

Dupont Office Center III

9910 Dupont Circle Drive E
Fort Wayne, IN 46825

**OFFICE****FOR LEASE**

Premier Office Space Near Dupont Hospital

Dupont Office Center III is occupied by a stable mix of long-term tenants. The building is professionally managed with on-site maintenance. The ownership is offering a generous Tenant Improvement Allowance to customize space to the tenants needs. This 2-story building is serviced by one elevator in addition to the spectacular feature staircase.

Property Highlights

- ▶ Two-story building with one suite remainig
 - ▷ Suite 110 - 4,192 SF
- ▶ Stunning shared lobby area with sweeping staircase and elevator
- ▶ Full-service leases with professional and responsive management
- ▶ Located in prestigious Dupont Business and Medical Park

KEVIN ELLIS

Broker
260 424 8448
kevin.ellis@sturgespg.com

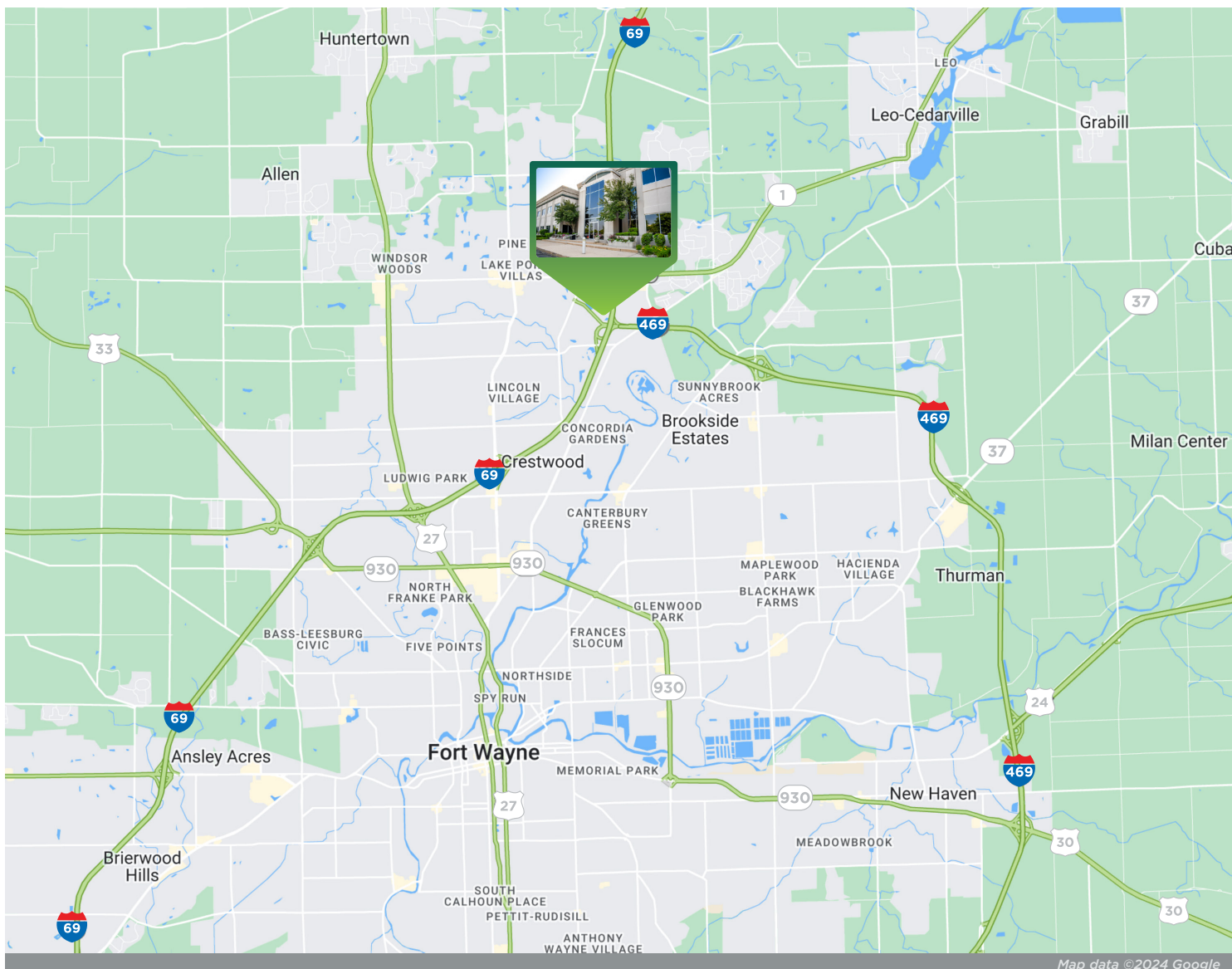
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Superior Location on Fort Wayne's North Side

Dupont Office Center III is located within the prestigious Dupont Business & Medical Park, close to restaurants, retail, medical practices, single-family housing developments, and financial institutions. Near the bustling intersection of Dupont Road and Auburn Road, the building has high visibility from I-69 and is minutes from I-469.

