

FOR LEASE

OFFICE PROPERTY



WOODLAND PLAZA OFFICE BUILDING

10104 WOODLAND PLAZA COVE, FORT WAYNE, IN 46825

PROPERTY HIGHLIGHTS

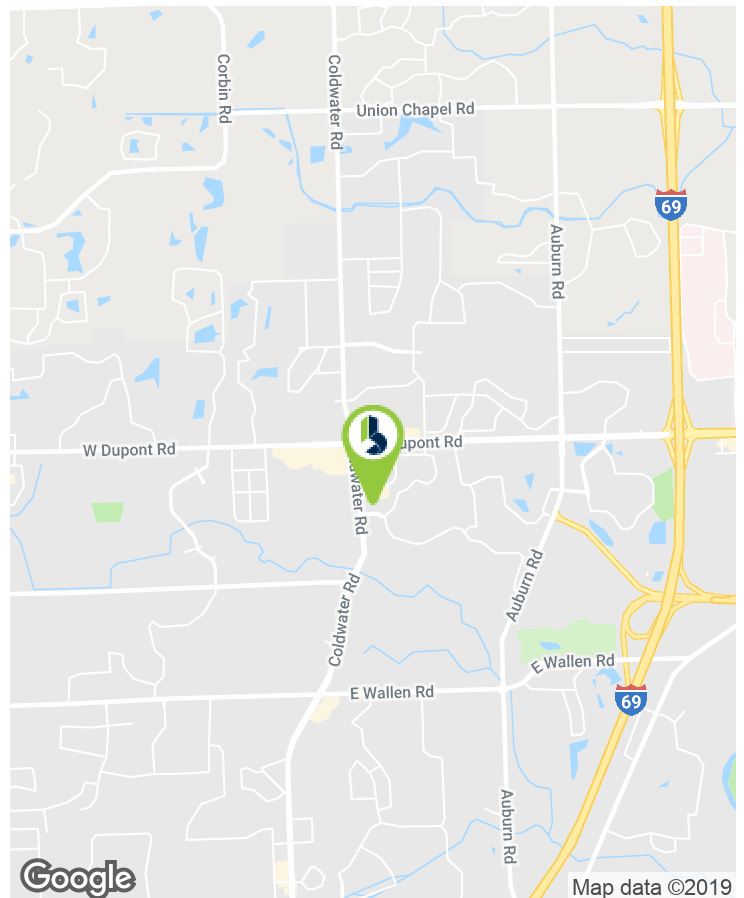
- Located at Dupont and Coldwater Roads in the most sought after and dominant retail corridor of Fort Wayne
- Situated near Pine Valley Shopping Center
- Surrounded by the most popular amenities in the city of Fort Wayne

LEASE RATE

\$12.00 SF/YR (GROSS)

