



10301-B Dawson's Creek Blvd.

Fort Wayne, IN 46825

Lease Rate:	\$14.95 SF/yr Plus Utilities & Janitorial
Available SF:	2,529 SF
Lot Size:	0.06 Acres
Building Size:	5,058 SF

Property Highlights

- Attractive well-maintained building and office park
- Private entrance, ADA accessible with ample parking
- Close to shopping and restaurants
- Located in the desirable Northwest Allen County
- Available March 2025
- This building is conveniently located as the first on the left upon entering the office park, making it quick and easy to find

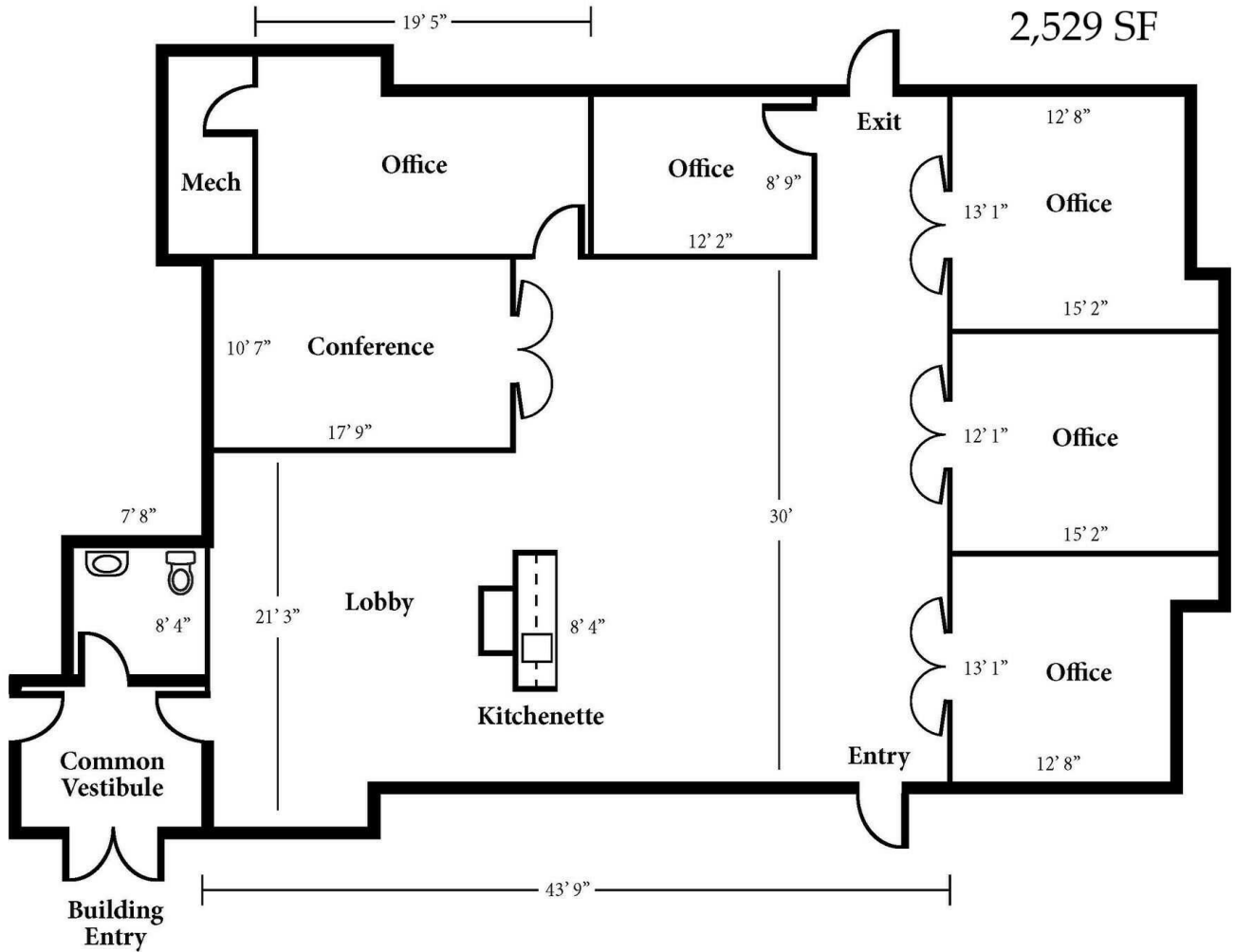


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Property Information

Property Type	Office
Zoning	CM-2
Lot Size	0.06 Acres
APN #	02-07-02-201-002.000-073

Building Information

Available SF	2,529 SF
Building Class	A
Tenancy	Multiple
Office Space	2,529 SF
Number of Floors	1
Year Built	2005
Construction Status	Existing
Condition	Good
Roof	Asphalt shingles

Mechanical Information

Heating System	Gas Forced Air
Air Conditioning	Central

Operating Information

Electricity Source	Northeast REMC
Gas Source	NIPSCO
Water/Sewer Source	City

Location Information

Building Name	Dawson's Creek Professional Village
Street Address	10301-B Dawson's Creek Blvd.
City, State, Zip	Fort Wayne, IN 46825
County	Allen County
Sub-market	Wayne Township

Expenses

Utilities	Tenant
Janitorial	Tenant
Common Area Maintenance	Landlord
Real Estate Taxes	Landlord
Fire & Extended Coverage Insurance	Landlord
Maintenance & Repair	Tenant
Roof & Structure	Landlord
Lawn & Snow	Landlord

Transportation & Traffic

Nearest Highway	Interstate 69 - 2 Miles
FW International Airport	17 Miles
W. Dupont Rd / I-69	24,409 VPD
Lima Rd./E. Dupont Rd.	35,771 VPD