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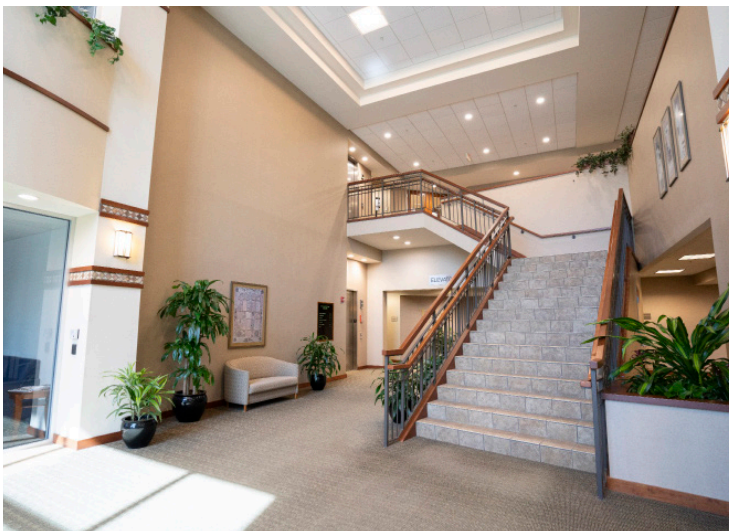
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One Suite Remaining

Floor plan may not be to scale.

Contact broker for detailed floor plan.

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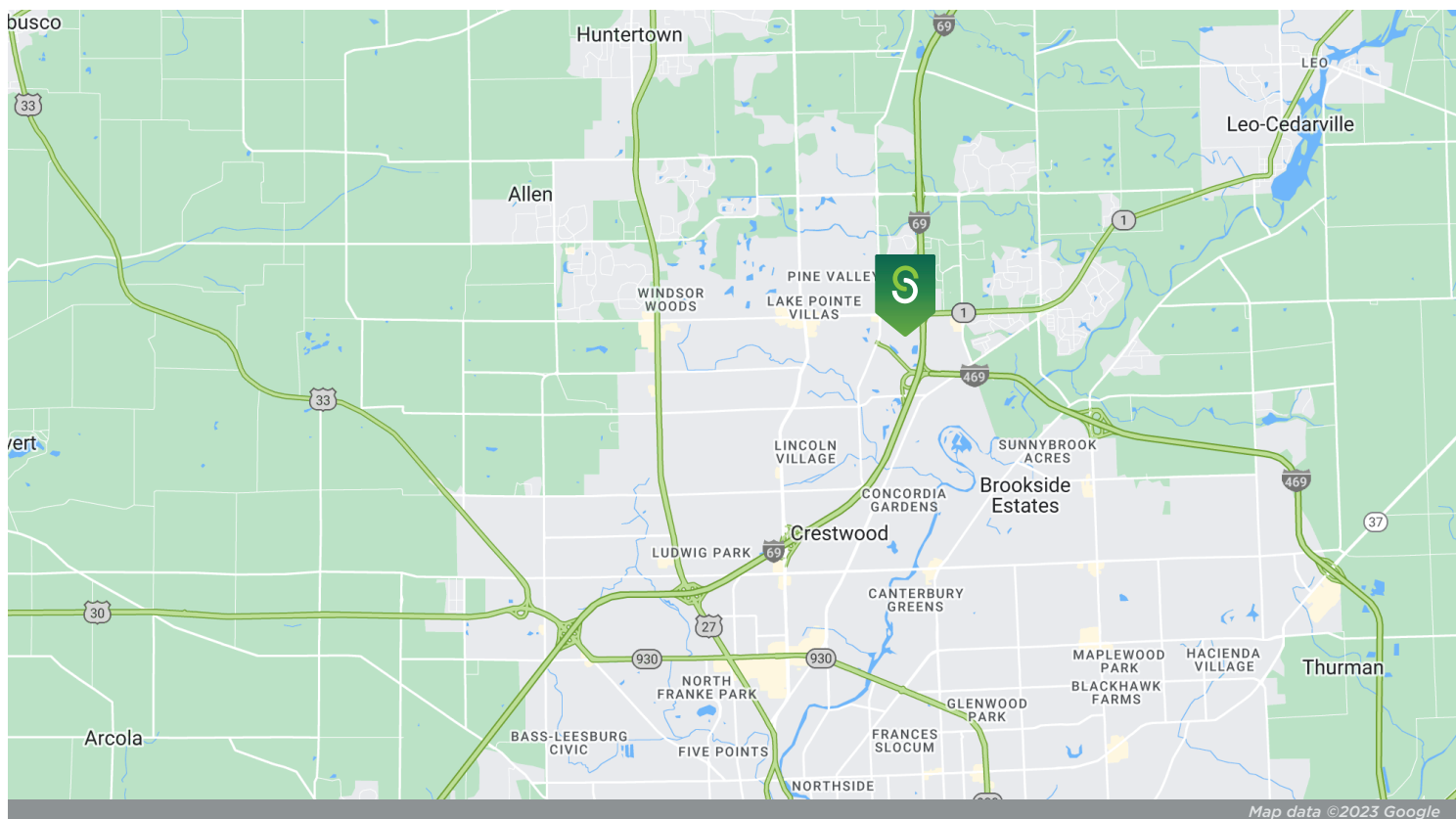
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PROPERTY INFORMATION

Address	9910 Dupont Circle Drive E
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joseph
Parcel Number	02-08-06-200-029.000-072

LEASE INFORMATION

Lease Rate & Type	\$20.00/RSF/Yr Modified Gross
Terms	5 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	67,247 SF	
Total Available	4,192 RSF	
Max Contiguous	4,192 RSF	
Units Available	RSF	Monthly Rate
• Suite 110	4,192	\$6,986.66

UTILITIES

Electric Provider	NREMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities
High Speed Data	Frontier & Comcast Copper

SITE DATA

Site Acreage	4.98 AC
Zoning	C1 - Professional Office & Personal Services
Parking	Surface

RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Landlord

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	2001
# of Stories	2
Construction Type	Concrete
Roof	Flat
Heating	Forced air
A/C	Central
Sprinkler	Wet
Elevators	1
Signage	Monument

ADDITIONAL INFORMATION

- Premier Class A office space in Dupont Business and Medical Park
- Generous tenant-improvement allowance

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