



AVAILABLE FOR LEASE

WATERSTONE OFFICE PARK

9602 - 9604 COLDWATER
RD FORT WAYNE, IN 46825

KIENAN O'ROURKE

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127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,500 - 4,012 SF
LEASE RATE \$19.00-\$20.00 SF/YR

PROPERTY HIGHLIGHTS

- Class A Building with high end finishes.
- Conveniently located near I-69, Pine Valley Shopping Center, and Dupont Rd., the fastest growing, most desirable area of town.
- Natural park-like setting with woods and pond.
- Perfect for professional office or medical office user.
- Paved parking lot with 206 spaces.
- Signalized intersection with 28,000 VPD - OVER 10 MILLION VEHICLES PER YEAR!
- FULL SERVICE LEASE



WATERSTONE OFFICE PARK

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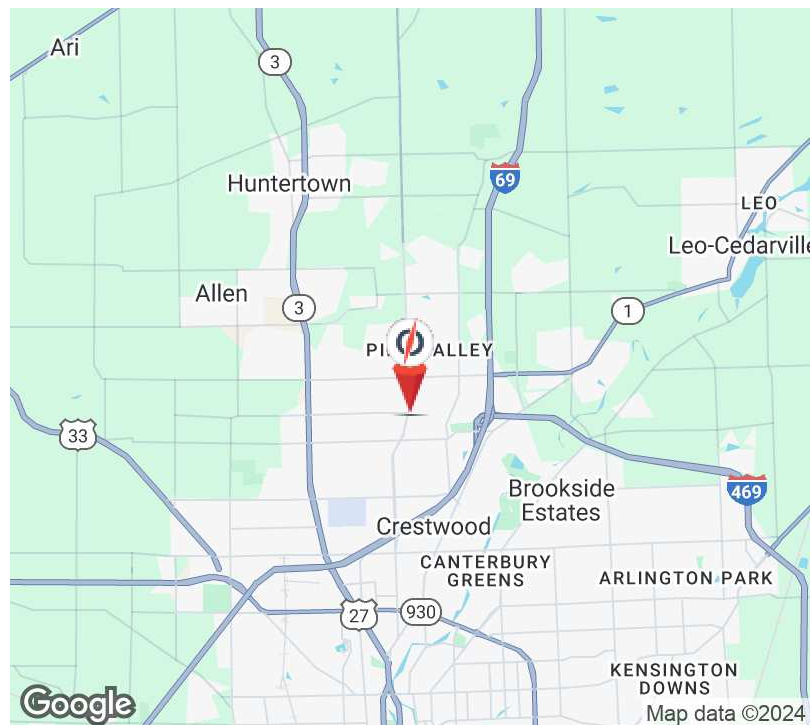


PROPERTY SUMMARY



FULL SERVICE LEASE DESCRIPTION

Waterstone Office Park offers high-end finishes and a prime location in Fort Wayne, IN. This property is situated near I-69, with easy access to the Pine Valley Shopping Center and Dupont Rd, making it an ideal choice for professional or medical office users. The natural park-like setting features beautiful woods and a pond, creating a serene atmosphere for work and relaxation. With a paved parking lot boasting 206 spaces and a signalized intersection with 28,000+ VPD, this property is perfectly positioned for high visibility and accessibility.



OFFERING SUMMARY

Lease Rate:	\$19.00 - 20.00 SF/yr
Available SF:	1,500 - 4,012 SF
Building Size:	50,286 SF

SPACES	LEASE RATE	SPACE SIZE
9602 Coldwater Rd, Suite 104	\$19.00 SF/yr	3,822 SF
9602 Coldwater Rd, Suite 108	\$19.00 SF/yr	1,500 SF
9602 Coldwater Rd, Suite 202	\$20.00 SF/yr	4,012 SF
9602 Coldwater Rd, Suite 204	\$19.00 SF/yr	2,081 SF
9604 Coldwater Rd, Suite 205 (Sublease)	\$19.00 SF/yr	3,851 SF

