

# HALLMARK HOME MORTGAGE

**LEASE**

## Hallmark Center

7401 COLDWATER ROAD

Fort Wayne, IN 46825

**PRESENTED BY:**

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## PROPERTY DESCRIPTION



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HALLMARK CENTER | 7401 Coldwater Road Fort Wayne, IN 46825

## PROPERTY DESCRIPTION

Hallmark Center is a multi tenant office center with high visibility and easy access on both Coldwater and Cook Roads. The building has covered awnings and sidewalks, beautiful landscaping and great curb appeal. Spaces offer private offices as well as open area options, Excellent building Signage available.

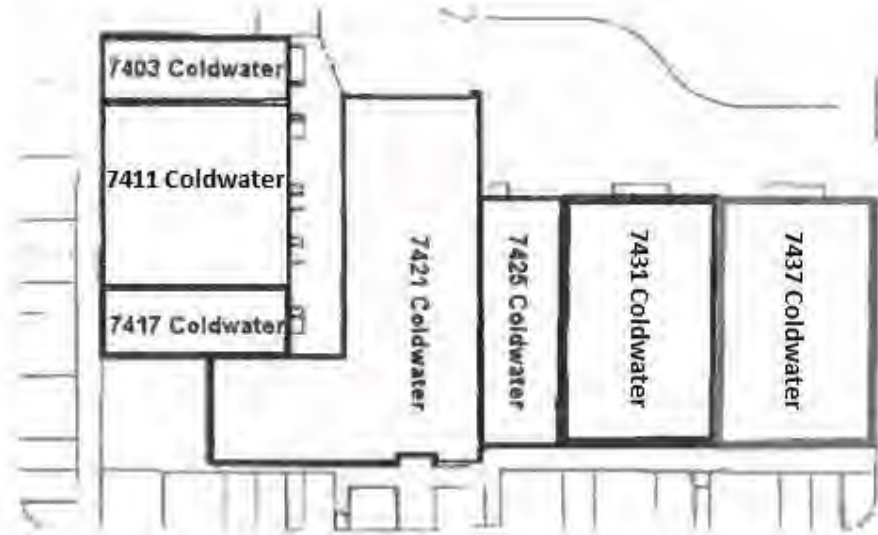
## LOCATION DESCRIPTION

Hallmark Center is located on the busy northwest corner of Cook and Coldwater Roads and 1/4 mile from I-69 exit 312. Offering excellent visibility & marketing signage potential.

## PROPERTY HIGHLIGHTS

- Excellent visibility from Coldwater & Cook road
- Multiple Space options
- Mix of private offices & open area for cubicles
- Abundant Parking

# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,200 - 6,000 SF	<b>LEASE RATE:</b>	Negotiable

## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

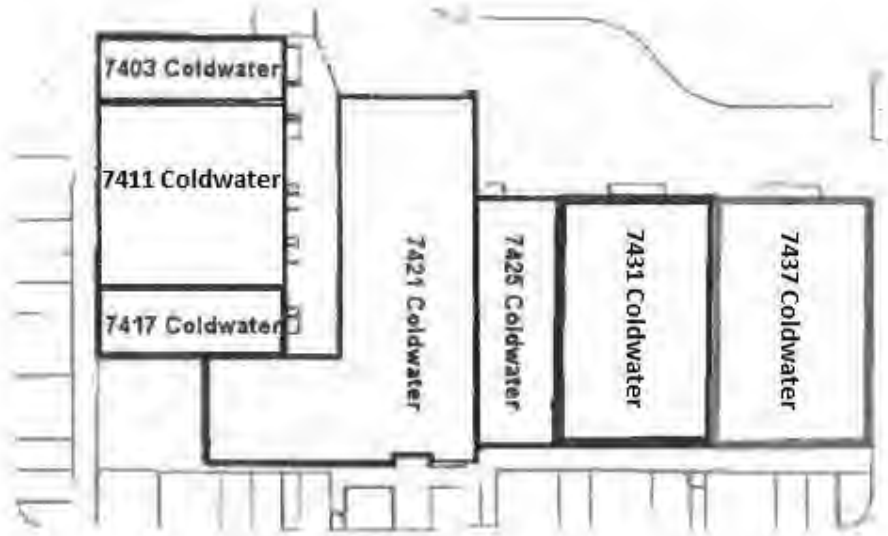
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7403	Available	1,200 SF	NNN	Negotiable	This space has all the features you need for your business, lots of room for multiple large cubicles as well as a manager's office and a wonderful meeting space. As well as a storage room at the back of the space that has an overhead-style door.
7411	Available	3,600 SF	NNN	Negotiable	This large space gives lots of freedom on how you'd like to design it, with many private offices, two bathrooms, and abundant space for cubicles.

