



## **CHESTNUT HILLS OFFICE BUILDING**

1001 CHESTNUT HILLS PARKWAY, FORT WAYNE, IN 46814

### **PROPERTY HIGHLIGHTS**

- Join Parkview, Krider Dentistry and One Resource in this modern class A multitenant office building overlooking the 18th fairway of Chestnut Hills Golf Course
- 2,100 SF available for office or medical use
- New roof, parking lot, common area upgrades in 2022/2023
- Well maintained, professionally managed
- Abundant free surface parking
- Located just off of Illinois Road with easy access to I-69 and US 30



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
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General Property Information			
<b>Name</b>	Chestnut Hills Office Building	<b>Parcel Number</b>	02-11-04-453-008.002-038
<b>Address</b>	1001 Chestnut Hills Parkway	<b>Total Building SF</b>	17,362 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46814	<b>Acreage</b>	1.9 AC
<b>County</b>	Allen	<b>Year Built</b>	2003
<b>Township</b>	Aboite	<b>Zoning</b>	C1
<b>Parking</b>	Paved surface parking		

Property Features			
<b>Construction Type</b>	Brick	<b>Number of Floors</b>	1
<b>Roof</b>	Pitched	<b>Foundation</b>	Concrete
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Electrical</b>	Standard for office	<b>Restrooms</b>	Common
<b>Heating</b>	Central	<b>Central Air</b>	Central

Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	3.4 Miles
<b>Water</b>	Aqua Indiana	<b>Nearest Highway</b>	SR 14
<b>Sewer</b>	Aqua Indiana & City Utilities	<b>Distance</b>	0.1 Miles

Lease Information			
Suite	Size	Lease Rate	Lease Type
6	2,100 Rentable SF	\$19.50/SF/YR	Full service (not including janitorial)

Expenses		
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
<b>Taxes/CAM/Ins</b>		Landlord
<b>Maint./Repairs</b>		Landlord
<b>Roof /Structure</b>		Landlord
<b>Utilities</b>		Landlord
<b>Janitorial</b>		Tenant

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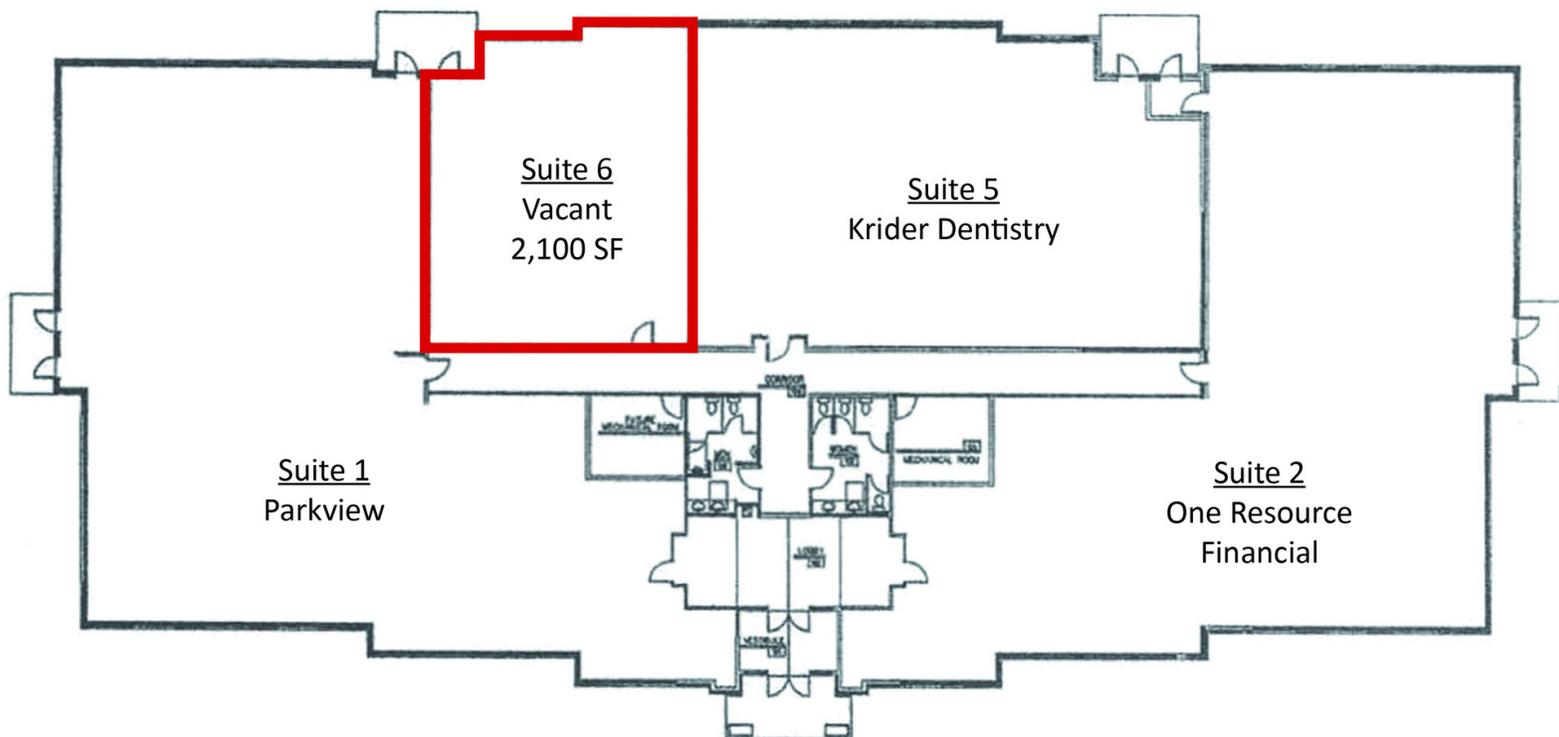


