



AVAILABLE FOR LEASE

9901 AUBURN RD, FORT WAYNE, IN

KIENAN O'ROURKE

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 947 - 1,459 SF
LEASE RATE \$14.50 SF/YR (MOD GROSS)

PROPERTY HIGHLIGHTS

- Class A office space for Lease
- Ideal for any professional office or medical user
- Located near Dupont Rd and Dupont Medical Park in one of the fastest growing areas in Fort Wayne
- Easy access to I-69 and I-469
- Area businesses include DeBrands, Panera Bread, Starbucks, restaurants, retail, and medical uses
- Tenant Improvement Allowance available for qualified tenants
- Co-tenant with Ruckman Oral Surgery and Implant Center

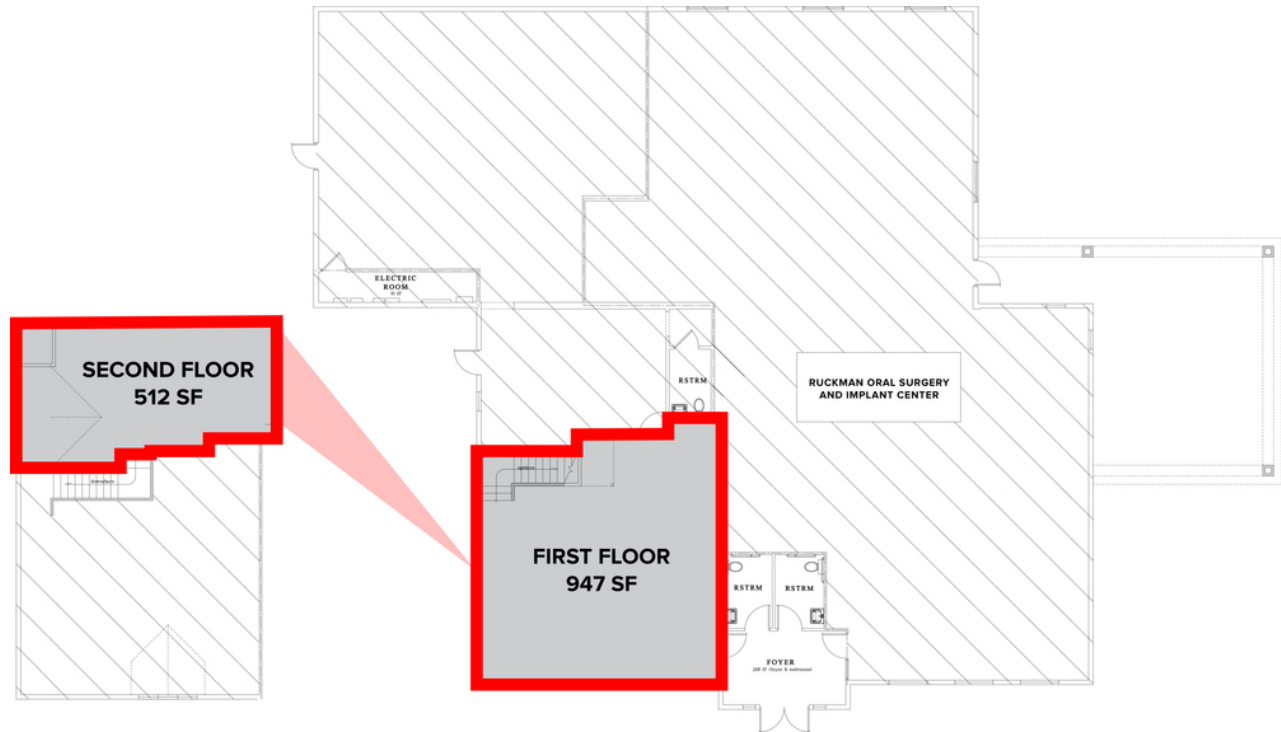


9901 AUBURN RD

9901 Auburn Rd, Fort Wayne, IN 46825



PROPERTY SITE PLAN



TENANT OR LANDLORD EXPENSE

- Utilities - Tenant
- Maintenance & Repairs - Tenant
- Janitorial - Tenant
- Lawn & Snow - Landlord
- Property Tax - Landlord
- Building Insurance - Landlord
- Roof / Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr
Lease Type:	Modified Gross
Number of Units:	1
Available SF:	947 - 1,459 SF
Lot Size:	1 Acres

SPACES	LEASE RATE	SPACE SIZE
9901 Auburn Rd	\$14.50 SF/yr	947 - 1,459 SF



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RETAILER MAP



Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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PROPERTY DETAILS

LEASE RATE **\$14.50 SF/YR (MOD GROSS)**

LOCATION INFORMATION

Street Address	9901 Auburn Rd
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/St. Joseph
Cross Streets	Auburn Road
Nearest Highway	Interstate 69

BUILDING INFORMATION

Price / SF	\$14.50 SF/yr
Lease Type	Modified Gross
Year Built	1999
Building Class	A
Tenancy	Multiple
Number Of Floors	2

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Zoning	NC (Neighborhood Center)
Lot Size	1 Acre
APN#	02-08-06-178-001.000-072
Traffic Count Street	Auburn Rd - 10,060 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Distance To I-69	Approx. 2 Miles

UTILITIES & AMENITIES

Utilities Description	Electricity - AEP
	Gas - NIPSCO
	Water/Sewer - Municipal
A/C & Heating System	Central

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