

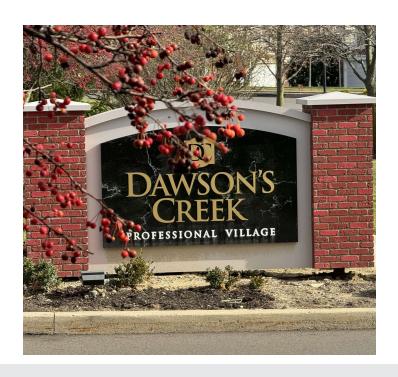
# 10301-B Dawson's Creek Blvd.

Fort Wayne, IN 46825

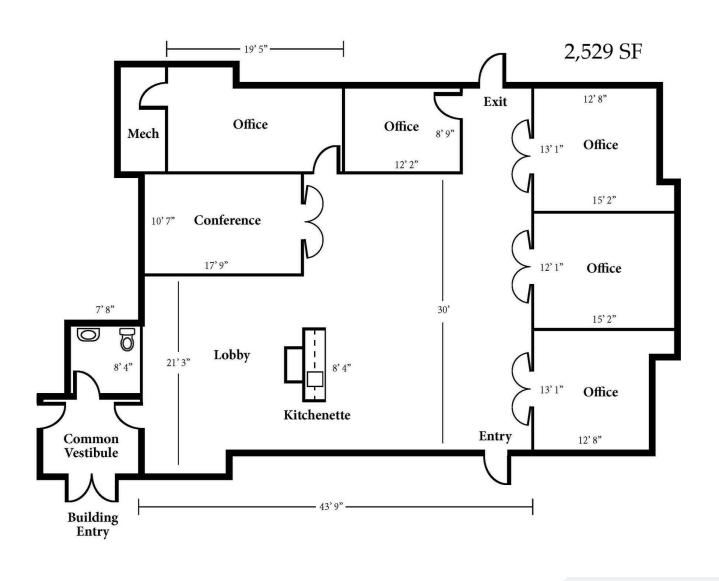
Lease Rate:	\$14.95 SF/yr Plus Utilities & Janitorial
Available SF:	2,529 SF
Lot Size:	0.06 Acres
Building Size:	5,058 SF

### **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



#### Carolyn Spake-Leeper, SIOR





## **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

















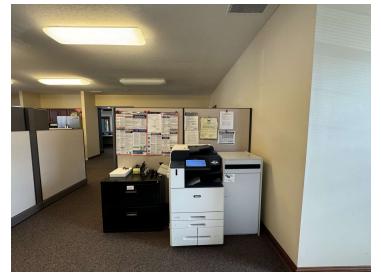
@2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.





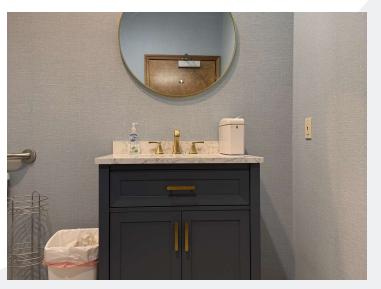












©2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.









©2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.







©2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.