

PROFESSIONAL OFFICE

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

7729 WESTFIELD DR

Fort Wayne, IN 46825

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PROPERTY PHOTOS



Entrance to Parking with Monument Sign



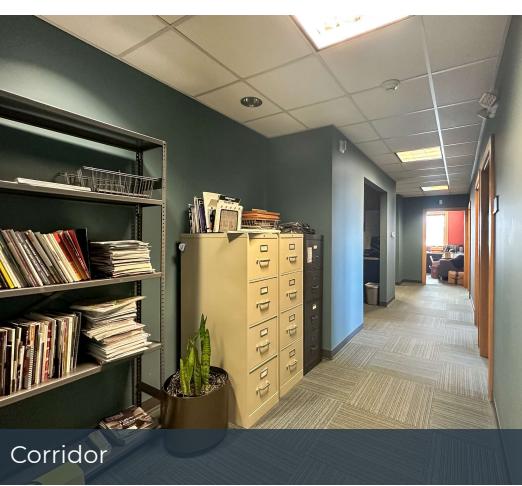
Reception Desk & Formal Lobby



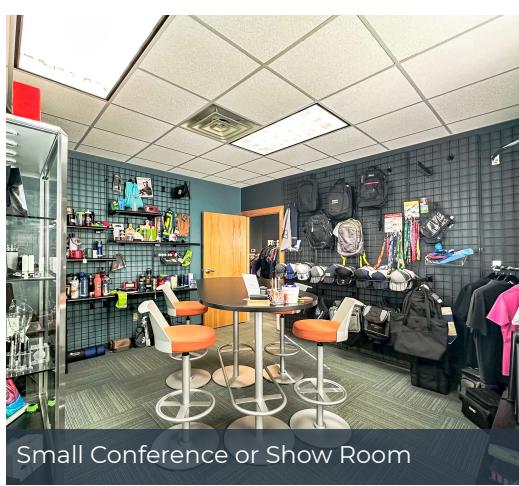
Executive Board Room



Large Kitchenette



Corridor



Small Conference or Show Room



Large Work Area

DENNIS CALLISON

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dcallison@xplorcommercial.com

CHARLOTTE TOMPKINS

260.226.1225

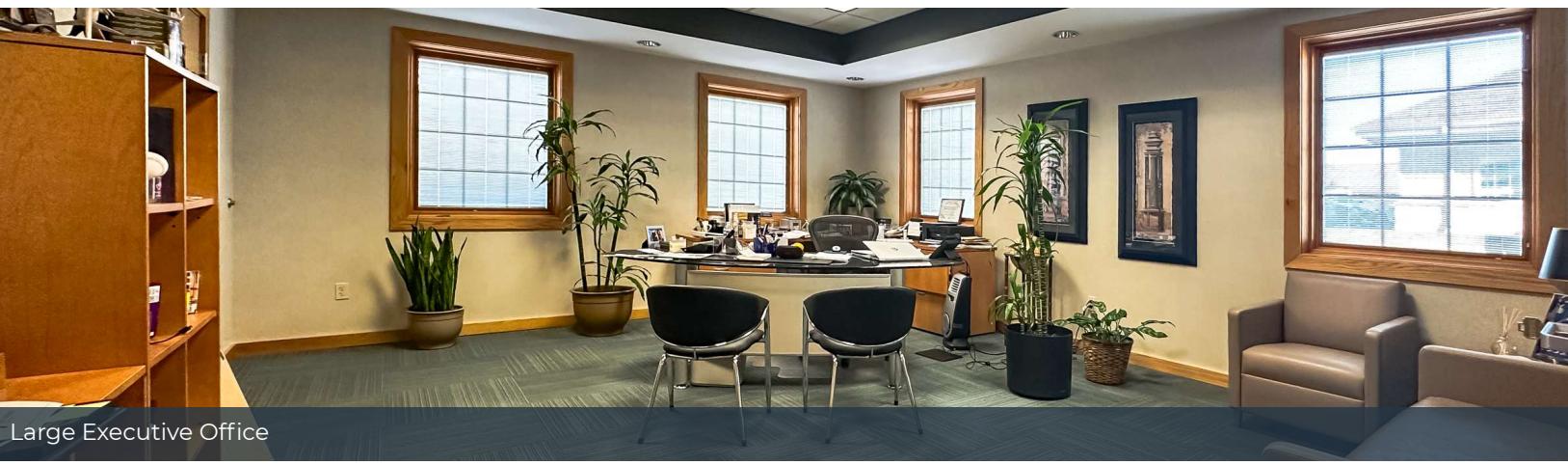
ctompkins@xplorcommercial.com

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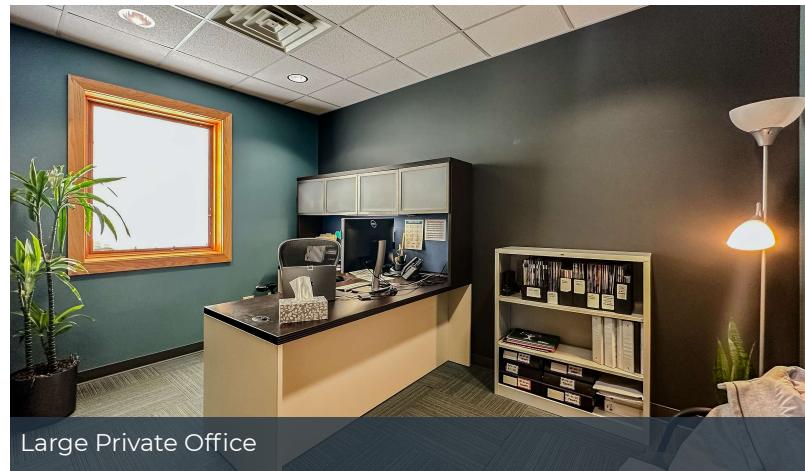
PRIVATE OFFICE PHOTOS



