

DUPONT OFFICE CENTER I CLASS A OFFICE NEAR DUPONT HOSPITAL



2720 Dupont Commerce Ct., Fort Wayne, IN 46825

- Over 25,000 sf available - 10,987 sf contiguous
- Easy access to I-69 and Dupont Rd.
- Full service lease including janitorial
- Competitive rents and TI allowance
- Monumental and building signage possible



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	2720 Dupont Commerce Ct.
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/St. Joseph
City Limits	Inside
Zoning	C1/Professional Office & Personal Services
Total Building Size	58,220 SF
Site Acreage	4 Acres

PRICE/AVAILABILITY

Available Space	28,064 SF
Suite 120	5,133 SF
Suite 130	3,011 SF
Suite 140	1,503 SF
Suite 160	2,565 SF
Suite 180	2,523 SF
Suite 190	2,342 SF
Suite 210	10,987 SF
Lease Rate	\$17.50 SF/yr
Lease Type	Full Service
Lease Term	5 Years Preferred
Availability	Immediately

BUILDING DATA

Date of Construction	1999
Building Type	Office
Type of Construction	Tilt-up Concrete
Number of Stories	2
Restrooms	2 sets
ADA Accessible	Yes
Heat	Heat Pump
Air Conditioning	Central
Parking Lot	Asphalt
Parking Spaces	244

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant

POPULATION DEMOGRAPHICS

1 Mile	4,246
3 Miles	55,060
5 Miles	120,824

CO-TENANTS

Triple Crown	Sorenson Communications
Bankers Life	Thrivent Financial
TransWorks	Foster Financial

