

# PROFESSIONAL OFFICE

7729 WESTFIELD DR | FORT WAYNE, IN 46825



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# 7729 WESTFIELD DR

Fort Wayne, IN 46825



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$785,000
Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	4,300 SF
Lot Size:	1.78 Acres
Year Built:	2008
Zoning:	C-2 (Commercial)
Traffic Count:	Westfield Dr - 1,502
Nearest Interstate	I-69 - .75 Mile
Buildout	(10) Private Offices Board Room Kitchenette Work Room Storage with OHD 2 HVAC Units Formal Lobby

### PROPERTY OVERVIEW

4,300 SF trophy professional office building at 7729 Westfield Dr boasts a prestigious location near the I-69 and Coldwater Rd interchange. This trophy property offers a park-like campus with serene pond views and ample parking. Complete with ADA accessibility, the building features 10 spacious private offices, an executive board room, large kitchenette, work room, executive office with full bathroom, and a generously sized storage area with an 8' x 8' overhead door. Built in 2008 and zoned C-2 for commercial use, this immaculate property is tailored for a professional office user seeking quality and convenience in the Fort Wayne area.

### PROPERTY HIGHLIGHTS

- Trophy professional office in desirable location near the I-69 and Coldwater Rd interchange
- Beautiful park-like campus with pond views, abundant parking, and ADA accessible
- 10 large, private offices, executive conference room, large kitchenette, work room, and so much more
- Large storage room with 8' x 8' overhead door
- Executive office has full bathroom with shower and storage

