

For Lease

Professional Office with Over 16,600 SF Available



9009 & 9017 Coldwater Rd. / Wallen Hills Office Park

Fort Wayne, IN, 46825

Highlights

- Wallen Hills Office Park offers over 16,600 SF of premier office space in a mature north side business district, historically supporting professional users including the current Tippmann Group headquarters with solid occupancy fundamentals
- The office park sits within a broader professional landscape that includes multiple nearby office parks along the Dupont Road–Lima Road–Coldwater Road corridor, creating clustering benefits for professional and corporate tenants
- Minutes to high-growth professional office roadways like Dupont Road, Lima Road, and Interstate 69 (1.9 miles), the area benefits from strong traffic counts, high visibility, and ease of commute
- Major healthcare institutions such as Dupont Hospital and Parkview health campuses are part of the north side's expanding professional ecosystem, enhancing daytime population and service availability
- Within easy reach of retail, restaurants, residential growth areas, FWCS and NACS and transportation infrastructure (notably I-69/I-469), Wallen Hills Office Park appeals to firms seeking accessible, mixed-use environments that support employee needs and business operations

Property Type	Professional Office
Transaction Type	Lease
Total SF	34,752 SF
Available SF	Up to 16,632 SF (Divisible)
Lease Rate	\$19.25/SF Full Service

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Property Details

9009 & 9017 Coldwater Road, Fort Wayne, IN 46825



Property Information

Property Type	Professional Office
Zoning	C1
Lot Size	7.15 Acres
APN #	02-07-01-352-001.000-073
Access / Visibility	Excellent
Frontage	1,400 ft (Wallen & Coldwater Rds.)
Site Info	High-traffic corridor positioned on the northwest hard corner
Lighted Intersection	Yes
Cub Cuts	Yes (Wallen & Coldwater Rds.)

Utilities & Amenities

Gas Supplier	NIPSCO
Water / Sewer	City of Fort Wayne
Power Type	200 AMPS
Power Supplier	AEP
HVAC	Forced air
Security System	Yes
Restrooms	4 Per Building
Signage	Building
ADA Accessible	Yes
Utilities included	Lease Term: Full Service
Broadband	Frontier/Comcast
Other	Has generator

Building Information

Building Size	34,752 SF Total
Up to Office Space	Up to 16,632 SF (Divisible)
Building Class	Class A
Year Built/Renovated	1987 & 1990; Renovations inside vary One owner; well maintained
Tenancy	Multi-tenant; 100% Occupied Available Q1 2027
Condition	Excellent
Exterior	Wood
Construction	Wood frame
Roof Type/Age	Shingle; Newer, Well Maintained
Lighting Type	Fluorescent/Incandescent/LED
Ceiling Height	10'
No. Grade-Level Doors	6 Doors - 3' X 7'
Floor Type	Varies - LVP, ceramic, carpet
Existing Office Furniture	Available/Negotiable - Contact Broker

Parking & Transportation

Parking Type	Shared asphalt Lot
# of Parking Spots	Ample uncovered surface spots
Traffic Counts	22,965 daily (Coldwater Rd.)
Nearest Highway	1.9 Miles (I-69)
FW International Airport (FWA)	15 Miles

