



Xplor
COMMERCIAL REAL ESTATE

AVAILABLE FOR SALE

SYCAMORE POINTE OFFICE PARK

402 - 416 S. SCOTT RD
FORT WAYNE, IN 46814

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127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 2 BUILDING INVESTMENT
SALE PRICE \$2,490,000

PROPERTY HIGHLIGHTS

- Class A, multi tenant office park with excellent visibility along S Scott Rd
- Located in a desirable part of the city with limited competition from other property types
- 100% occupied with long term, reputable businesses with deep community roots
- Ideal southwest location near shopping, restaurants, professional offices and residential
- Neighboring tenants include Edward Jones, University of Notre Dame Therapy, Premiere Dance Company, DHB Law Firm, Farrington Specialty Centers, and G2 Property Management



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PROPERTY SUMMARY

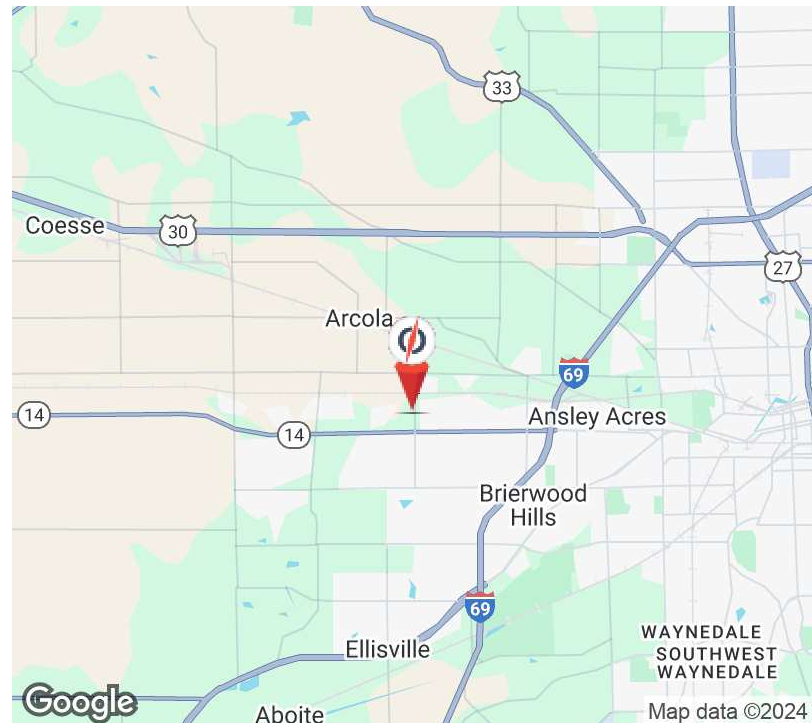


PROPERTY DESCRIPTION

The property is a two building professional office campus located in desirable, Southwest Fort Wayne, IN. Construction of the 6,128 SF Building 1 (2006) and 11,120 SF Building 2 (2017) remain in Class A condition. The property is 1.68 acres along S. Scott Road, which is the main collector road connecting Illinois Road to the surrounding high end residential area. The direct area includes a national grocer anchored power center, numerous community retail strip centers, and a retirement community. Due to the absence of professional offices in the area, Sycamore Pointe is highly sought after for working professionals looking to establish an office close to home in the area.

OFFERING SUMMARY

Sale Price:	\$2,490,000
Number of Buildings:	2
Lot Size:	1.68 Acres
Building Size:	17,248 SF
NOI & CAP Rate:	\$212,029 & 8.52%



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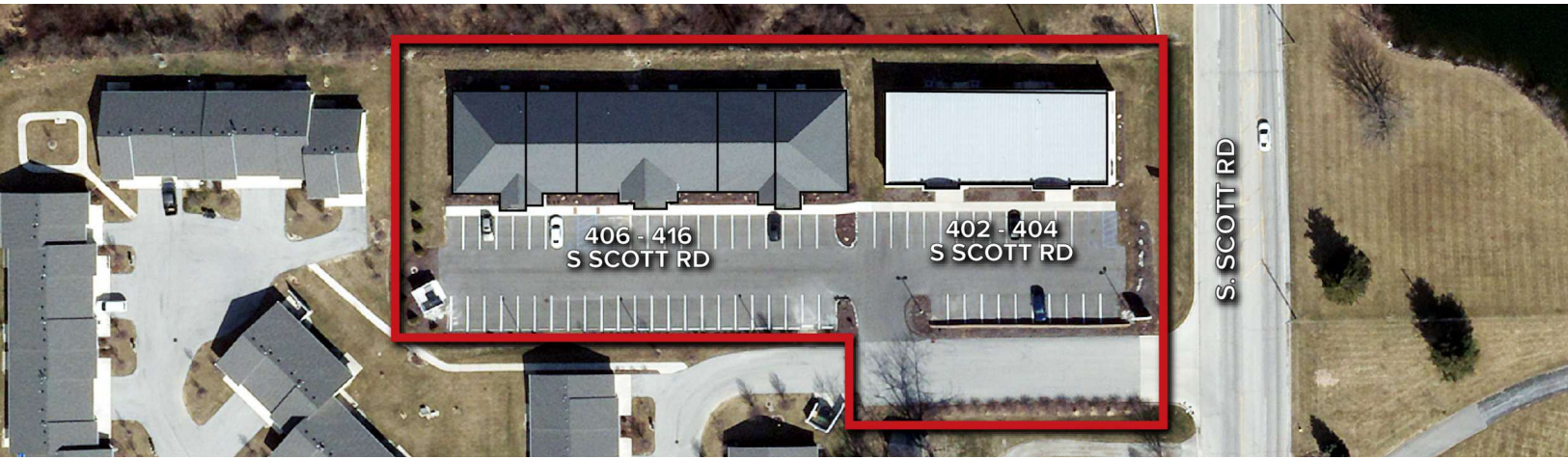
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ADDITIONAL PHOTOS



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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,775	12,026	21,252
Total Population	4,789	30,152	50,526
Average HH Income	\$132,272	\$112,724	\$101,809
TRAFFIC COUNT			
Traffic Count Street	S. Scott Rd - 3,691 & Illinois Rd - 21,135		

Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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PROPERTY DETAILS

SALE PRICE	\$2,490,000
NOI	\$212,029.00

LOCATION INFORMATION

Building Name	Sycamore Pointe Office Park
Street Address	402 - 416 S. Scott Rd
City, State, Zip	Fort Wayne, IN 46814
County/Township	Allen
Market	Southwest Fort Wayne
Side Of Street	West
Road Type	Paved
Market Type	Large
Nearest Highway	2.5 miles to I-69

BUILDING INFORMATION

Building Size	17,248 SF
NOI	\$212,029
Cap Rate	8.52%
Price / SF	\$144.36
Building Class	A
Occupancy %	100%
Tenancy	Multiple - Six (6)
Condition	Excellent
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Park
Zoning	C-1 (Limited Commercial)
Lot Size	1.68 Acres
APN#	02-11-03-328-005.000-038
Traffic Count Street	S. Scott Rd - 3,691 Illinois Rd - 21,135

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	72
Parking Description	Abundant parking available

UTILITIES & AMENITIES

Utilities Description	Electrical: AEP Gas: NIPSCO Water/Sewer: Aqua Indiana* *\$55 per month, paid by tenants
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