNE, IN 46825



PROPERTY HIGHLIGHTS

- 65,085 Total Square Feet
- 18,129 SF Available For Lease
- Suites Range from 1,500 SF up to 9,279 SF
- Build-to-Suit Improvements
- Free Parking
- T-1 & Fiber Optic Lines Available as well as High Speed Internet Access
- Located in Dupont Business & Medical Park with Easy Access to I-69/Dupont Rd Interchange



 **BND** COMMERCIAL
Real Estate Solutions

Brian Geeting
(260) 421.1923
bgeeting@bndcommercial.com

Continuing the Goldstine Knapke Tradition

DUPONT OFFICE CENTER BLDG II

9921 DUPONT CIRCLE DRIVE W

FORT WAYNE, IN 46825

*Our Services
Include:*

Commercial, Office,
Industrial & Medical
Brokerage

Tenant & Landlord
Representation

Property
Management &
Maintenance

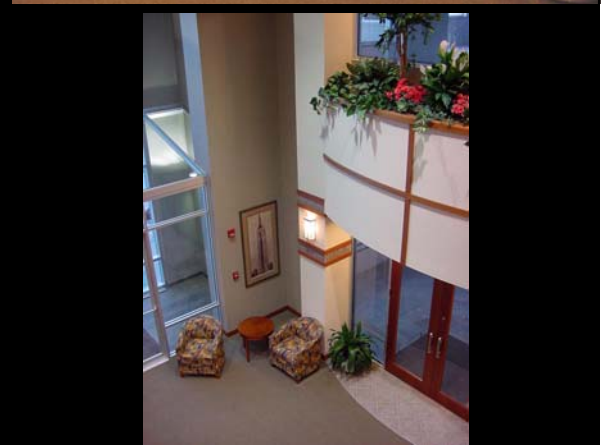
Facility Management

Consulting & Market
Research

Commercial, Office,
Industrial, Medical &
Residential
Development

Multi-Family
Investment

Business Brokerage



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

 **BND COMMERCIAL**
Real Estate Solutions

BND Commercial
1021 S. Calhoun Street, Suite One
Fort Wayne, IN 46802
(260) 407-0900
www.bndcommercial.com

DUPONT OFFICE CENTER BUILDING II

| | |
|----------------|----------------------------------|
| Building | Dupont Office Center Building II |
| Address | 9910 Dupont Circle Drive |
| City/State/Zip | Fort Wayne, IN 46825 |
| County | Allen |
| Township | Washington |
| Quadrant | Northwest |

| | |
|--------------|--------------|
| Key No: | |
| Parcel No: | |
| Class | Office |
| Type | Multi-tenant |
| Status | For Lease |
| Availability | Immediate |

| | |
|----------------------|-----------|
| Total Area SF | 65,085 SF |
| Vacant RSF | 18,129 SF |
| Largest Contiguous | 9,279 SF |
| Minimum Divisible | 1,500 SF |
| Divisible/Combinable | Yes |

| | |
|-----------------------|--------------------|
| Sewer / Septic | City of Fort Wayne |
| Public / Well Water | City of Fort Wayne |
| Electric Volts / Amps | |

| | |
|-------------------|-----------------|
| Lease Rate RSF/Yr | \$19.00/SF |
| Lease Rate / Mo | Varies on suite |
| Term | |
| Gross / Net | Full Service |

| | |
|-------------------|------------|
| Construction Type | |
| Construction Year | 2000 |
| Condition | Excellent |
| Number of Floors | 3 |
| Roof | |
| Foundation | |
| Heating System | Forced air |
| Air Conditioning | Yes |
| Sprinkler System | Yes |
| Security System | Yes |
| Restrooms | Yes |
| Handicap Access | Yes |
| Signage | Negotiable |

| Expenses | |
|-------------------|------------------------|
| | T/L Estimated Expenses |
| Utilities | L |
| Property Tax | L |
| Insurance | L |
| Common Area (CAM) | L |
| Janitorial | L |
| Ext. Maintenance | L |
| Int. Maintenance | L |
| Lawn/Snow | L |

| | |
|------------------------|---------------------------------------|
| Land Area (acres) | |
| Zoning | |
| Parking | Ample |
| Distance to Interstate | Adjacent to property; less than 1 mi. |
| Distance to Airport | |
| Traffic Count | Available |
| Demographics | Available |

Comments:

Class "A" office environment in Dupont Business & Medical Park with easy access to I-69 / Dupont Road interchange. Offers build-to-suit improvements, free parking, T-1 and fiber optic lines available and high speed internet access.