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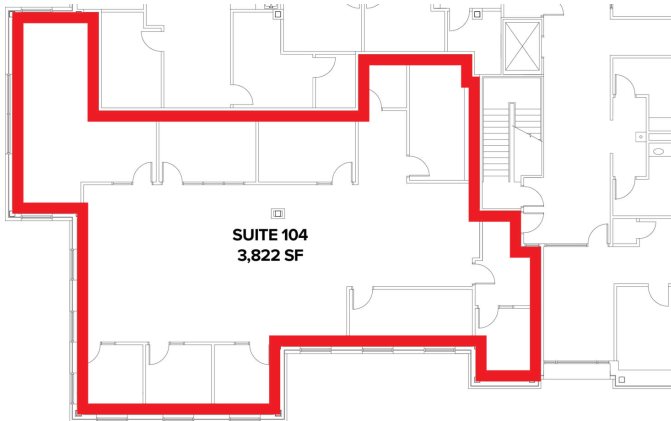
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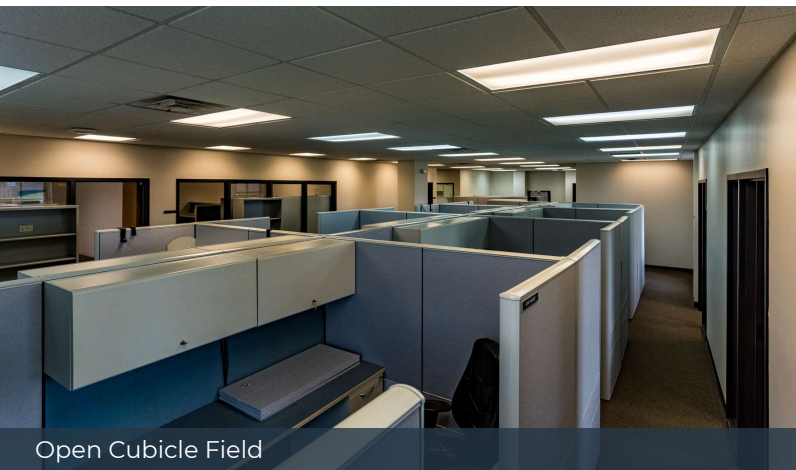
9602 COLDWATER RD - SUITE 104



