

1,895 SQ. FT. OFFICE/RETAIL SPACE AVAILABLE



10020 Auburn Park Drive, Fort Wayne, IN 46825

- Office or retail use with high end finishes
- Located in the Dupont Road area
- Close proximity to Dupont Hospital
- Lease rate: \$19.50/sf/yr Full Service

PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	10002 - 10020 Auburn Park Drive
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/St. Joseph
City Limits	Inside
Zoning	NC/Neighborhood Center
Building Size	13,000 SF
Site Acreage	1.5 Acres

PRICE/AVAILABILITY

Space Available	1,895 SF
Lease Rate	\$19.50/SF/YR
Lease Type	Full Service
Base Rent	\$3,079.38/mo.
Availability	Immediately

BUILDING DATA

Date of Construction	2004
Building Type	Office/Retail
Type of Construction	Pre-Engineered Steel, Stone and Dryvit Finish
Number of Stories	1
Roof	Built Up
Heat	Gas Forced Air
Air Conditioning	Roof Top System
Parking Lot	Asphalt
Parking Spaces	80
Signage	With Landlord Approval
Exclusions	Yes, See Landlord
Anchor Tenant	Sylvan Learning Center

FINANCIAL RESPONSIBILITIES

Utilities (Gas, Electric & Dumpster)	Landlord
Water (prorated quarterly)	Tenant
Property Taxes (base year)	Landlord
Property Insurance	Landlord
Janitorial	Tenant
Common Area Maintenance	Landlord
Roof & Structure	Landlord

TRANSPORTATION

Major Road Nearest Site	Auburn Rd./Dupont Rd.
Distance to Interstate	I-69 & I-469 - 1 Mile
Traffic Counts:	
12,300 vpd	Auburn Rd.
26,400 vpd	Dupont Rd.

POPULATION DEMOGRAPHICS

1 Mile	4,216
3 Miles	51,524
5 Miles	113,349

OPERATING COSTS

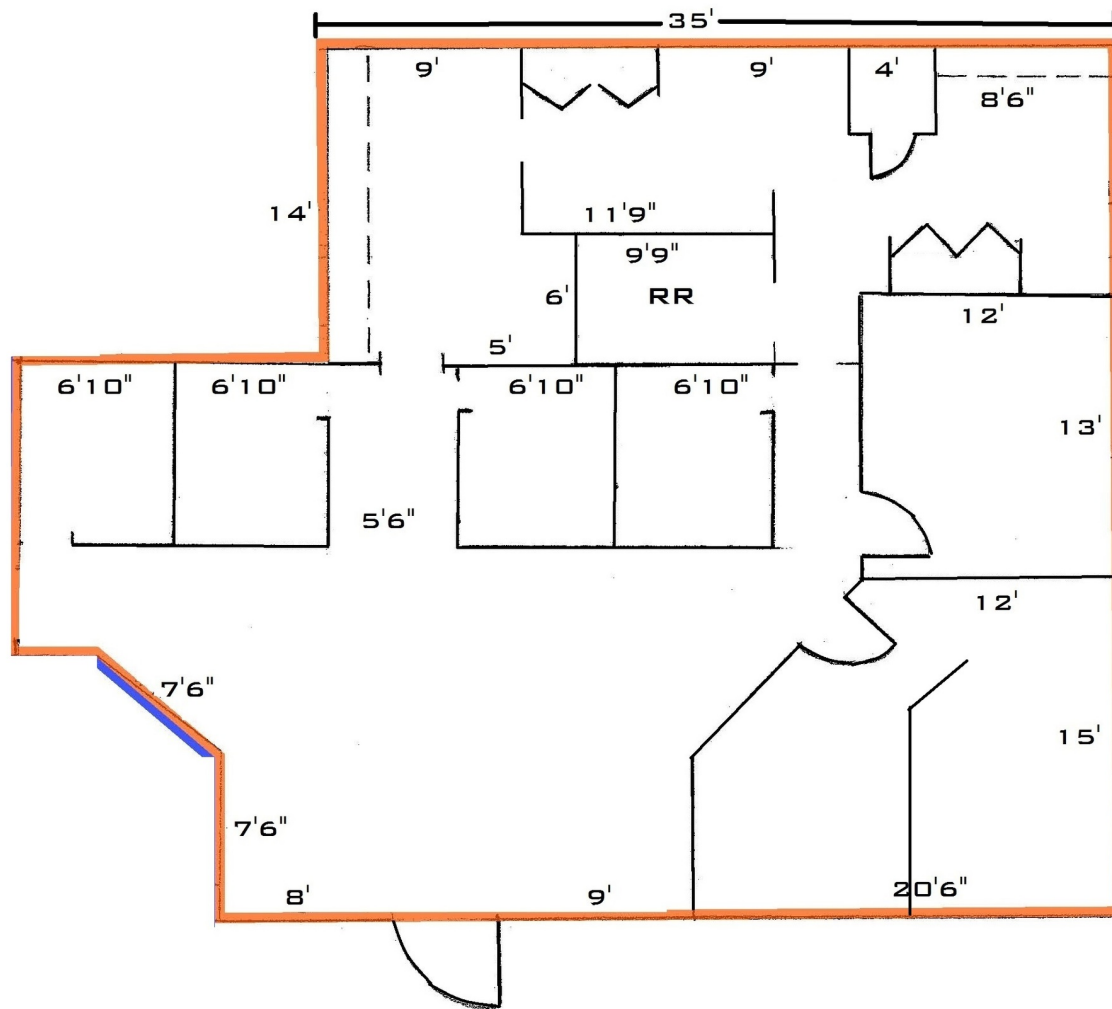
Taxes (base year \$40,474.58)	\$3.11 psf
Insurance	\$0.11 psf
CAM	\$1.40 psf
Total	\$4.62 psf