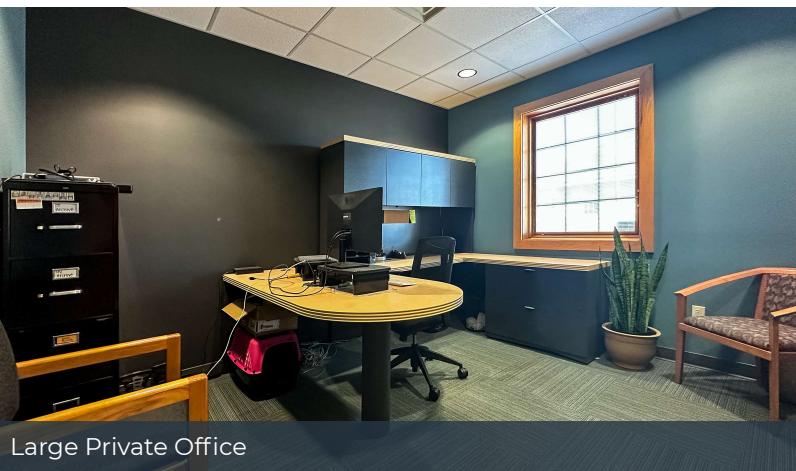
Large Executive Office



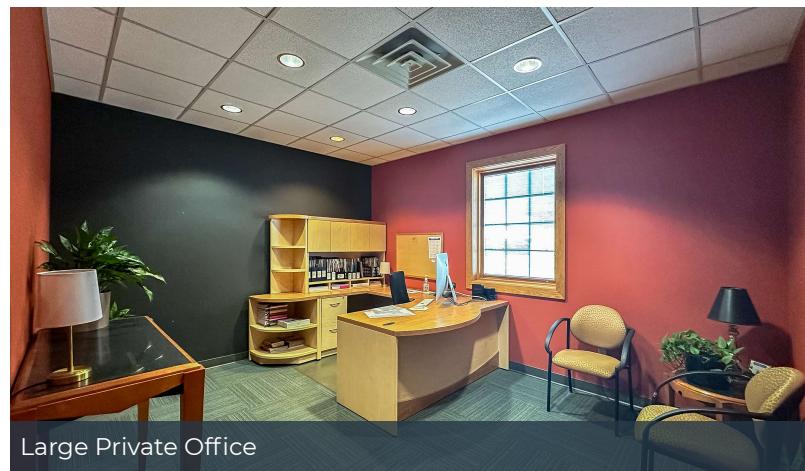
Full Bathroom with Shower in Executive Office



Large Private Office



Large Private Office



Large Private Office

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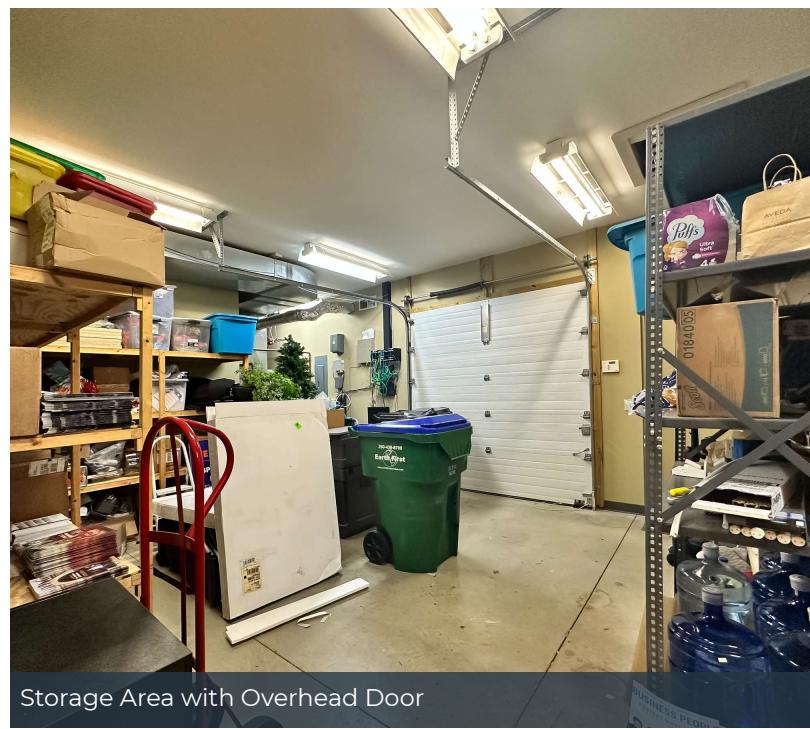
RETAIL MAP



Retail Area Map



Building Rear with Overhead Door



Storage Area with Overhead Door

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PROPERTY DETAILS

SALE PRICE

\$785,000

LEASE RATE

\$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 |

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 |

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 |

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 |