

Dupont Medical Office

10228 Dupont Circle Dr E
Fort Wayne, IN 46825



MEDICAL OFFICE

FOR LEASE

Class A Medical Office Available

This Class A multi-tenant medical office has 7,349 SF of vacant space built out for clinical use. The previous tenant was an OB/GYN and midwifery care center. The ADA compliant office has a large reception and check-in area with many windows, creating considerable natural light. The building has 15 exam and procedure rooms, along with two private bathrooms, three nurses stations, a large employee breakroom, and 73 paved parking spaces.

- ▶ Built out for clinical medical office
- ▶ 15 exam & procedure rooms
- ▶ Fully sprinklered
- ▶ Located on the Dupont Hospital Campus
- ▶ Move-in ready
- ▶ **Occupancy after November 1, 2024**
- ▶ **For Lease: \$21.00/PSF/Yr NNN**

BARRY STURGES

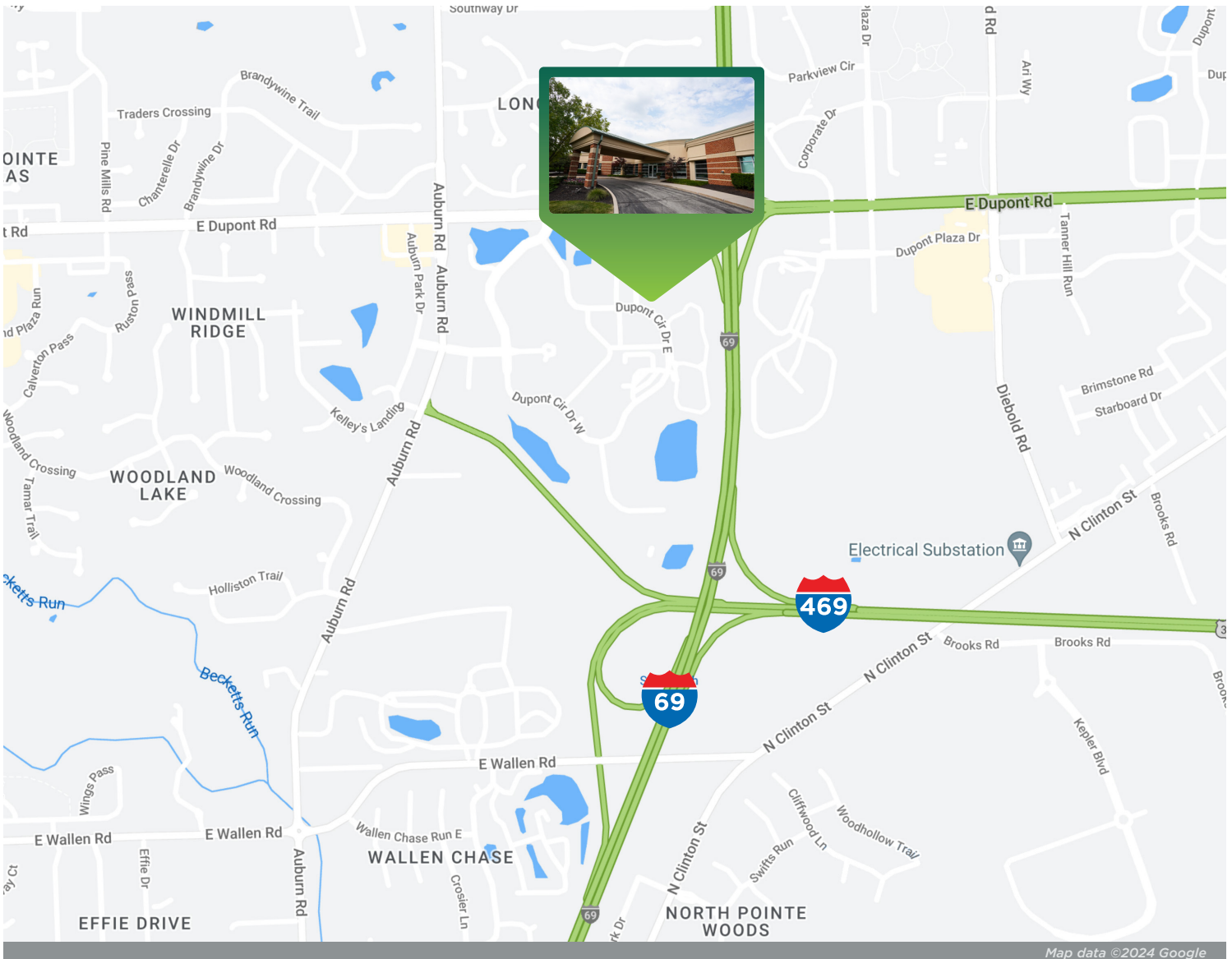
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JOHN CAFFRAY