UTILITIES

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

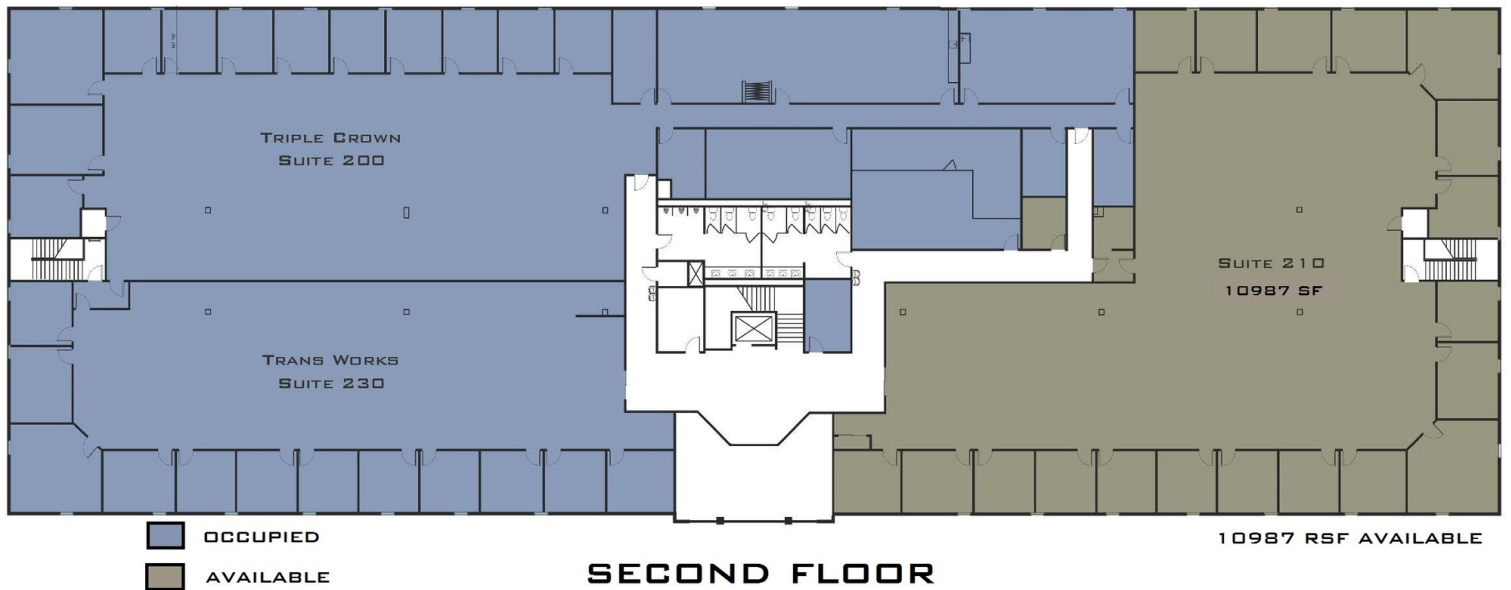


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FLOOR PLANS

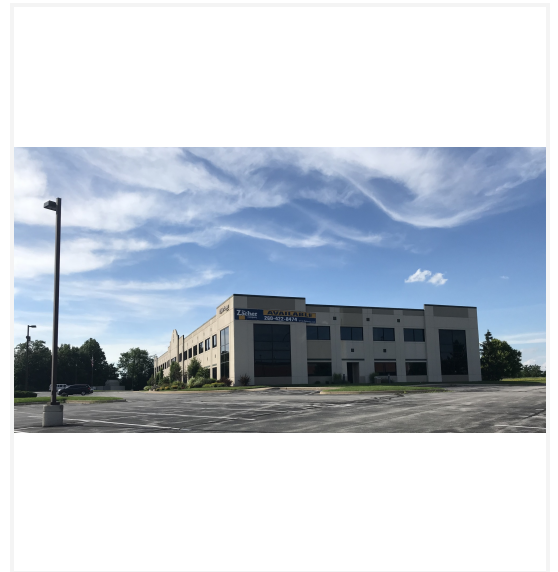


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ADDITIONAL PHOTOS

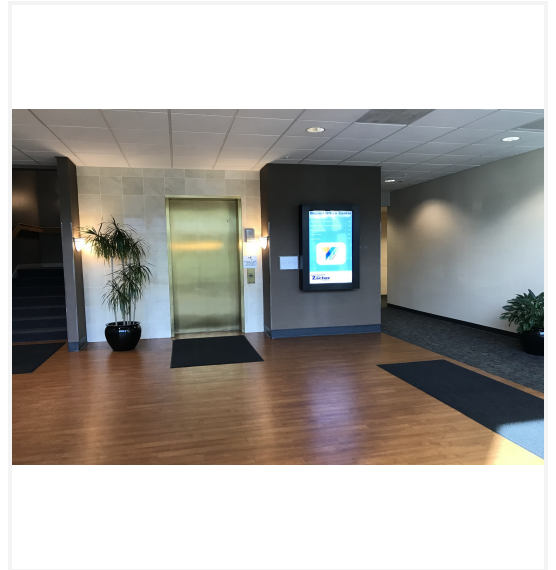


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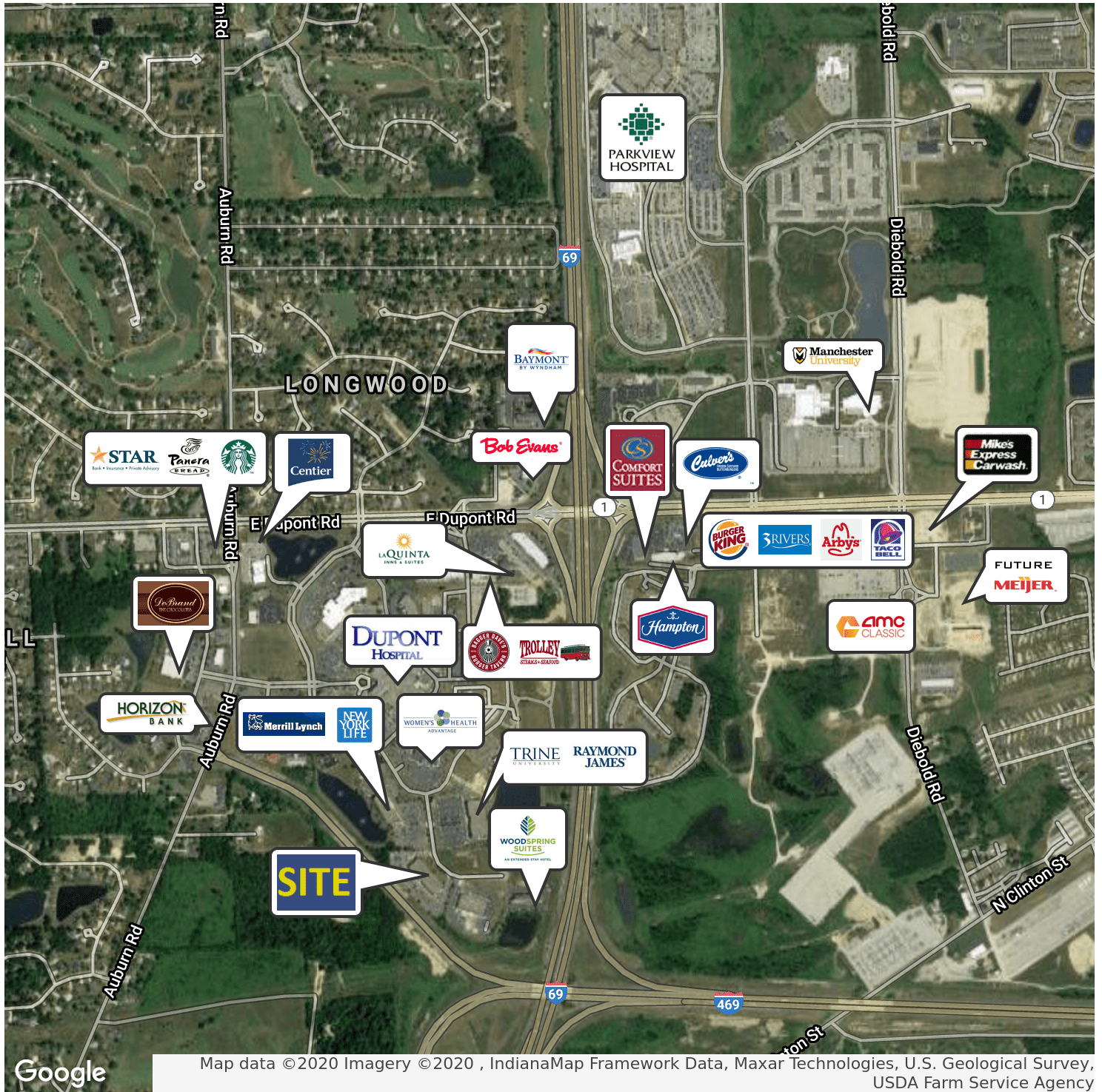
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ADDITIONAL PHOTOS