FLOOR PLAN - Suite 104



Large Scenic Windows



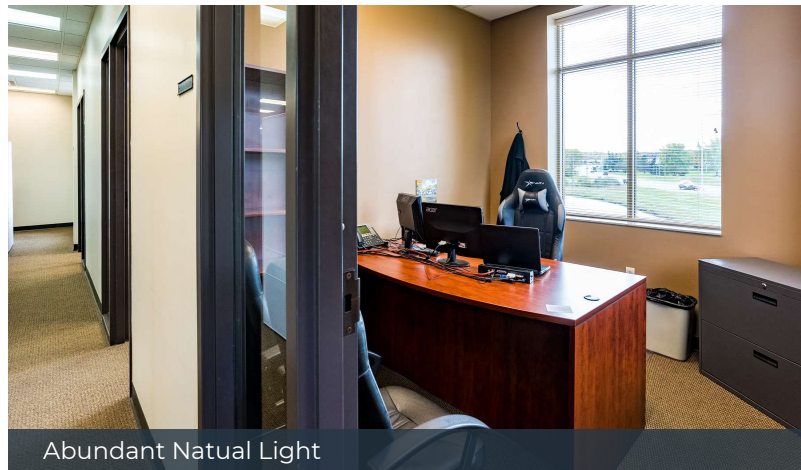
Open Cubicle Field



Large Private Offices



Kitchenette or Break Room



Abundant Natural Light

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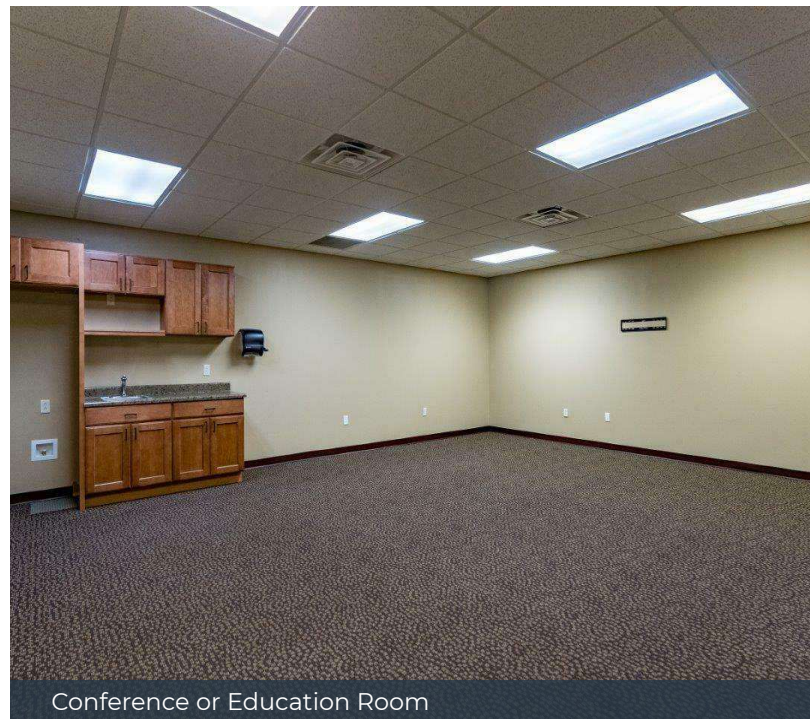
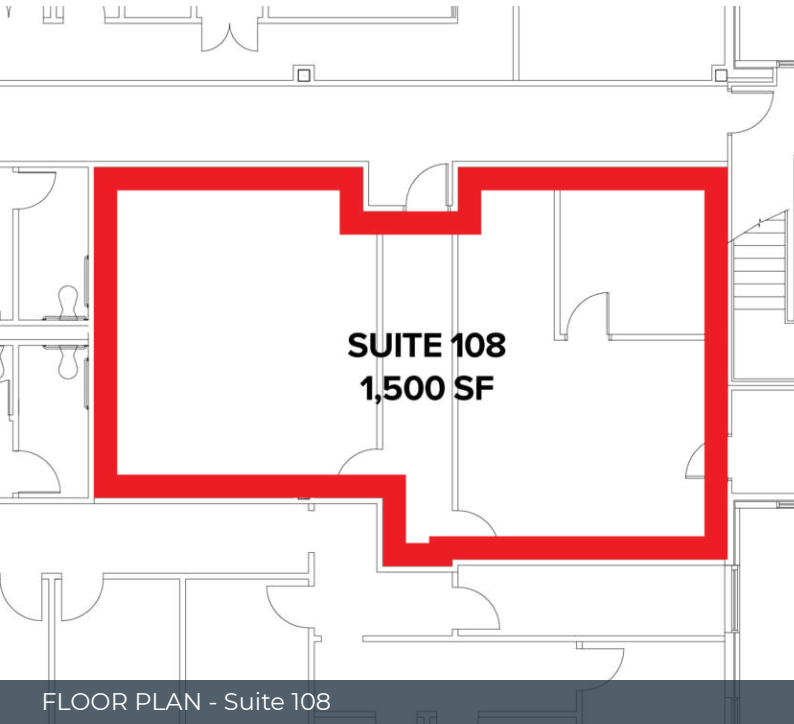
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9602 COLDWATER RD - SUITE 108



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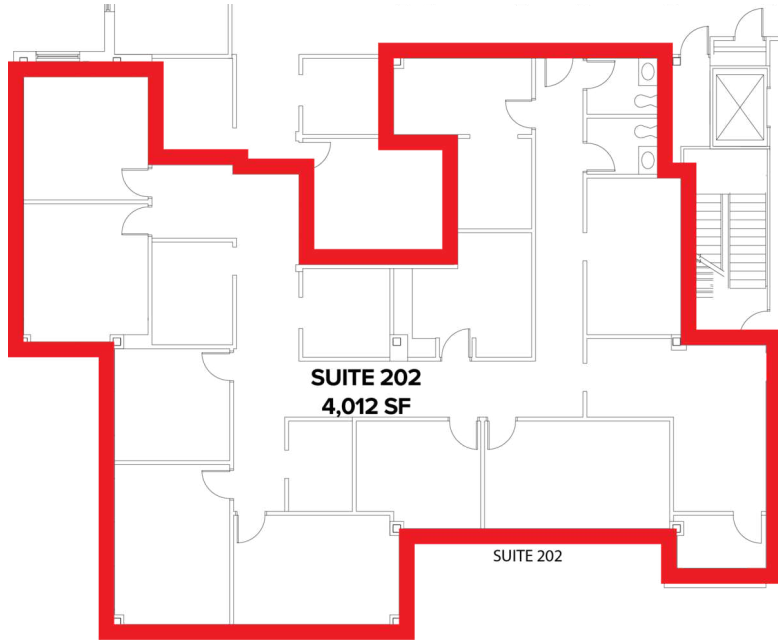
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WATERSTONE OFFICE PARK