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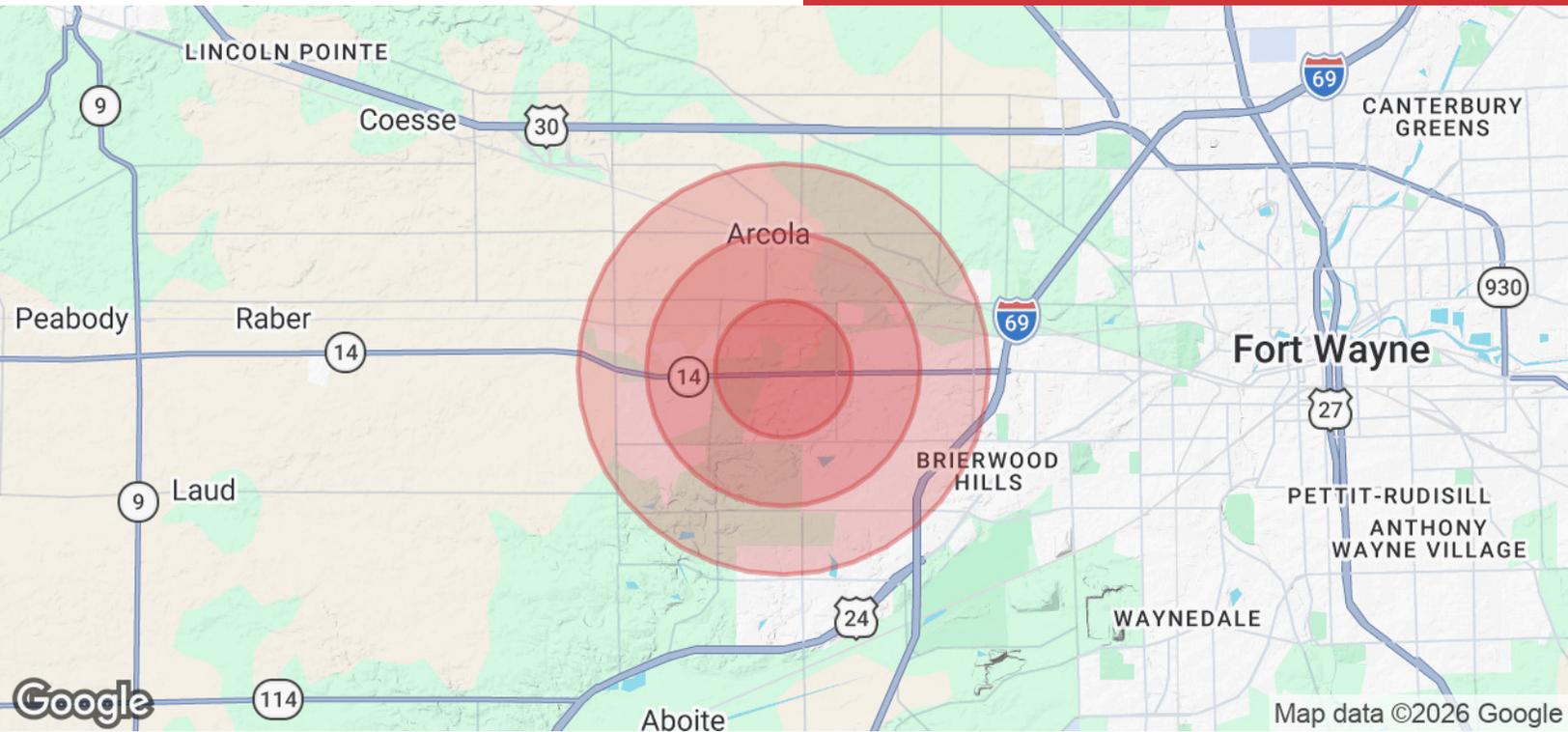
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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,280	16,266	34,028
Average Age	42	39	39
Average Age (Male)	41	38	38
Average Age (Female)	44	40	40

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,213	5,925	12,671
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$168,129	\$136,299	\$131,870
Average House Value	\$438,617	\$366,846	\$358,776

Demographics data derived from AlphaMap

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