



PONY EXPRESS RUN OFFICE BUILDING

14110 PONY EXPRESS RUN
LEO, IN 46765

Brandon Downey
Associate Advisor
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Property Details

LEASE RATE

\$6.38 - 9.75 SF/YR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	02-03-21-427-044.000-082
Traffic Count Street	7700

LOCATION INFORMATION

Building Name	Pony Express Run Office Building
Street Address	14110 Pony Express Run
City, State, Zip	Leo, IN 46765
County	Allen
Cross-Streets	Trading Post Road
Township	Leo-Cedarville
Road Type	Paved

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Parking Spaces	44

UTILITIES & AMENITIES

Central HVAC	Yes
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BUILDING INFORMATION

Building Class	A
Number Of Floors	2
Year Built	1999
Gross Leasable Area	6,454 SF
Construction Status	Existing
Framing	Wood
Condition	Excellent
Roof	shingle
Free Standing	Yes
Number Of Buildings	1

Available Spaces



LEASE RATE:	\$6.38 - 9.75 SF/YR	TOTAL SPACE:	1,045 - 2,394 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Unit 1	Office	\$6.38 SF/yr	NNN	2,394 SF	Negotiable	2,394 SF of professional office space located in Pony Express Run office building. Newly remodeled, very nice/well maintained space. Has 3 private offices, full kitchen, copy/print area, and large open concept area
Unit 3	Office	\$9.75 SF/yr	NNN	1,045 SF	Negotiable	1,045 of professional office space. 2 private offices and large open area.

