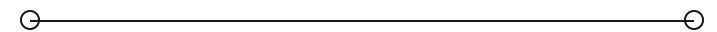


LEASE

421 - Stone Pointe Office Park

421 EAST COOK ROAD

Fort Wayne, IN 46825



PRESENTED BY:

DIANA PARENT, CCIM

O: 260.489.8500

diana.parent@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (MG)
AVAILABLE SF:	2,043 - 3,191 SF
LOT SIZE:	5.5 Acres
BUILDING SIZE:	11,548 SF

PROPERTY DESCRIPTION

Discover the prime leasing opportunity at Stone Pointe Office Park. Enjoy easy I-69 access, quiet but highly trafficked park. professional office options, and upgraded common areas and restrooms. Elevate your business with this exceptional property.

PROPERTY HIGHLIGHTS

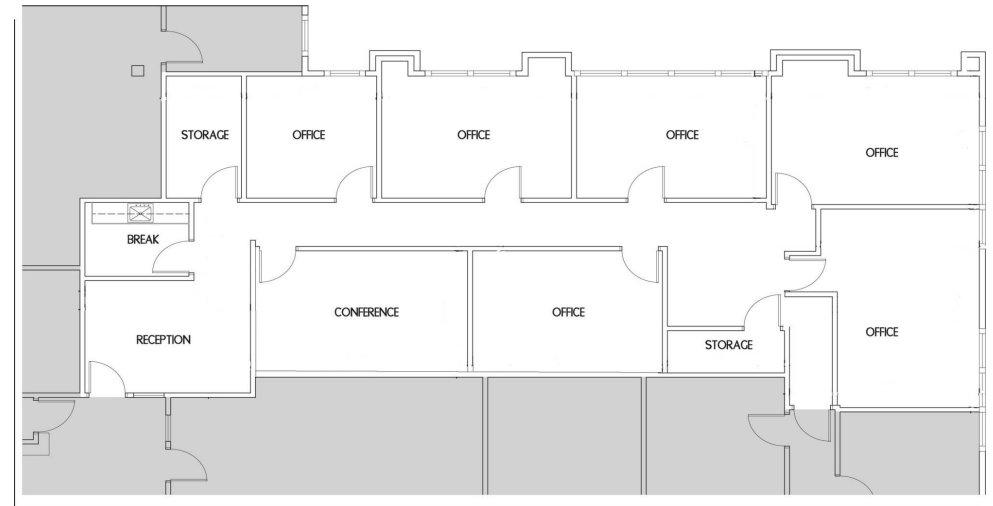
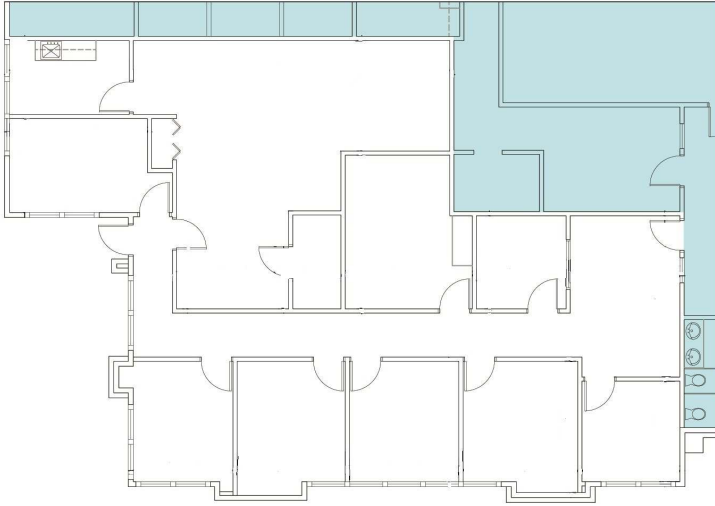
- Easy Access to I-69 @ Exit 312 North
- Variety of professional office sizes
- Upgraded common areas and restrooms

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG
TOTAL SPACE:	2,043 - 3,191 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	2,043 SF	Modified Gross	\$19.00 SF/yr	-
400	Available	2,400 SF	Modified Gross	\$19.00 SF/yr	-
400-500	Available	3,191 SF	Modified Gross	\$19.00 SF/yr	-