9602 - 9604 Coldwater Rd, Fort Wayne, IN 46825



9602 COLDWATER RD - SUITE 202



FLOOR PLAN - Suite 202



Large Kitchenette



Large Private Offices



Unique Interior Details



High Ceilings, Wide Halls

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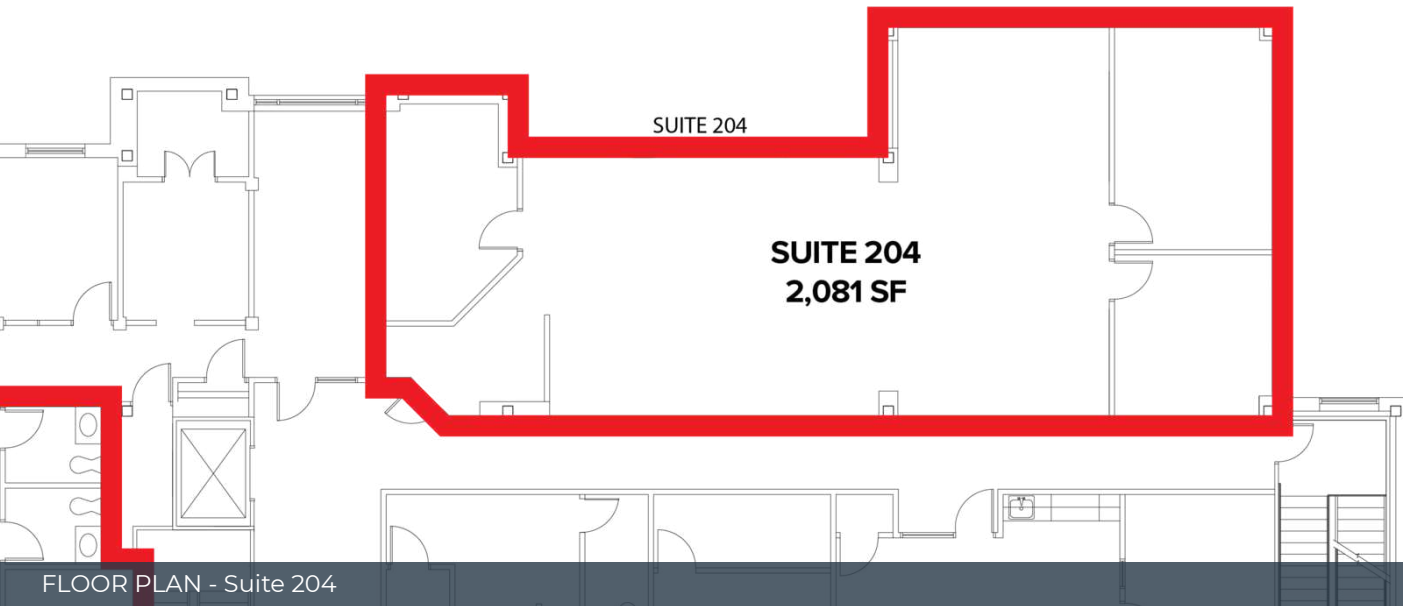
WATERSTONE OFFICE PARK

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9602 COLDWATER RD - SUITE 204

COMMERCIAL REAL ESTATE



FLOOR PLAN - Suite 204



Open Office Field



Large Windows with Natural Light

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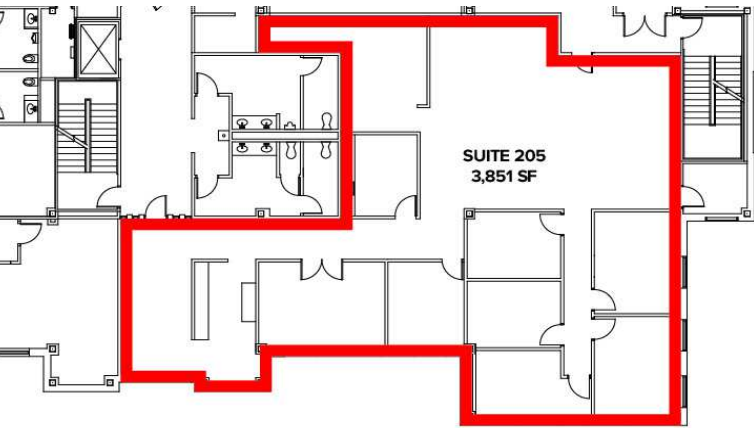
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WATERSTONE OFFICE PARK

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9604 COLDWATER RD - SUITE 205