Divisible to: 1,500 SF

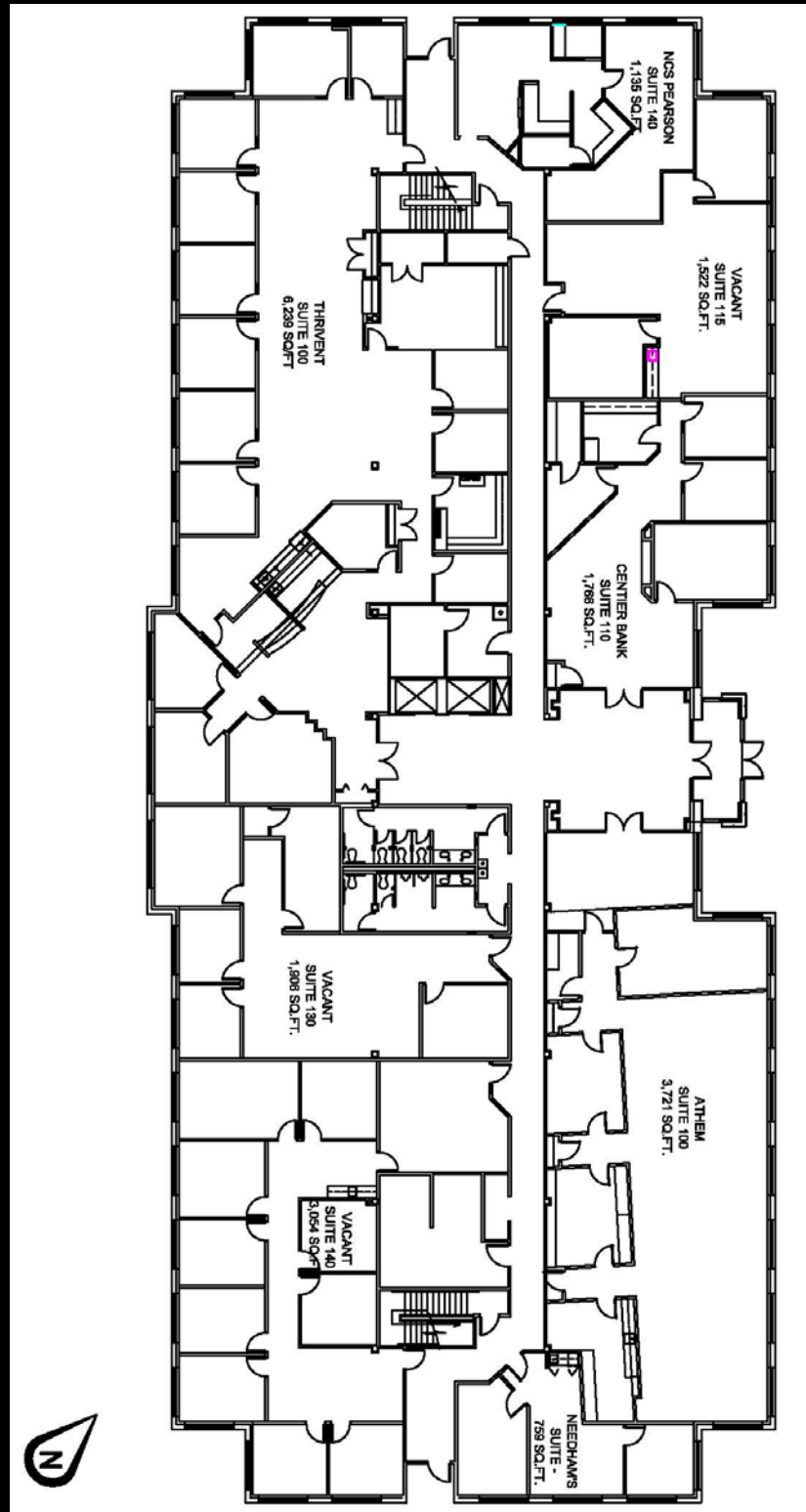
Vacancies:
 Suite 130—1,906 SF
 Suite 140—3,054 SF
 Suite 200—5,289 SF
 Suite 225—1,055 SF
 Suite 230—3,990 SF
 Suite 320—2,835 SF



