



**LEASE**

# 8310 Clinton Park Dr

**8310 CLINTON PARK DR,**

Fort Wayne, IN 46825



**PRESENTED BY:**

**DIANA PARENT, CCIM**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	11,480 SF
<b>AVAILABLE SF:</b>	1,760 - 3,000 SF
<b>LOT SIZE:</b>	0.87 Acres
<b>YEAR BUILT:</b>	1998
<b>ZONING:</b>	I1
<b>APN:</b>	02-08-07-277-007.000-072

## LEASE OVERVIEW

Modified Gross

## PROPERTY HIGHLIGHTS

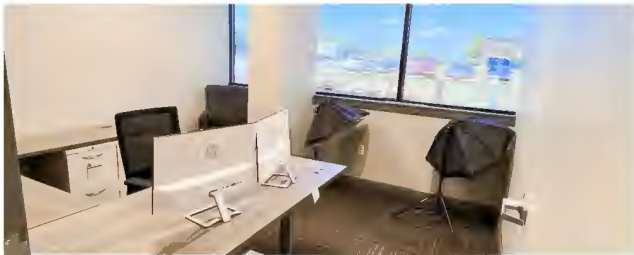
- Dedicated Reception Area
- Newly Renovated Office Space, Conference Rooms, Break Rooms
- Furnished Space Available
- Warehouse / Several Storage Rooms
- Overhead Doors / Shipping Dock
- Private Entrances
- Executive Suites

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**ADDITIONAL PHOTOS**



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## ADDITIONAL PHOTOS



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# LEASE SPACES

## LEASE INFORMATION

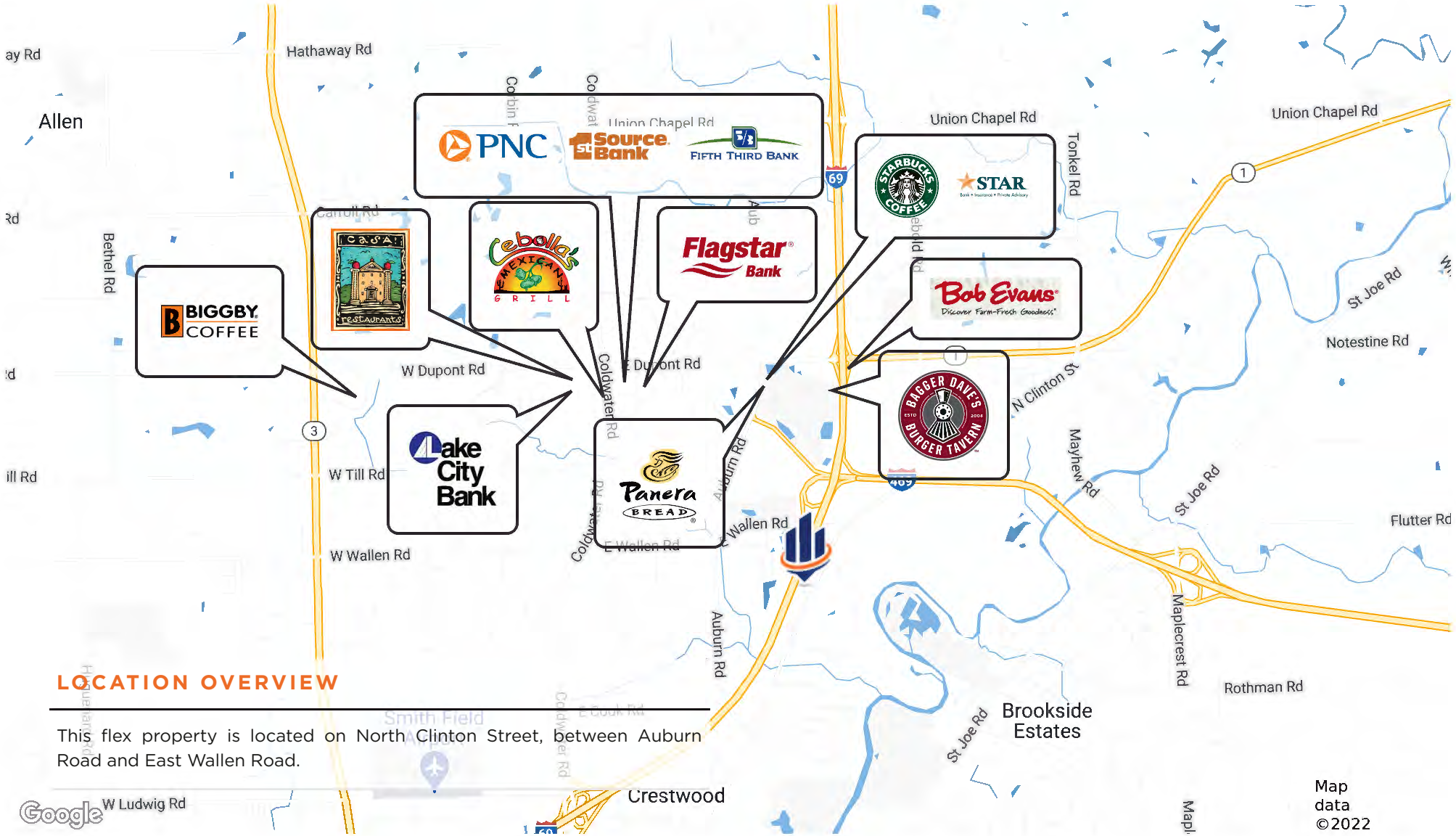
**LEASE TYPE:** MG      **LEASE TERM:** Negotiable  
**TOTAL SPACE:** 1,760 - 3,000 SF      **LEASE RATE:** \$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st and 2nd Floor - East	-	8,000 SF	Modified Gross	\$18.00 SF/yr	Office Space with Conference Room
1st Floor - West	Available	1,760 SF	Modified Gross	\$18.00 SF/yr	Office Space with Conference Room
2nd Floor - West	-	800 SF	Modified Gross	\$18.00 SF/yr	Renovated Office Space
1st Floor - East	-	4,000 SF	Modified Gross	\$18.00 SF/yr	Office Space with Conference Room
2nd Floor - East	-	4,000 SF	Modified Gross	\$18.00 SF/yr	Office Space with Conference Room
Warehouse	Available	3,000 SF	Modified Gross	Negotiable	Warehouse flex space