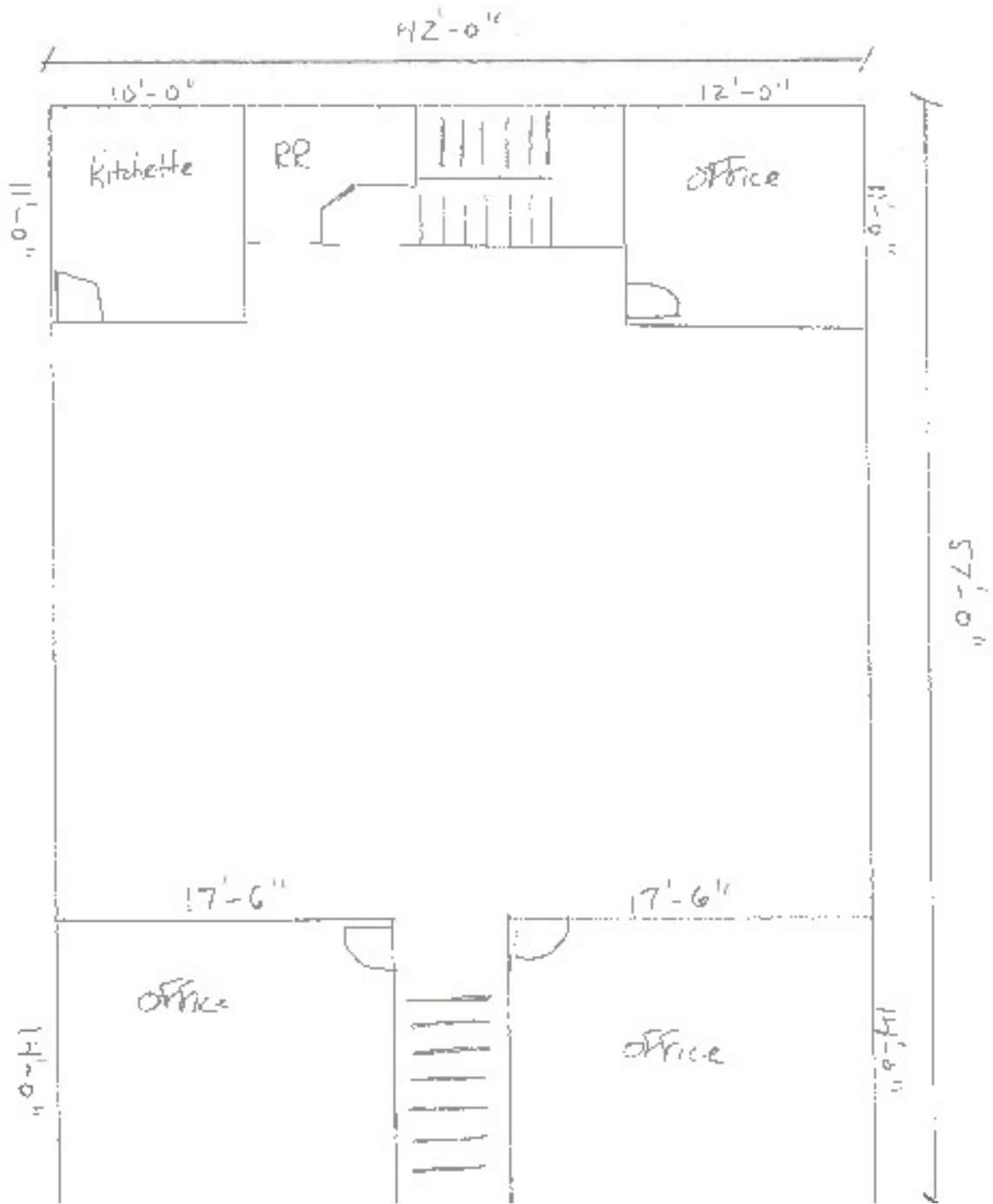
Unit 1 - 14110 Pony Express Run



Unit 1 - 14410 Pony Express Run



Floor Plan | Unit 1



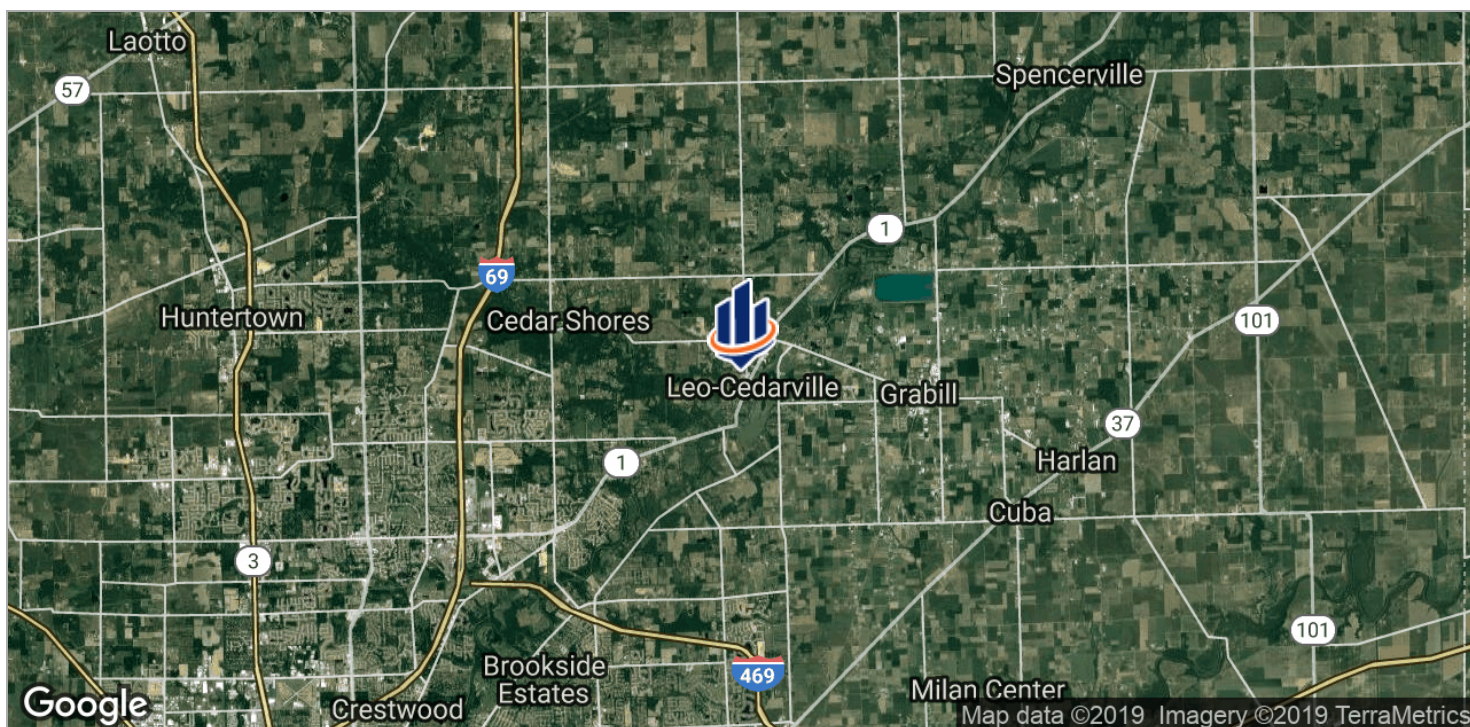
Floor Plan | Unit 3



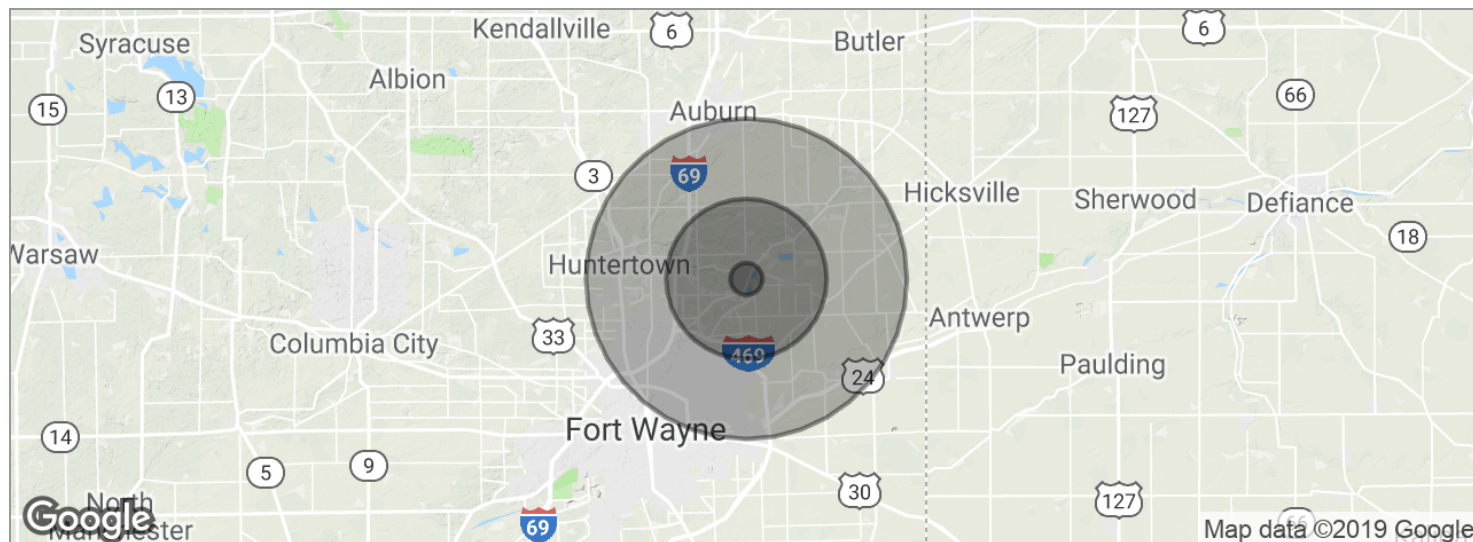
Aerial Map



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,082	30,309	174,711
Median age	37.8	36.7	36.3
Median age [Male]	35.8	35.3	35.3
Median age [Female]	39.0	37.7	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	345	10,502	67,129
# of persons per HH	3.1	2.9	2.6
Average HH income	\$90,703	\$84,402	\$68,799
Average house value	\$197,805	\$190,391	\$155,079

* Demographic data derived from 2010 US Census

Advisor Bio

BRANDON DOWNEY

Associate Advisor

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PROFESSIONAL BACKGROUND

Brandon Downey brought his extensive business, property development, commercial construction, brokerage & leasing expertise, and property management experience to the national resources of SVN-Parke Group in June 2013. He has developed over 75 acres of property, and manages over 275,000 square feet of commercial property in Indiana, Michigan, Florida, and Illinois. Brandon has proficiency in negotiating commercial leases, the landlord/tenant relationship, and commercial industrial representation.

