

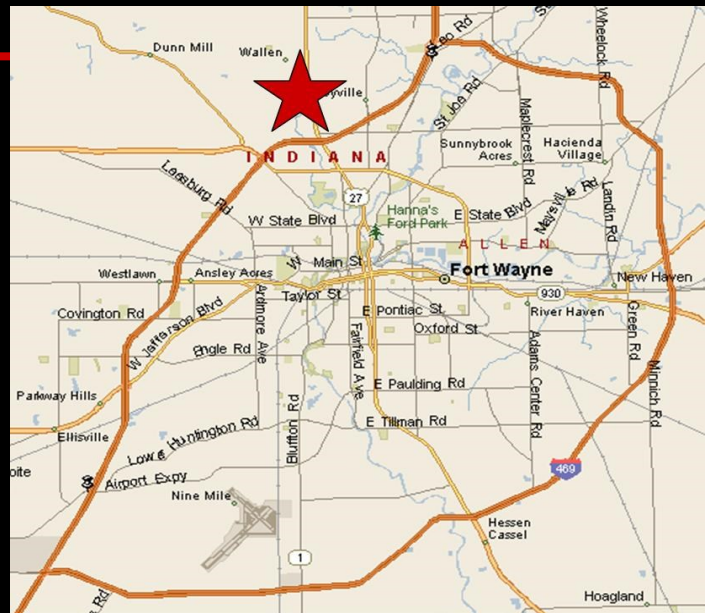
OFFICE SPACE FOR LEASE

809-823 AIRPORT NORTH OFFICE PARK FORT WAYNE, IN



PROPERTY HIGHLIGHTS

- Space Available: 4,000 SF (divisible into many flexible floor plan options)
- Zoned: CM - 2
- Ample paved parking
- Easy access from both Cook Rd and Lima Rd (6 lanes)
- 1 mile from I-69
- SEC Lima & Cook Roads
- Lease Rate: \$11.00/SF/Yr



BND COMMERCIAL
Real Estate Solutions

Continuing the Goldstine Knapke Tradition

Breck Johnson

(260) 421-1915

breck@bndcommercial.com

Andy Norton

(260) 433-4905

anorton@bndcommercial.com

***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

809-823 AIRPORT NORTH OFFICE PARK FORT WAYNE, IN



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.

809-823 AIRPORT NORTH OFFICE PARK

Building 809-823 Airport North Office Park
 Address 809-823 Airport North Office Park
 City/State/Zip Fort Wayne, IN 46825
 County Allen
 Township Washington
 Quadrant Northwest

Parcel No: 02-07-15-226-003.000-073
 Class Office
 Type Multi-tenant condo offices
 Status Lease
 Availability Immediate

Total Area SF 4,000 SF
 Vacant RSF 4,000 SF
 Vacant USF
 Largest Contiguous 4,000 SF
 Divisible/Combinable Yes

Utilities

Sewer / Septic City of Fort Wayne
 Public / Well Water City of Fort Wayne
 Electric / Gas I & M / NIPSCO

Lease Rate RSF/Yr \$11.00/SF/Year
 Lease Rate / Mo
 Term 3 years
 Gross / Net NNN

Construction Type Steel frame
 Construction Year 1995
 Condition Good
 Number of Floors 1
 Roof Standing seam
 Foundation Reinforced concrete
 Heating System Gas Forced Air
 Air Conditioning Central
 Sprinkler System Yes
 Electric
 Security System Yes
 Restrooms Yes
 Handicap Access
 Doors

Responsible Party / Expenses

	T/L	Estimated Expenses
Utilities	Tenant	
Property Tax	Tenant	\$1.55 / SF
Building Insurance	Tenant	\$0.10 / SF
Common Area (CAM)	Tenant	\$0.85 / SF
Janitorial	Tenant	
Roof/Structure	Landlord	
Int. Maintenance	Tenant	
Lawn/Snow	Landlord	

Comments:

- Office space available on Fort Wayne's northwest side
- Near Smith Field Airport
- Site is located in Airport North Office Park at the south-east corner of Cook and Lima Roads.
- Easy access to downtown and I-69
- Space is divisible and offers many floor plan options

Zoning CM - 2
 Parking Ample, paved surface parking
 Distance to Interstate 1 mile
 Distance to Airport Approx. 15 miles
 Traffic Count 38,800 VPD
 Demographics Available



Breck Johnson
 (260) 421-1915
 breck@bndcommercial.com

Andy Norton
 (260) 433-4905
 anorton@bndcommercial.com

809-823 AIRPORT NORTH OFFICE PARK

Sample Floor Plan