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# LOCATION MAP



## LOCATION OVERVIEW

This flex property is located on North Clinton Street, between Auburn Road and East Wallen Road.

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

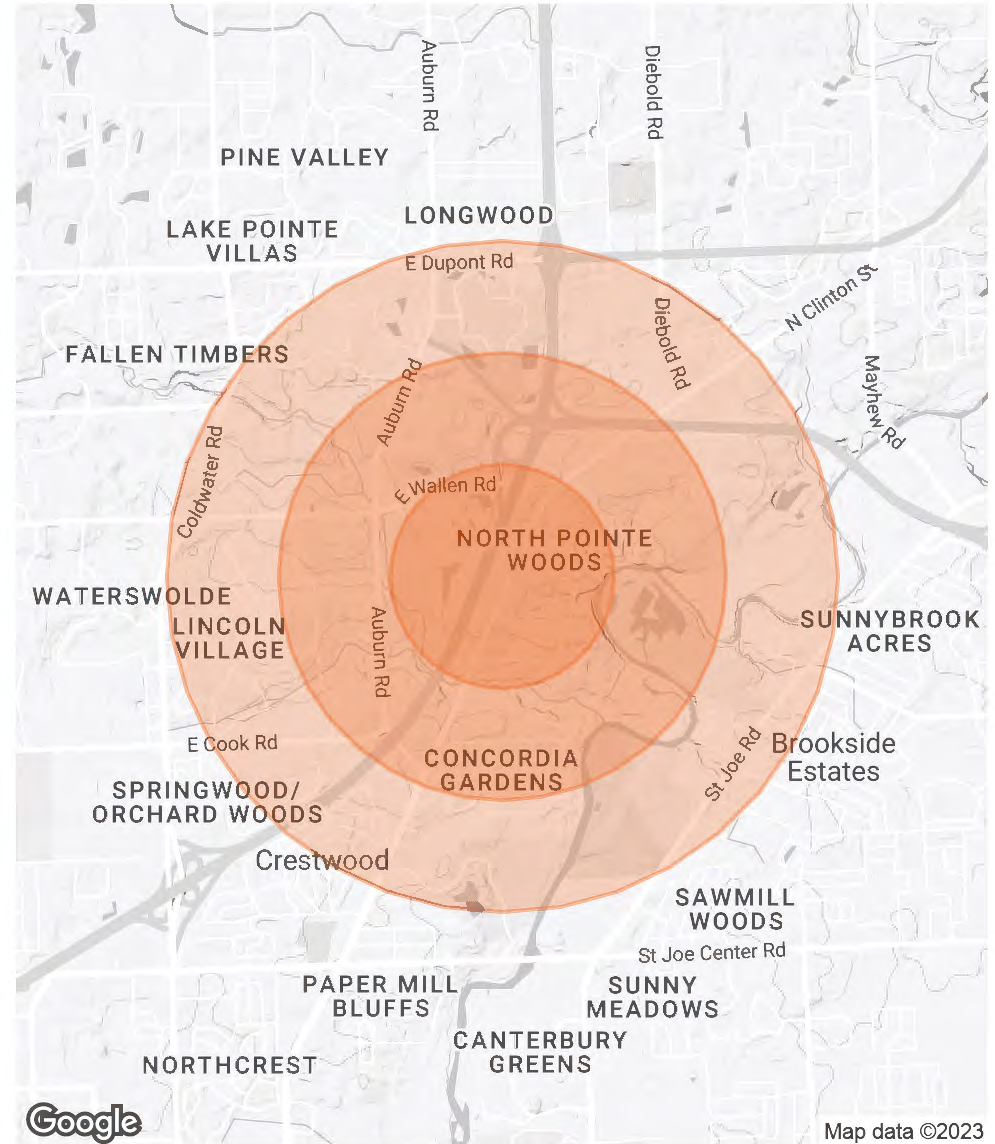
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	949	3,714	10,636
AVERAGE AGE	40.4	41.2	39.3
AVERAGE AGE (MALE)	39.3	39.6	37.2
AVERAGE AGE (FEMALE)	43.0	44.2	43.0

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	445	1,715	4,994
# OF PERSONS PER HH	2.1	2.2	2.1
AVERAGE HH INCOME	\$89,918	\$82,931	\$71,715
AVERAGE HOUSE VALUE	\$550,487	\$389,972	\$332,389

\* Demographic data derived from 2020 ACS - US Census



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