



**1919 W. Cook Road, Fort Wayne, Indiana**

***New Construction - Office - Industrial - Research & Development***

***Exceptional Location and Visibility***

**Up to 120,000 SF Available**

**Presented By:**

**O. Karl Behrens, CCIM, SIOR**

**(260) 407-7115**

**kb@bnd.net**

# Property Overview

Project Overview	
Address	1919 West Cook Road Fort Wayne, Indiana Building 5
Property Size	120,000 SF
Availability	Up to 120,000 SF divisible in 25,000 SF units
Zoning	C1
Parking	1,000 +/- vehicles designated for Building 5; 2,000 +/- for the entire complex
Utilities	Sewer/Water: City of Fort Wayne Electric: Indiana Michigan Power Gas: NIPSCO
Lease Rate	\$20.00/SF/Modified Gross
Occupancy Date	

*This is a new construction 120,000 SF office building. The space can be divided into minimum of 25,000 SF units.*



# Property Overview

Building Information	
Number of Floors	Two
Heating System	Gas Forced Air
Air Conditioning	100%
Sprinkler System	Yes
Security System	Yes
Restrooms	Multiple
Elevators	Yes
Signage	Building Signage Available

Responsible Party / Expenses	
	Tenant/Landlord
Utilities	Landlord
Property Tax	Landlord
Building Insurance	Landlord
Common Area (CAM)	Landlord
Janitorial	Tenant
Roof/Structure	Landlord
Interior Maintenance	Tenant
Lawn/Snow	Landlord

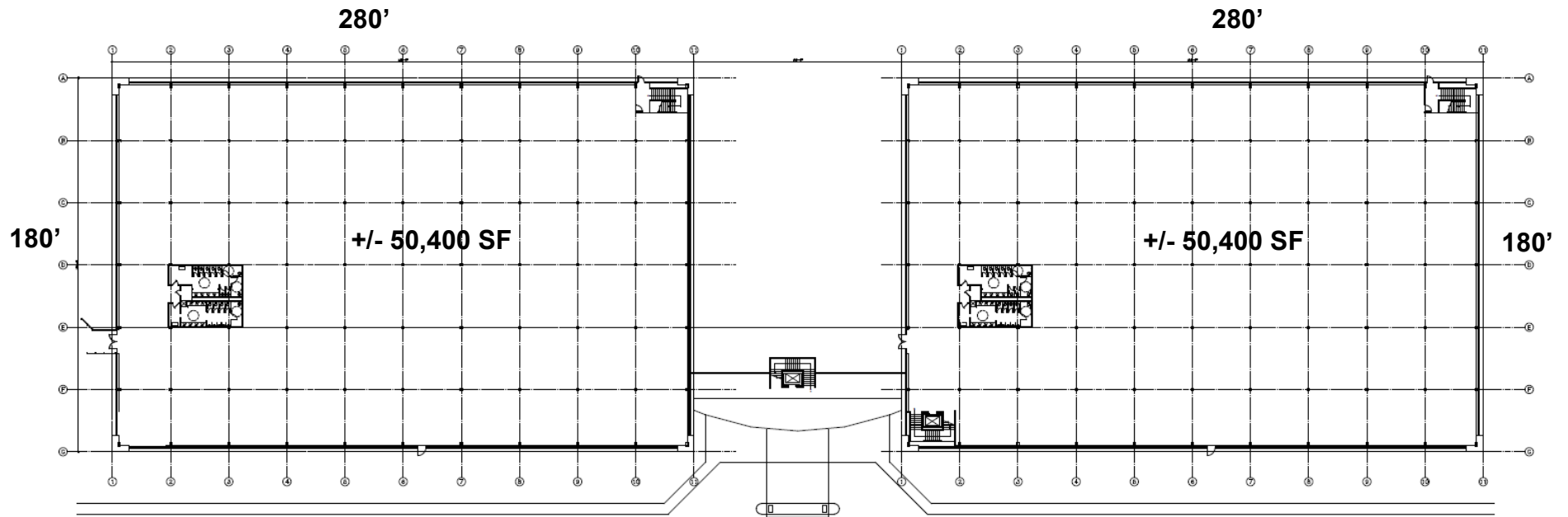


# Site Plan



# Floor

## Plan *(Two floors of equal size and dimensions)*



# Property Aerial



# Community Information

**Fort Wayne Population: 266,000**  
*Second Largest City in Indiana*

**Allen County Population: 373,000**  
*Largest County East of Mississippi*

**Fort Wayne MSA: 439,000**

**NE Indiana MSA: 786,000**



## Top 10 Employers (Private Sector):

- Parkview Health Systems: 7,858
- Lutheran Health Network: 4,824
- General Motors Truck Group: 3,900
- Lincoln Financial Group: 1,954
  - BF Goodrich: 1,640
- Frontier Communications: 1,355
  - Sweetwater: 1,300
- Fort Wayne Metals: 1,053
- Steel Dynamics: 871
  - Dana Corp: 837

Fort Wayne has long been known for its high quality of life. Now expert analysis is backing up what locals have known for years: Fort Wayne is the place to be. The community is a three-time winner of the **All America City** awards from the National League of Cities. *Fiscal Times* magazine rated Fort Wayne **First in the Nation for Job Creation**. *Business Week* named Fort Wayne as **one of the best places to raise children**. InsuranceProviders.com rated us the **Fifth Safest City in the United States**. The list goes on. Read on and see for yourself.



# Community Information

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<b>#1 Best City to Raise a Family</b> SmartAsset.com	<b>Top 10 Best Run Cities in America</b> Wallethub.com
<b>Top 10 Cities for Quality of Life</b> Nerdwallet.com	<b>Top 10 Most Affordable Cities For Millenials To Buy a Home</b> CreditKarma.com
<b>Lowest Cost of Living in the United States (4 Straight Years)</b> Business Insider/Niche.com	<b>Best Cities to Start a Business</b> Wallethub.com
<b>Best Places to Live in 2018</b> UsNews.com	<b>Best Cities to Find a Job in 2017</b> Business Insider
<b>Top Place to Move In the US</b> Reader's Digest	<b>Opportunity Cities: Places It May Be Easier to Make Your Mark</b> Forbes.com



# Community Information

Businesses in the northeastern Indiana region have a one-day drive to more than one-third of the U.S. population and one-fifth of the Canadian population. Our rail lines, which include CSX and Norfolk Southern, provide access to the nation. More than 100 trucking companies serve northeast Indiana businesses using two major interstates, 7 U.S. highways, and over 20 state roads that cross northeast Indiana. The Fort Wayne International Airport, which hosts an air strip so long that the space shuttle can safely land, provides scheduled flights to major midwestern and southern cities. Most cities and towns in northeastern Indiana are within 120 miles of either the Port of Indiana-Burns Harbor on Lake Michigan or the Port of Toledo on Lake Erie.