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# LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7417	Available	1,200 SF	NNN	Negotiable	-
7421	-	4,000 SF		Negotiable	-
7425	-	2,000 SF	NNN	Negotiable	-
7431	-	4,000 SF	NNN	Negotiable	-
7437	-	4,000 SF	NNN	Negotiable	-

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**SUITE 7403 | 1,200 SF**



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**SUITE 7411 | 3,600 SF**



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**SUITE 7417 | 1,200 SF**



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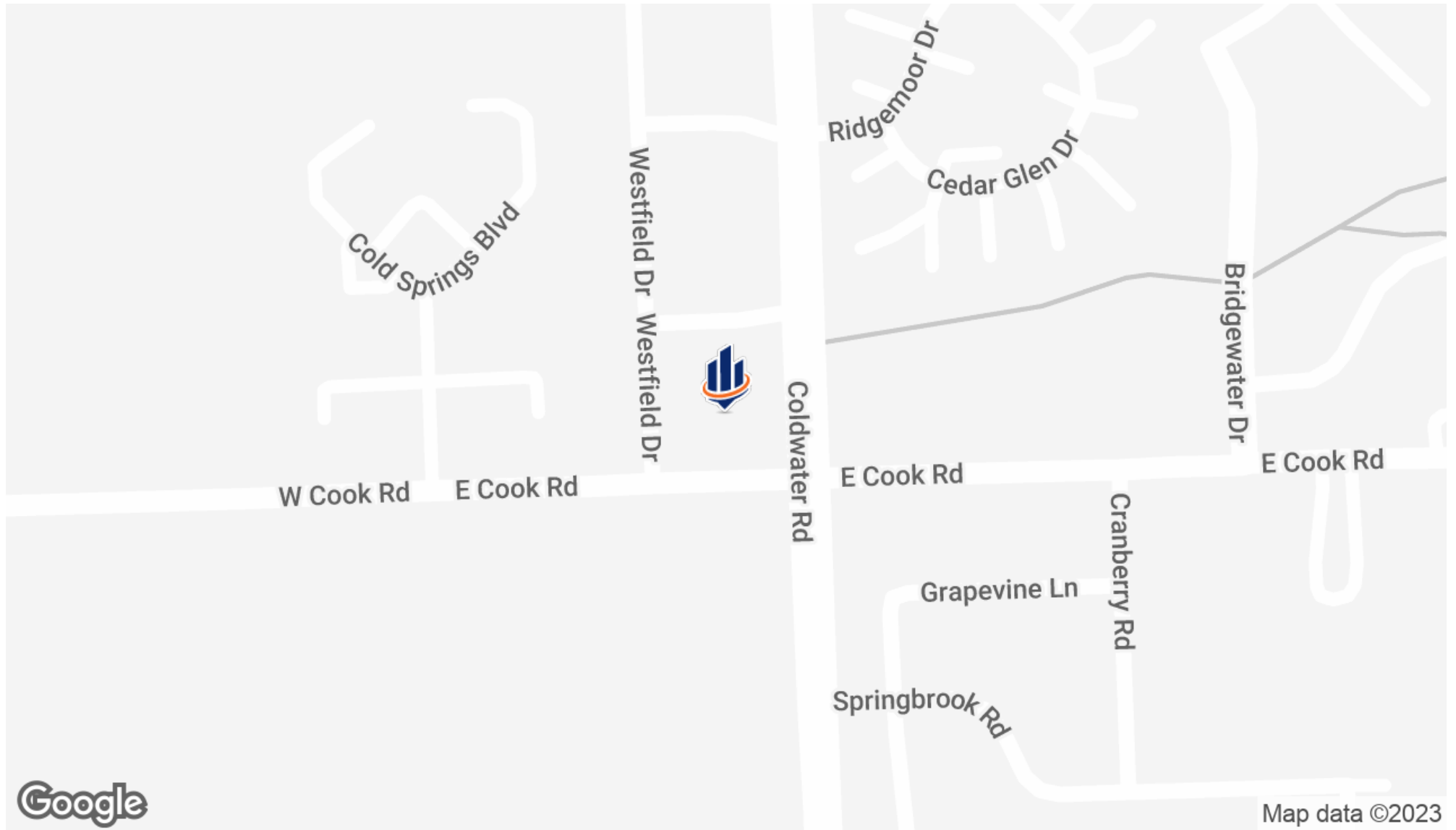
**SUITE 7431 | 4,000 SF**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