RETAILER MAP



Google

Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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LOCATION MAPS

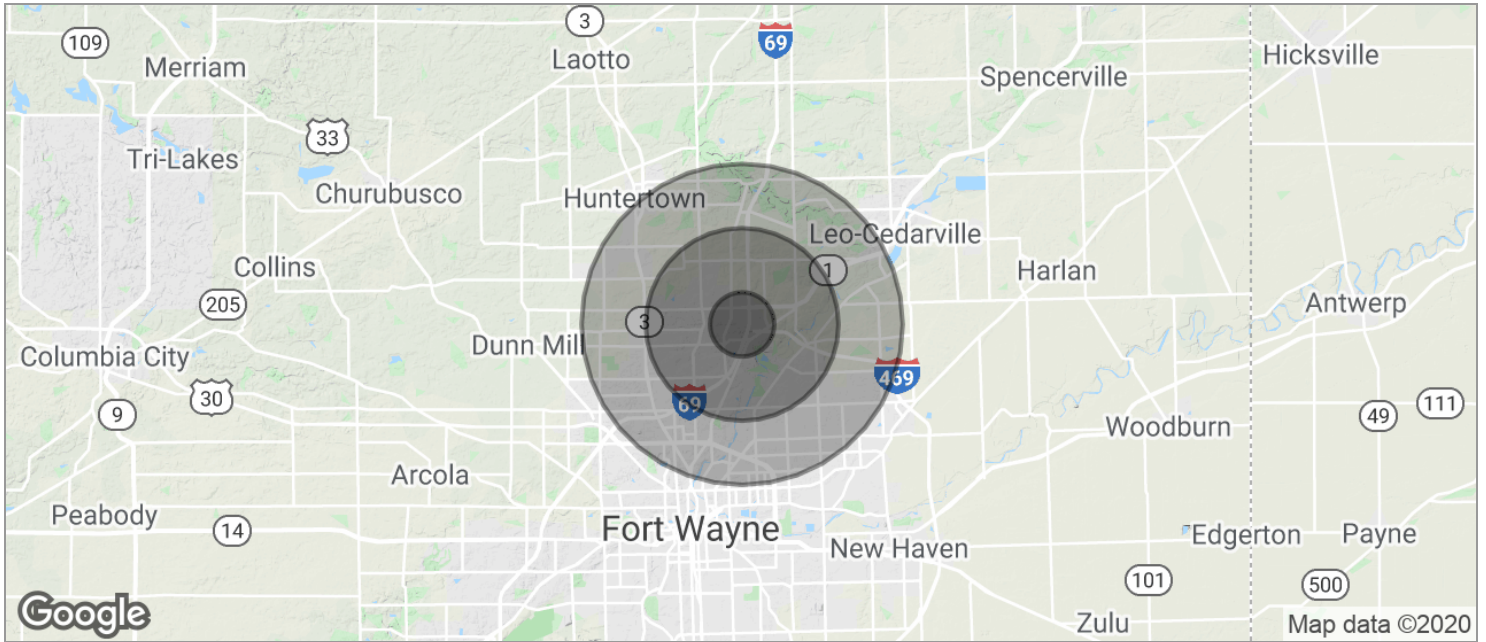


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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,246	55,060	120,824
MEDIAN AGE	41.9	37.4	36.7
MEDIAN AGE (MALE)	40.7	36.2	35.5
MEDIAN AGE (FEMALE)	43.3	38.7	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,861	22,041	47,363
# OF PERSONS PER HH	2.28	2.49	2.52
AVERAGE HH INCOME	\$99,993	\$79,787	\$76,630
AVERAGE HOUSE VALUE	\$219,649	\$181,707	\$169,907

* Demographic data derived from 2010 US Census



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