

**BND**

COMMERCIAL

**MEDICAL > FOR SUB-LEASE**

**2,140 SF  
1355 GETZ ROAD  
FORT WAYNE, IN**

**High Quality Medical Space**



**HIGHLIGHTS:**

Available Space: 2,140 SF

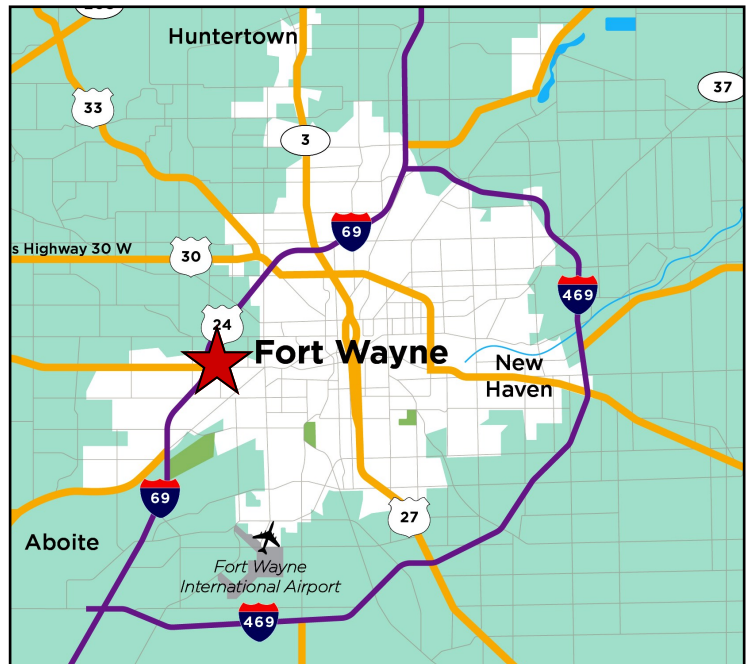
Front door parking

Highly visible location on Getz Road between Illinois Road and Covington Road

Formerly used as medical urgent care facility

Traffic Counts: 14,400 VPD (2023)

Lease Rate: \$25 / SF / Triple Net



**Breck Johnson**

Direct: (260) 421-1915

Cell: (260) 705-7532

bj@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

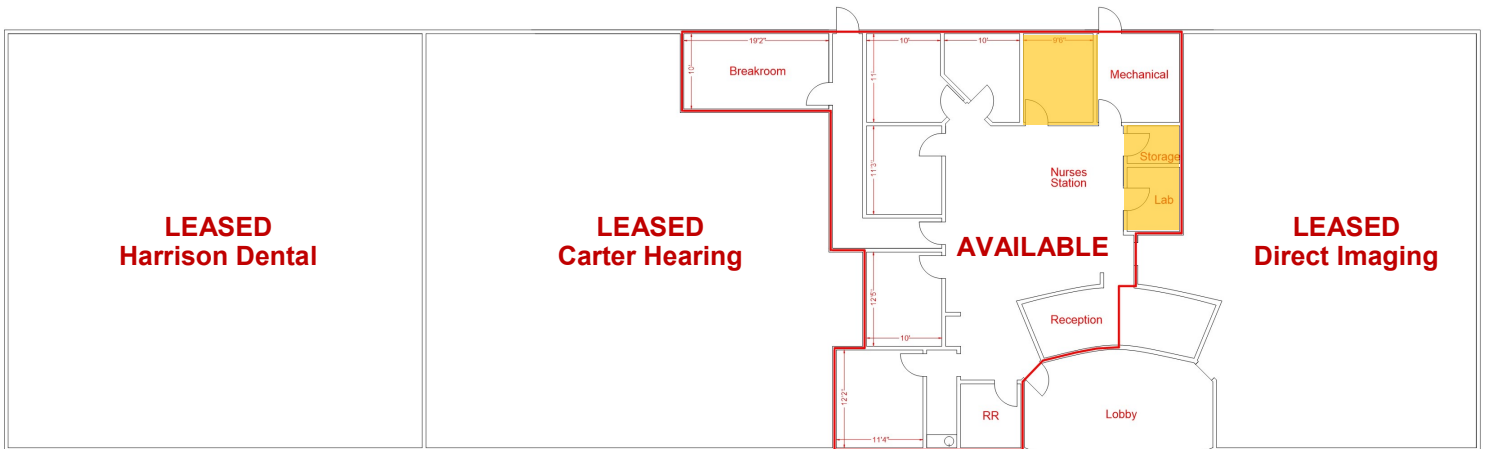
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 = Excluded From Available Floorplan

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Property Highlights

Parcel Number	02-12-07-201-007.002-074
Address	1355 Getz Road
City / State / Zip	Fort Wayne / IN / 46804
Sale / Lease	Sub-Lease
Available Space	2,140 SF
Total Building Size	10,909 SF
Land Size	1.75 Acres
Zoning	SC
Parking	Ample Front Door Parking
Nearest Highway	0.2 Miles to Highway 14
Distance to Interstate	1.3 Miles to I-69
Distance to Airport	7.5 Miles to Fort Wayne International Airport

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,600	34,102	114,760
Avg. H/H Income	\$78,711	\$96,969	\$87,038

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Building Information

Construction Year	2017
Number of Floors	One
Roof	Metal
Foundation	Slab
Lighting	Standard
Heating System	Gas Forced Air
Air Conditioning	Central
Sprinkler System	Yes
Restrooms	One

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water	City of Fort Wayne
Sewer	City of Fort Wayne

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**Lease Information**

<b>Lease Rate RSF / Year</b>	<b>\$25 / SF / Year</b>
<b>Lease Rate / Month</b>	<b>\$4,458.33 / Month</b>
<b>Term of Lease</b>	<b>Sub-Lease to December 31, 2026; New Lease Available After That Date</b>
<b>Type of Lease</b>	<b>Triple Net</b>
<b>Exclusions</b>	<b>Some Exclusions May Apply. Contact Broker For Details.</b>

**Building Expenses**

	<b>Responsible Party (Landlord / Tenant)</b>	<b>Estimated Expense</b>
<b>Roof / Structure</b>	<b>Landlord</b>	<b>TBD</b>
<b>Interior Maintenance</b>	<b>Tenant</b>	<b>TBD</b>
<b>Janitorial</b>	<b>Tenant</b>	<b>TBD</b>
<b>Utilities - Electric &amp; Gas</b>	<b>Tenant</b>	<b>TBD</b>
<b>Real Estate Insurance</b>	<b>Tenant</b>	<b>\$1.07 / SF</b>
<b>Property Tax</b>	<b>Tenant</b>	<b>\$5.61 / SF</b>
<b>Common Area Maintenance</b>	<b>Tenant</b>	<b>\$4.50 / SF</b>
		<b>\$11.18 / SF Total Triple Net</b>

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