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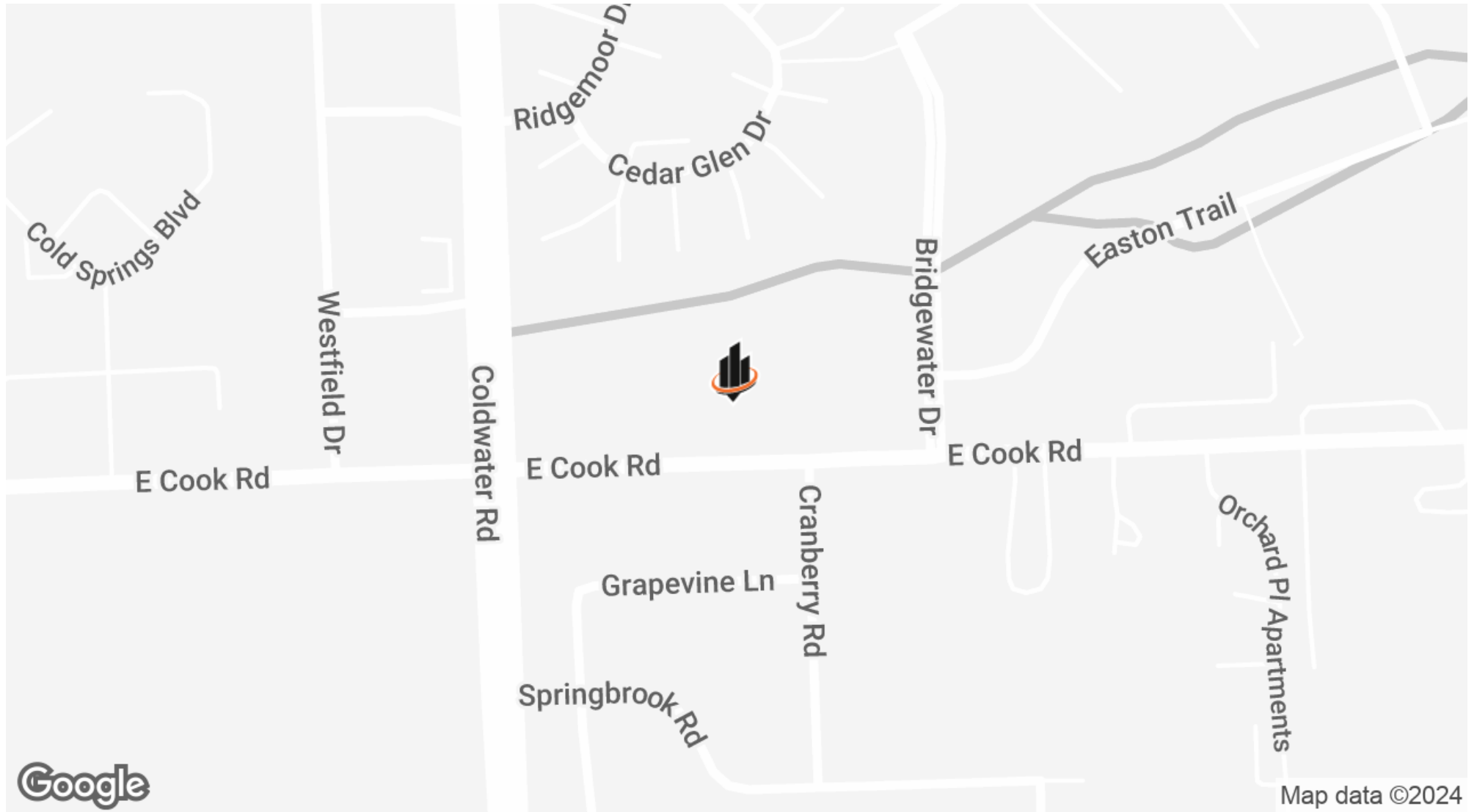
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ADDITIONAL PHOTOS