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Excellent Location

10228 Dupont Circle Drive E is located approximately .5 miles from Exit 316 on I-69 within the Dupont Hospital campus. It is surrounded by other medical and professional office uses, but is also close to retail, hospitality, and residential uses. With this convenient location, you can serve the surrounding cities of Auburn, Garrett, Avilla, Albion, Kendallville, Leo and Grabill.

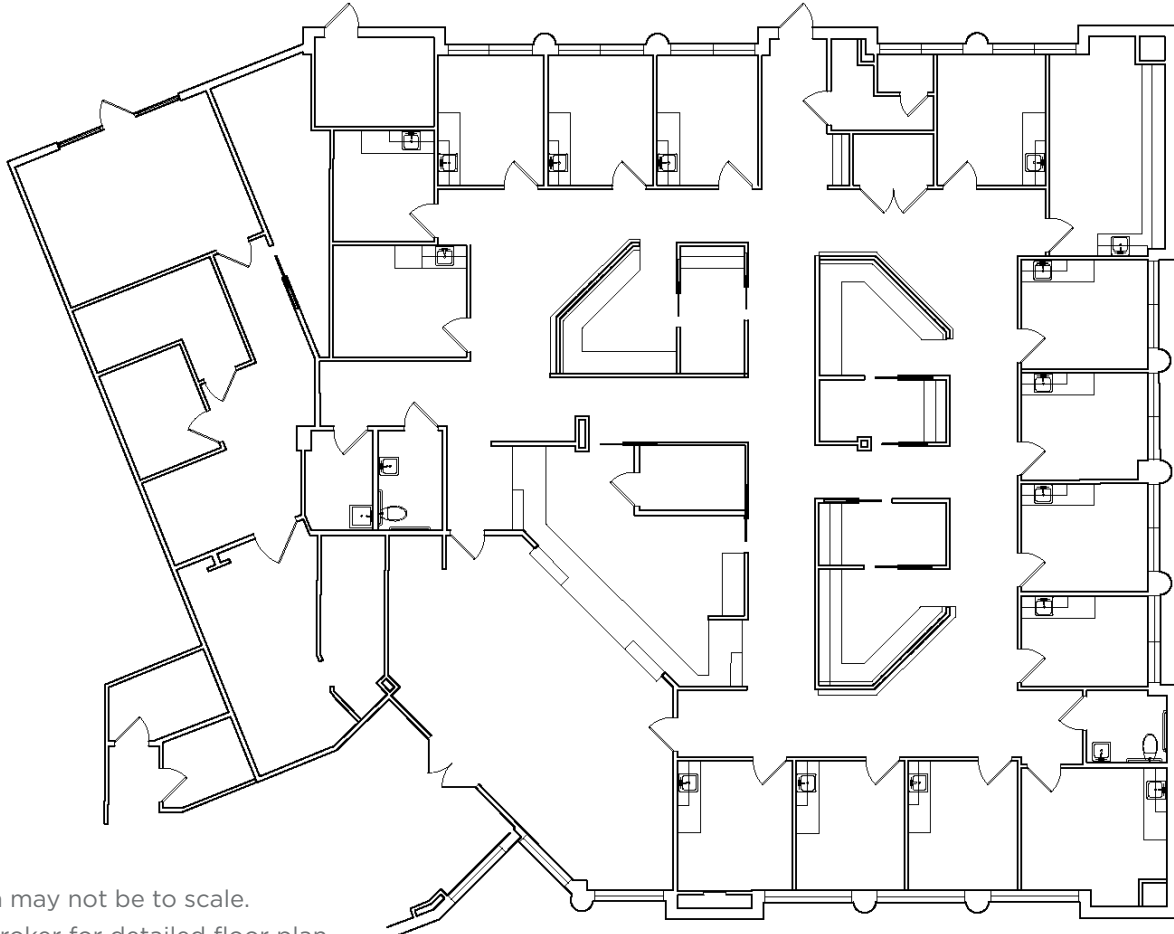
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Available Unit



Floor plan may not be to scale.
Contact broker for detailed floor plan.