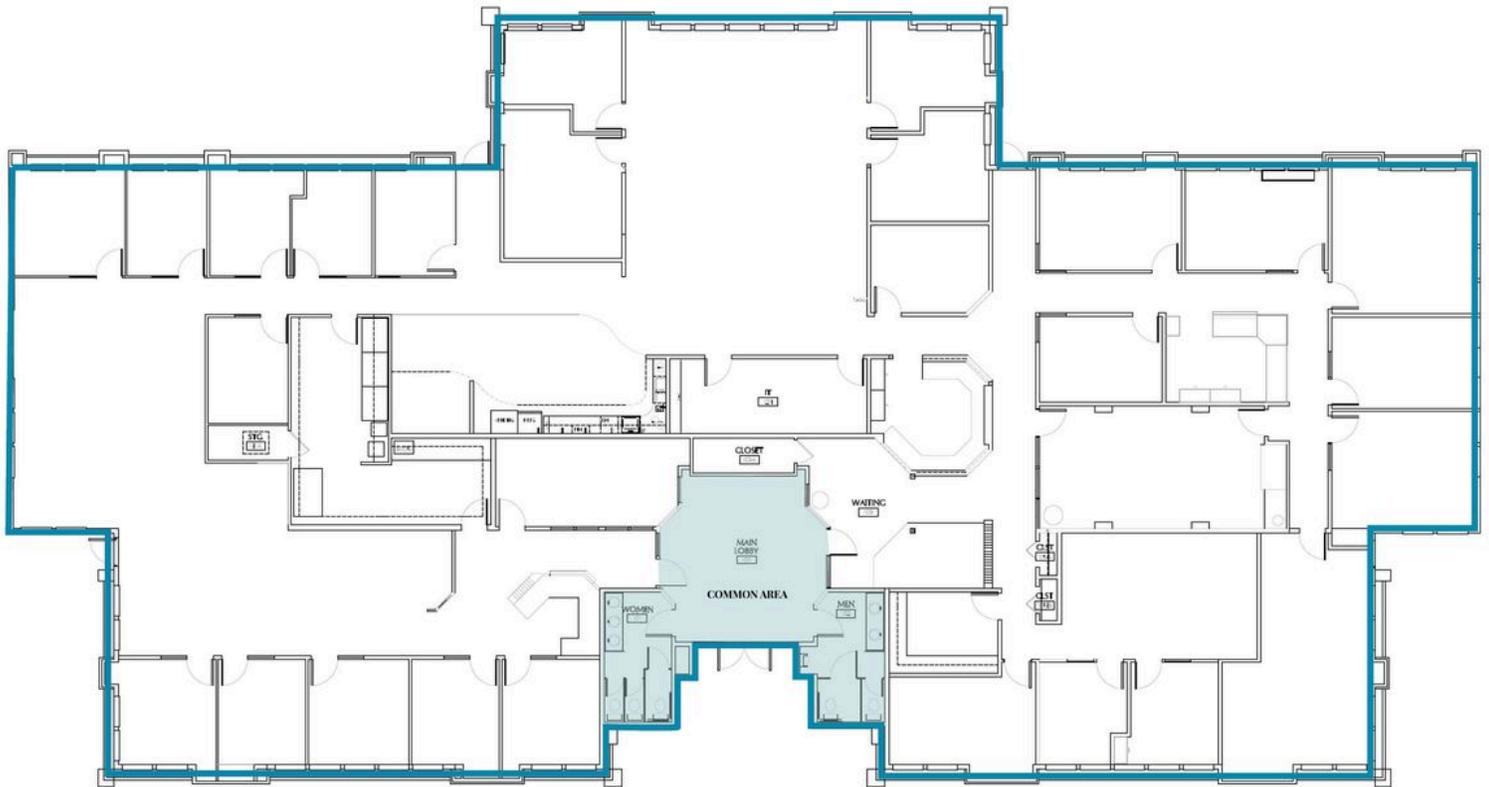
Floor Plans

9009 & 9017 Coldwater Road, Fort Wayne, IN 46825



Building A (9009)

Entire Building is Available For Lease
Up to 11,600 SF (Divisible)