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

FLOOR PLAN

 AVAILABLE
SUITE A-1



SITE PLAN



RETAILER MAP

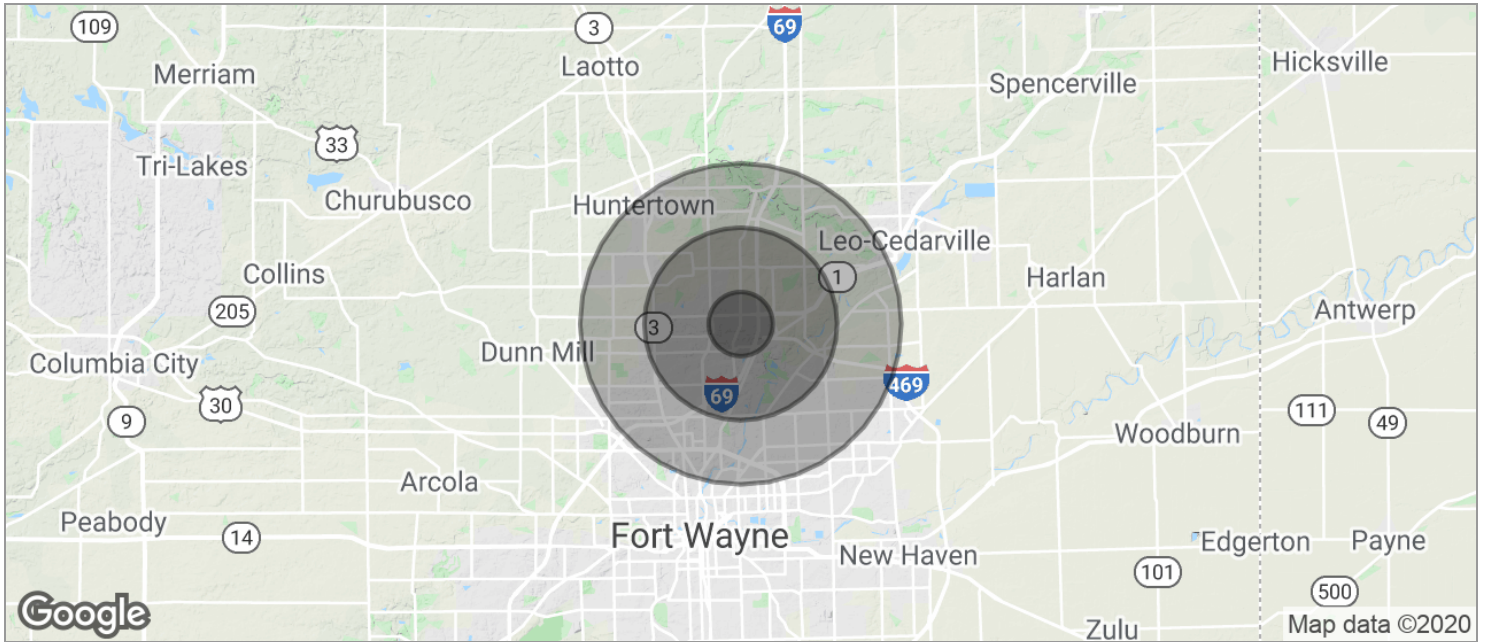


LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,216	51,524	113,349
MEDIAN AGE	44.1	37.6	36.6
MEDIAN AGE (MALE)	43.1	36.6	35.5
MEDIAN AGE (FEMALE)	45.7	38.6	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,803	20,105	44,557
# OF PERSONS PER HH	2.34	2.56	2.51
AVERAGE HH INCOME	\$107,436	\$85,755	\$78,413
AVERAGE HOUSE VALUE	\$221,421	\$193,909	\$176,970

* Demographic data derived from 2010 US Census