DIANA PARENT, CCIM
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

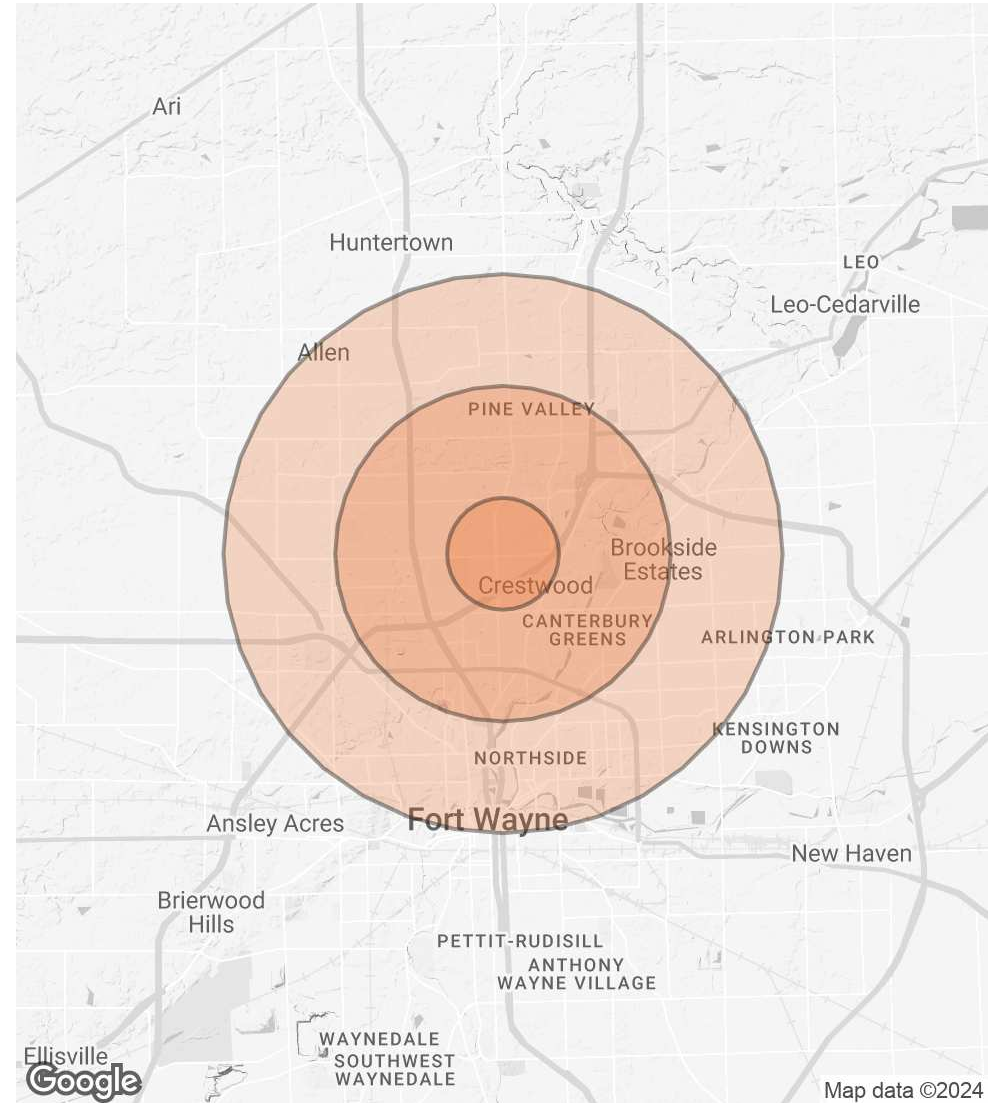
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,938	50,723	149,928
AVERAGE AGE	35.6	34.1	34.2
AVERAGE AGE (MALE)	32.6	32.5	33.5
AVERAGE AGE (FEMALE)	38.9	35.6	34.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,322	21,724	60,798
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$59,504	\$56,738	\$56,118
AVERAGE HOUSE VALUE	\$118,400	\$117,648	\$116,378

2020 American Community Survey (ACS)



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