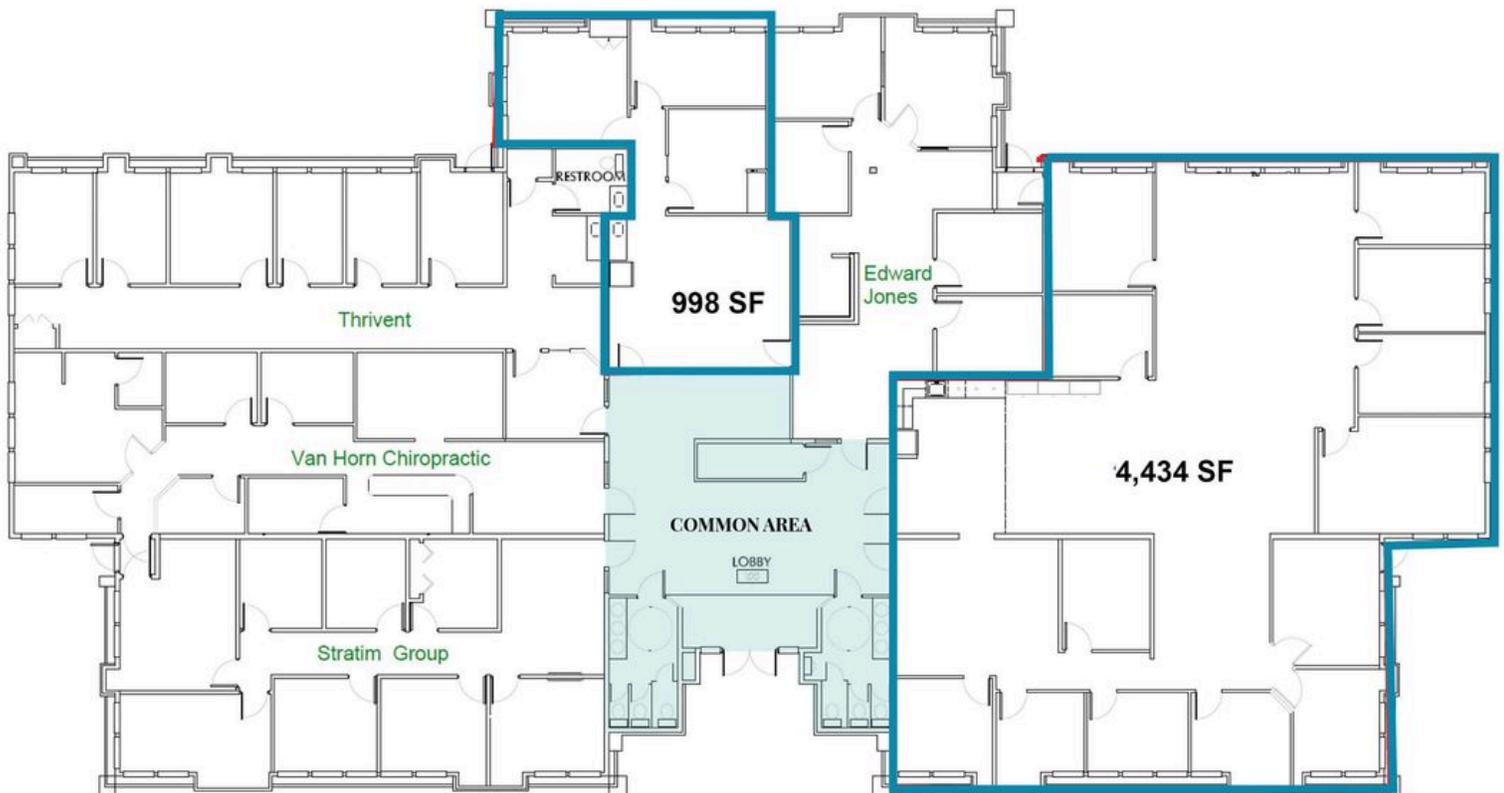


Floor Plans

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Building B (9017)

998 SF & 4,434 SF Available For Lease
(5,032 SF Total)



Area Map/Demos

9009 & 9017 Coldwater Road, Fort Wayne, IN 46825



Demographics

	1 Mile	3 Miles	5 Miles
Population	7,648	45,404	84,581
Total Household	3,249	18,556	34,307
Total Household Income	\$100,695	\$99,311	\$98,725

For Lease

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9009 Coldwater Rd.



9017 Coldwater Rd.

Summary

Wallen Hills Office Park is a premier executive office campus situated on over 7 acres at the highly visible northwest hard corner of Coldwater Road and Wallen Road, within one of Fort Wayne's most established professional corridors. The property comprises 2 beautiful buildings with more than 16,600 square feet of quality office space available and has long served as the headquarters location for the Tippmann organization, reinforcing the park's reputation for stability, credibility, and long-term institutional appeal. The expansive site accommodates a well-designed parking layout, providing convenient access, efficient circulation, and ample parking for both tenants and visitors.

Surrounded by multiple adjacent office parks and professional campuses, Wallen Hills benefits from a strong clustering of legal, financial, corporate, and medical-related users. Its strategic location provides immediate access to I-69/I-469, Dupont Road, and Lima Road, while remaining just minutes from the Parkview and Dupont medical corridors, major retailers, restaurants, and business services. This mature north-side office market continues to experience sustained commercial activity, making Wallen Hills Office Park an ideal setting for organizations seeking visibility, accessibility, and a professional environment designed to support long-term growth.

Photos

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