SITE PLAN - Suite 205



Suite Entrance



Open Cubicle Field



Kitchenette



Back Work Room



Large Conference Room



Large Private Office

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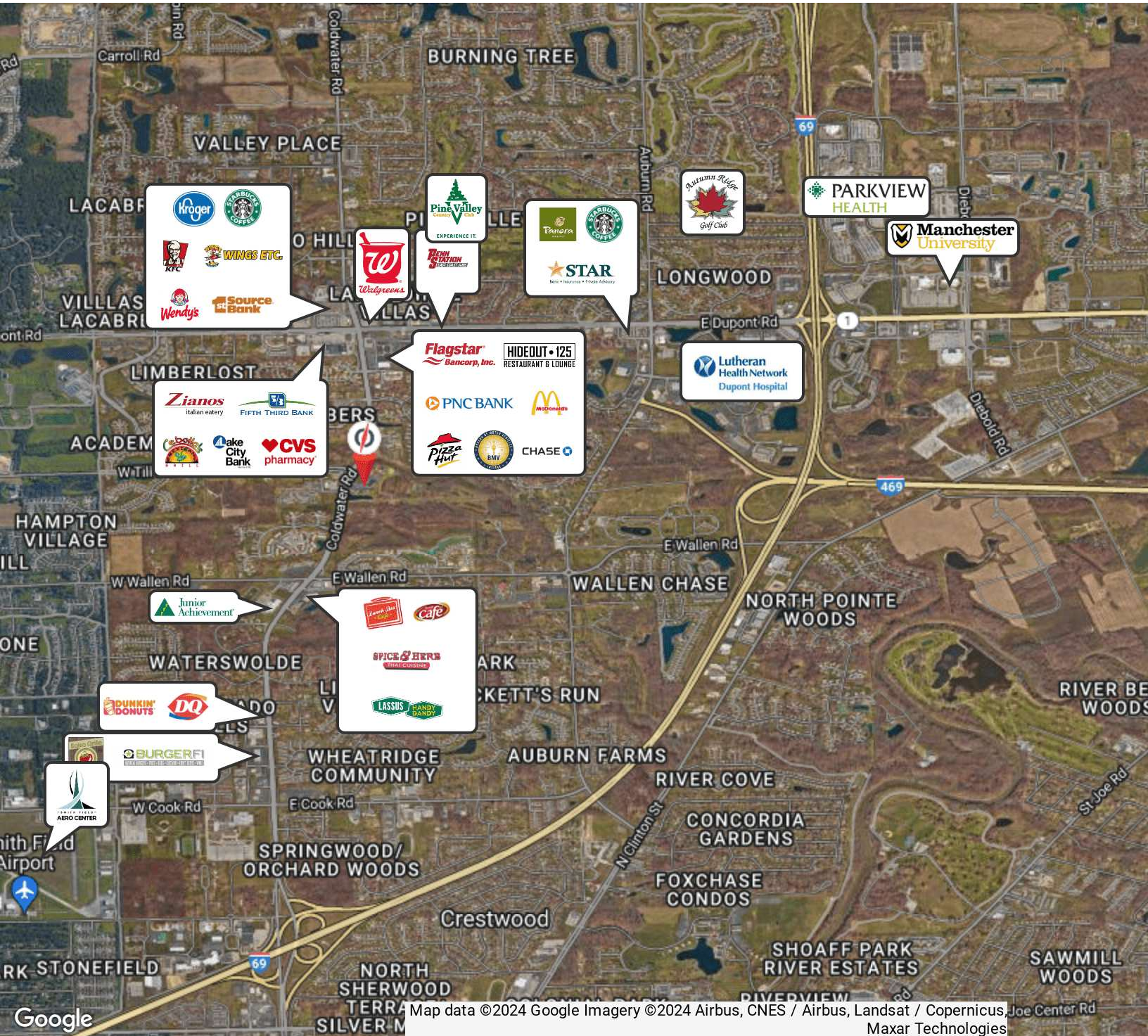
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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE **\$19.00 - 20.00 SF/YR**
LEASE TYPE **FULL SERVICE**

LOCATION INFORMATION

Building Name	Waterstone Office Park
Street Address	9602 - 9604 Coldwater Rd
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington
Market	Fort Wayne
Cross Streets	Till Rd
Side Of Street	East
Signal Intersection	Yes
Nearest Highway	Interstate 69
Nearest Airport	Smith Field Airport

BUILDING INFORMATION

Building Size	50,286 SF
Price / SF	\$19.00 - 20.00 SF/yr
Year Built	2002
Building Class	A
Tenancy	Multiple
Number Of Floors	2
Framing	Steel Frame
Condition	Excellent
Roof	Rubber membrane
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	5.72 Acres
APN#	02-07-01-327-007.000-073 02-07-01-327-008.000-073
Lot Frontage	450
Lot Depth	550
Traffic Count Street	Coldwater Rd - 28,000 Till Rd - 3,300 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	206

UTILITIES & AMENITIES

Gas / Propane	NIPSCO
Exterior Description	Masonry brick
Utilities Description	Electric: AEP Gas: NIPSCO Water/Sewer: City of Fort Wayne