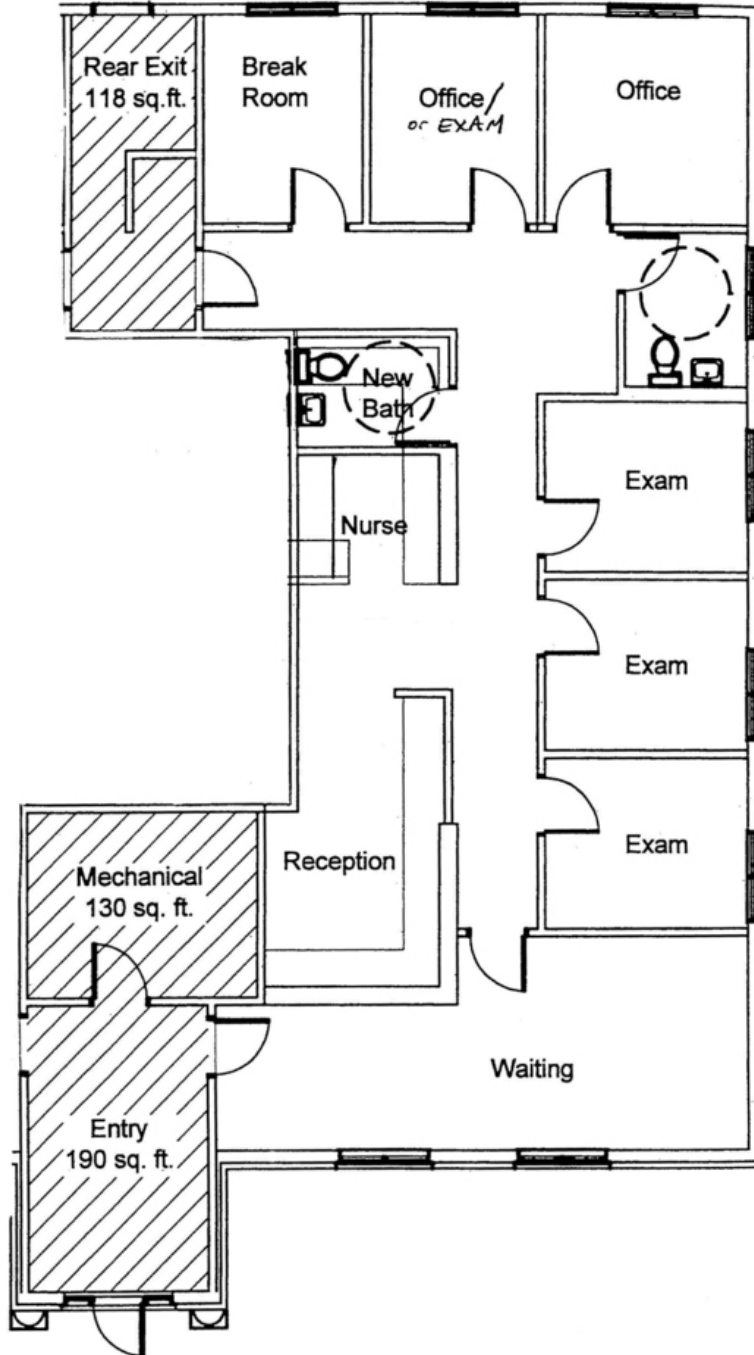
OFFERING SUMMARY

Available SF:	1,892 SF
Lot Size:	0.97 Acres
Year Built:	2000
Building Size:	8,570 SF
Zoning:	C2
Market:	Allen County



FLOOR PLAN

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RETAILER MAP

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SPECIFICATIONS

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GENERAL INFORMATION

Building SF/Total	8,570 SF
Number of Buildings	One (1)
Number of Stories	One (1)
Condition	Excellent
Building Class	B
Year Built	2000
Property Type	Office
Signage	Pylon & Building

SITE INFORMATION

Site Acreage	0.97 AC
Zoned	CM-2
Parking Lot	Surface, Common

STRUCTURAL INFORMATION

Construction	Brick
Roof	Asphalt Shingles
Ceiling Height	9 ft.
Floor	Carpet
ADA Accessible	Yes
Restrooms	Yes

MECHANICAL INFORMATION

Heating System	Central
A/C System	Central
Lighting	Standard Fluorescent

PROPERTY TAXES

Parcel Number	02-07-01-129-014.000-073
Tax Year	2018 Payable 2019
Annual Taxes	\$15,911

OPERATING INFORMATION

Electricity Source	REMC
Amps	200
Phase	Single
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal
Telephone	Verizon
Broadband Supplier	Comcast

EXPENSES

Utilities	Landlord
Lawn & Snow	Landlord
Real State Taxes	Landlord
Building Insurance	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord

TRANSPORTATION

Nearest Highway	I-69 - < 2 Miles
	US 3/Lima Rd. - 2 Miles
Fort Wayne International Airport	22 Miles

TRAFFIC COUNTS

East Dupont Road @ I69	24,131 VPD
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	6,022	41,841	61,686
Total Households	2,615	15,742	24,946
Average HH Income	\$106,815	\$84,387	\$73,162



STEVE CHEN
Broker
260.423.4311
schen@bradleyco.com