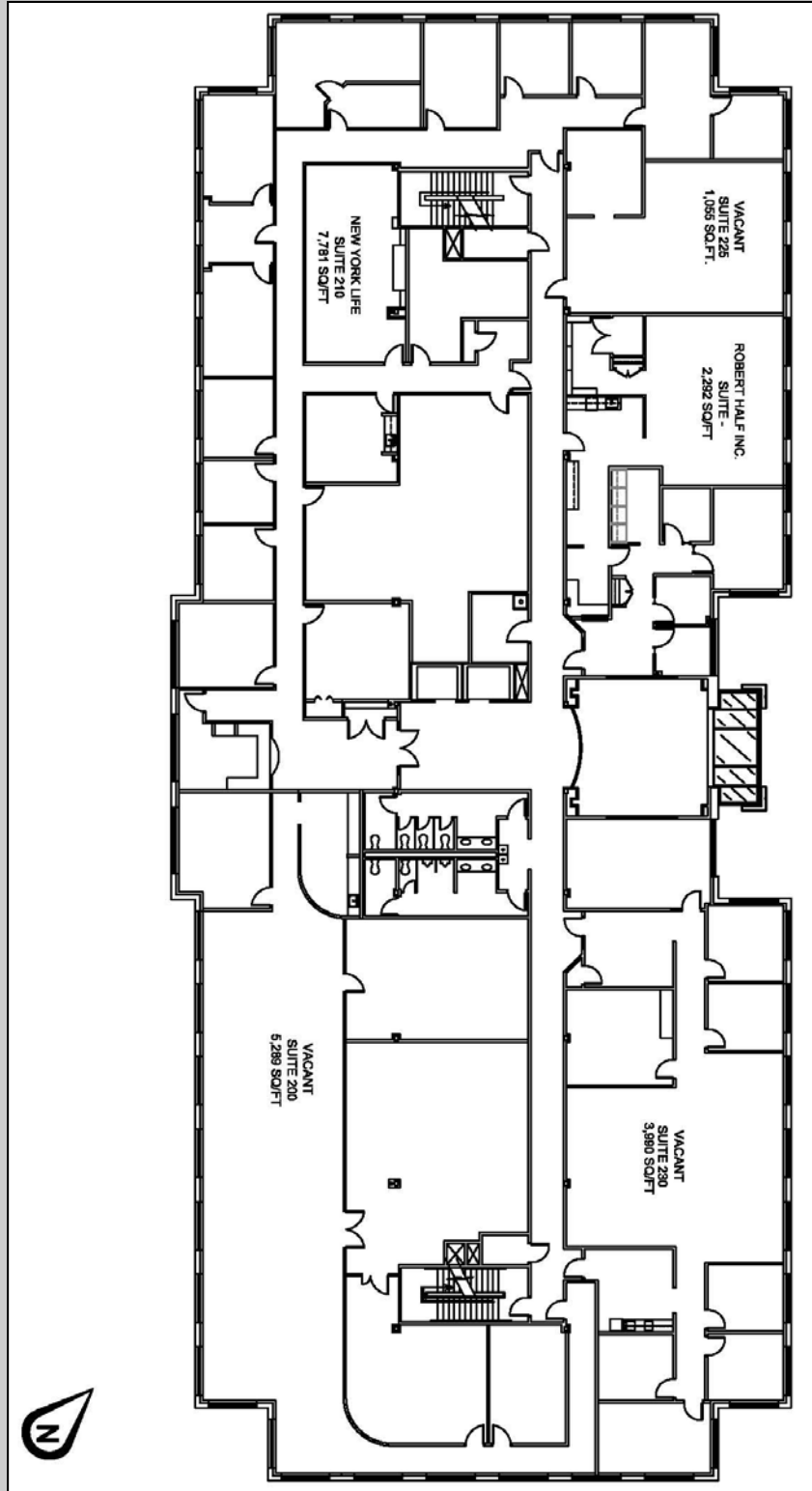
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DUPONT OFFICE CENTER BUILDING II - 1ST FLOOR



DUPONT OFFICE CENTER BUILDING II - 2ND FLOOR



DUPONT OFFICE CENTER BUILDING II - 3RD FLOOR