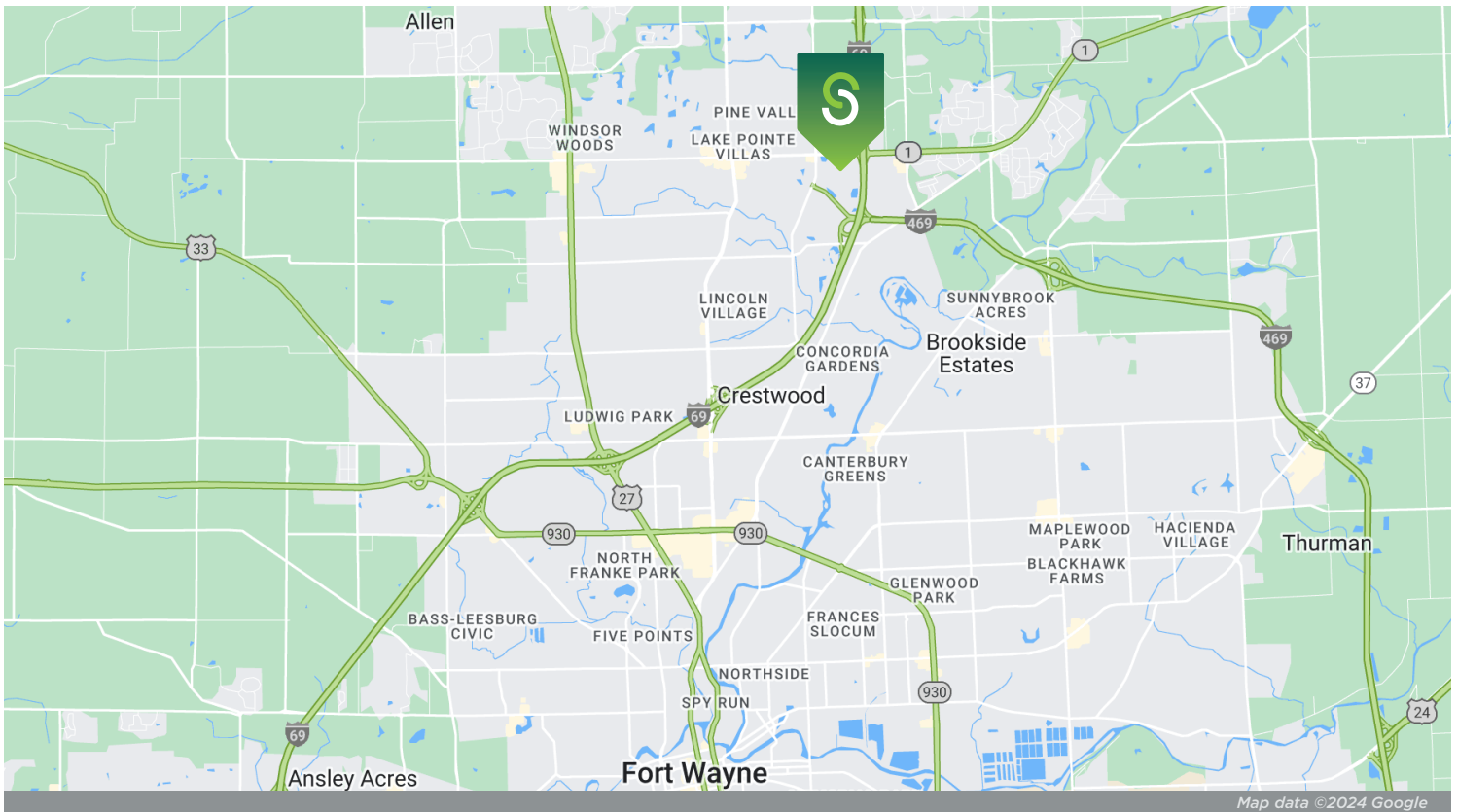


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PROPERTY INFORMATION

| | |
|------------------|--------------------------|
| Address | 10228 Dupont Circle Dr E |
| City, State, Zip | Fort Wayne, IN 46825 |
| County | Allen |
| Township | St. Joseph |
| Parcel Number | 02-08-06-200-012.000-072 |