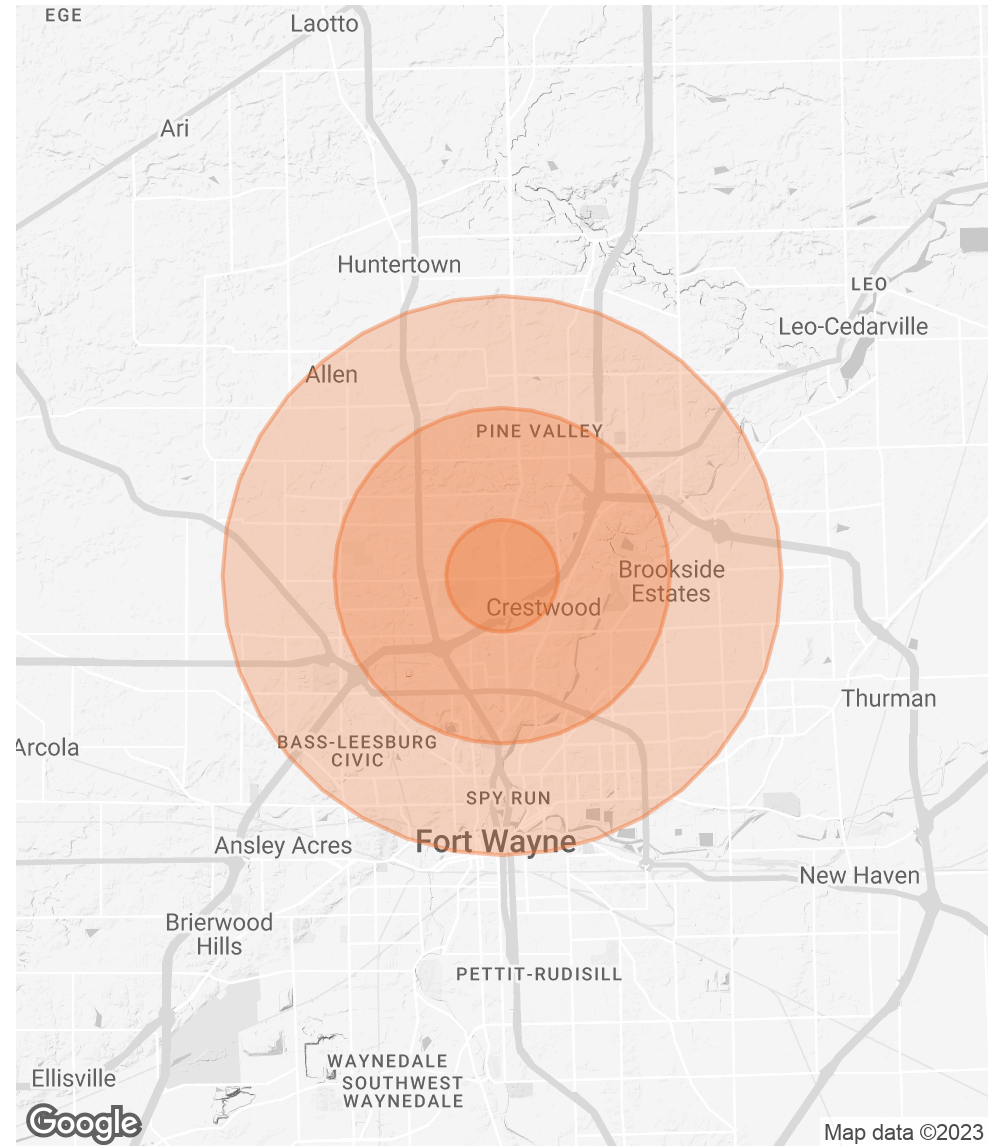
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,329	49,987	146,833
<b>AVERAGE AGE</b>	35.8	34.1	34.2
<b>AVERAGE AGE (MALE)</b>	32.9	32.5	33.5
<b>AVERAGE AGE (FEMALE)</b>	39.0	35.6	34.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,037	21,421	59,595
<b># OF PERSONS PER HH</b>	2.4	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$60,748	\$56,504	\$55,932
<b>AVERAGE HOUSE VALUE</b>	\$120,357	\$114,219	\$116,482

\* Demographic data derived from 2020 ACS - US Census



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