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## PROPERTY PHOTOS



Entrance to Parking with Monument Sign



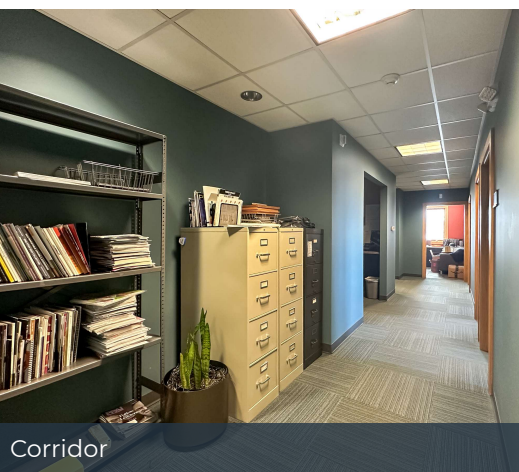
Reception Desk & Formal Lobby



Executive Board Room



Large Kitchenette



Corridor



Small Conference or Show Room



Large Work Area

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# 7729 WESTFIELD DR

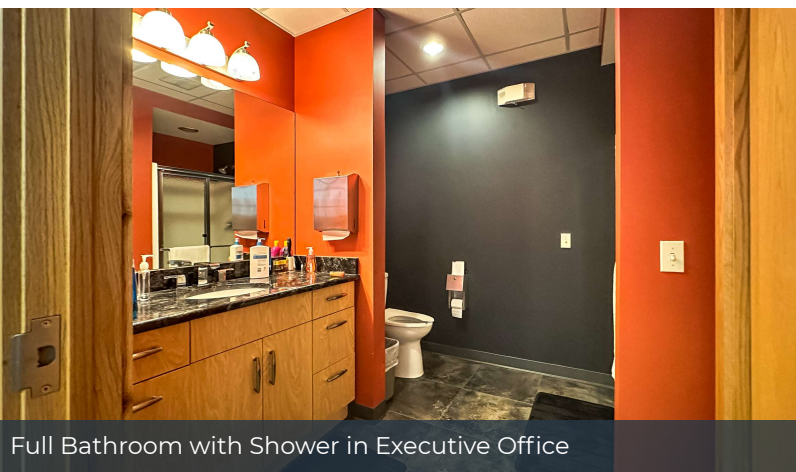
Fort Wayne, IN 46825



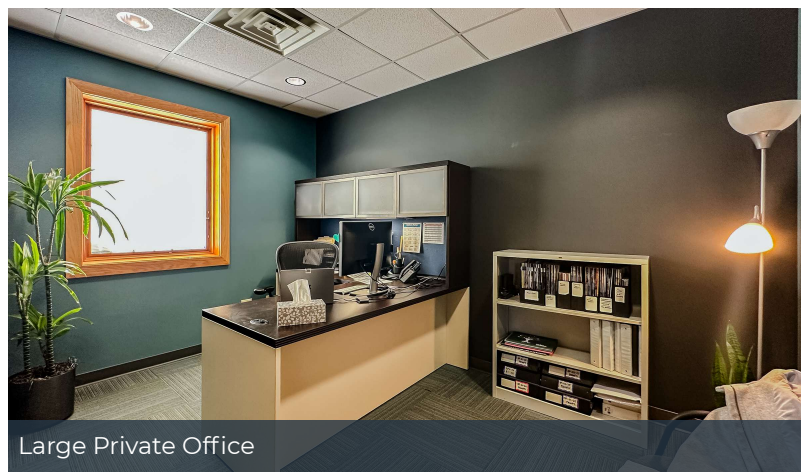
## PRIVATE OFFICE PHOTOS



Large Executive Office



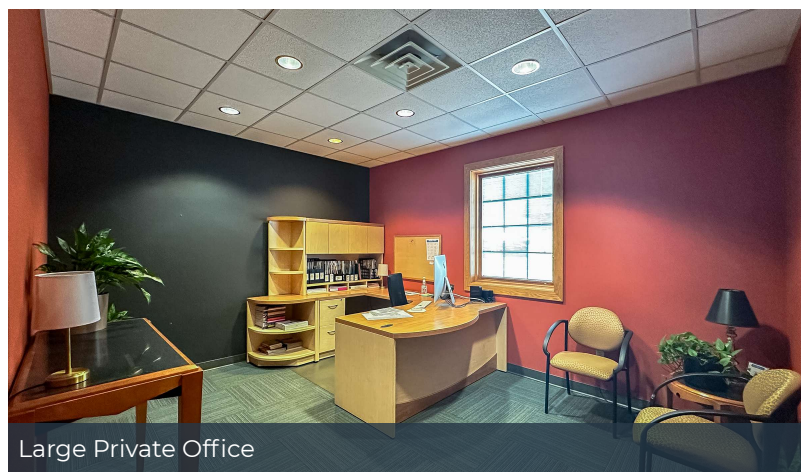
Full Bathroom with Shower in Executive Office



Large Private Office



Large Private Office



Large Private Office

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## RETAIL MAP



Retail Area Map



Building Rear with Overhead Door



Storage Area with Overhead Door

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## PROPERTY DETAILS

**SALE PRICE**  
**LEASE RATE**

**\$785,000**  
**\$14.50 SF/YR**

### LOCATION INFORMATION

Street Address	7729 Westfield Dr
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington
Cross Streets	Coldwater Rd & Stone Pointe Dr
Side Of Street	West
Nearest Highway	Interstate 69
Nearest Airport	Smith Field Aero Field

### BUILDING INFORMATION

Building Size	4,300 SF
Sale Price / SF	\$182.56
Year Built	2008
Building Class	B
Tenancy	Single
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Floor Coverings	Carpet & Tile
Corridors	3

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	C-2 (Commercial)
Lot Size	1.78 Acres
APN#	02-07-11-477-001.000-073
Annual Taxes	\$9,938.16
Lot Frontage	324'
Lot Depth	239'
Traffic Count	1,502 - Westfield Dr
Waterfront	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	28
Parking Description	Private, Concrete lot 28 spaces & 2 handicap ADA Ramp onto Sidewalk

### UTILITIES & AMENITIES

Handicap Access	Yes
Broadband	Cable
Office Buildout	Formal Lobby & Reception (10) Private Offices Executive Board Room Kitchenette Work Room 8' x 8' Overhead Door into Storage Executive Office w/ Full Bathroom

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