His background also includes commercial industrial and retail construction. He has successfully owned and managed several businesses that has served him well in understanding business owners time, effort, and risk as well as their values for strong business relationships. Brandon has a bachelor's degree from Indiana University School of Business and Management Sciences. All of this gives Brandon a well-rounded foundation as a real estate adviser for SVN-Park Group to assist with sales and leasing, site selection, strategies, due diligence, marketing and transactional services.

Brandon is married to Sue Downey and is the proud father of 6 children. Brandon is a member of St. Charles Borromeo Parish where he has coached youth sports on and off for the past 15 years. His passion for youth sports led him to help form Football In Training (FIT Football) in 2010 where he is still a board member. Brandon is also a member of the Mad Anthony's charitable organization and a founding member of the Alliance business group.

In 2015 Brandon was named SVN achiever for his high volume of real estate transactions. He was in the top 10% of real estate advisers nationally out of 1,400 for the SVN International Corp family. In 2016 and in 2017 Brandon was again awarded as an SVN achiever for his high volume of transactions and placed in the top 7.5% of SVN advisers nationally. He was the top SVN agent for Indiana in 2016. In 2017 Brandon was awarded the 2016 Indiana Commercial Real Estate Exchange (ICREX) "Rookie of the Year" award for his high level of transactions closed in 2016.

EDUCATION

Bishop Dwenger High School, Ft. Wayne, IN
Bachelor's Degree, Indiana University School of Business