LEASE INFORMATION

| | |
|-------------------|----------------|
| Lease Rate & Type | \$21.00/PSF/Yr |
| Lease Type | NNN |
| Terms | 5 year minimum |
| Availability | 11/1/2024 |

AVAILABLE UNITS

| Total Building Area | 14,465 SF | |
|---------------------|---------------------|--------------|
| Total Available | 6,582 USF/7,349 RSF | |
| Max Contiguous | 6,582 USF/7,349 RSF | |
| Units Available | RSF | Monthly Rate |
| • Suite 100 | 7,349 | \$12,860.75 |

BUILDING INFORMATION

| | |
|-------------------|-------------------|
| Property Type | Medical office |
| Year Built | 2003 |
| # of Stories | 1 |
| Construction Type | Steel frame/brick |
| Roof | Rubber |
| Heating | Gas forced air |
| A/C | Electric |
| Sprinkler | Yes |
| ADA Compliant | Yes |
| Elevators | No |
| Signage | Monument/façade |

RESPONSIBLE PARTIES

| | | |
|-----------------------|----------|------------|
| Utilities | Tenant | \$2.65/PSF |
| Lawn & Snow | Tenant | |
| Property Taxes | Tenant | \$3.77/PSF |
| Property Insurance | Tenant | |
| Maintenance & Repairs | Tenant | |
| Common Area | Tenant | \$3.12/PSF |
| Roof & Structure | Landlord | |
| Janitorial | Tenant | |

SITE DATA

| | |
|--------------|-------------------------|
| Site Acreage | 1.96 AC |
| Zoning | C2 - limited commercial |
| Parking | 73 uncovered spaces |

UTILITIES

| | |
|----------------------|--------------------|
| Electric Provider | AEP |
| Natural Gas Provider | NIPSCO |
| Water Provider | City of Fort Wayne |
| Sewer Provider | City of Fort Wayne |
| High Speed Data | Comcast/Frontier |

ADDITIONAL INFORMATION

- Built out for medical office
- 15 exam and procedure rooms
- Natural lighting in lobby
- On Dupont Hospital campus
- Less than one mile to I-69

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2nd

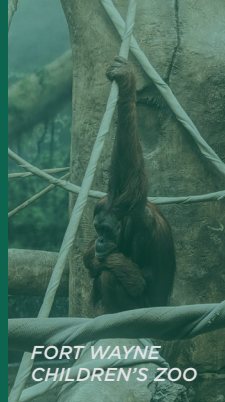
Largest City
in Indiana



#1

Best Place
to Move

(Reader's Digest,
2022)



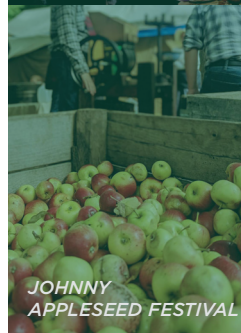
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



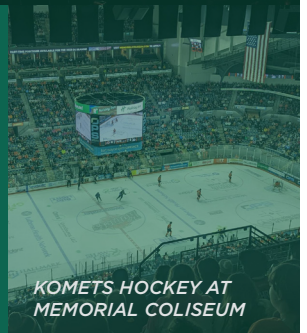
GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL



7+
Million
Visitors
Annually



KOMETES HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



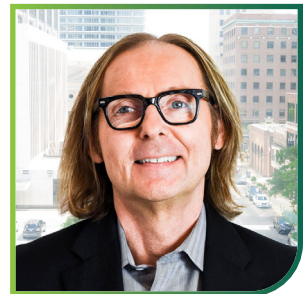
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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