

**Timberlake Park**

9307 Illinois Road
Fort Wayne, IN 46804



New Construction Office Available For Lease

Welcome to Timberlake Park, a brand-new construction office building in southwest Fort Wayne. It's the perfect location for businesses looking to establish or expand their presence.

The spacious units, ranging from 1,679 to 3,380 SF, are ready for your buildout immediately to customize the space to your needs. Lease rates start at \$20.00/SF/Yr NNN with a generous tenant improvement allowance available for market rate leases.

Property Highlights

- ▶ Generous TI allowance available
- ▶ Excellent access and visibility
- ▶ 23,000 VPD - Illinois Road
- ▶ Available for buildouts immediately
- ▶ **FOR LEASE: \$20.00 - \$22.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

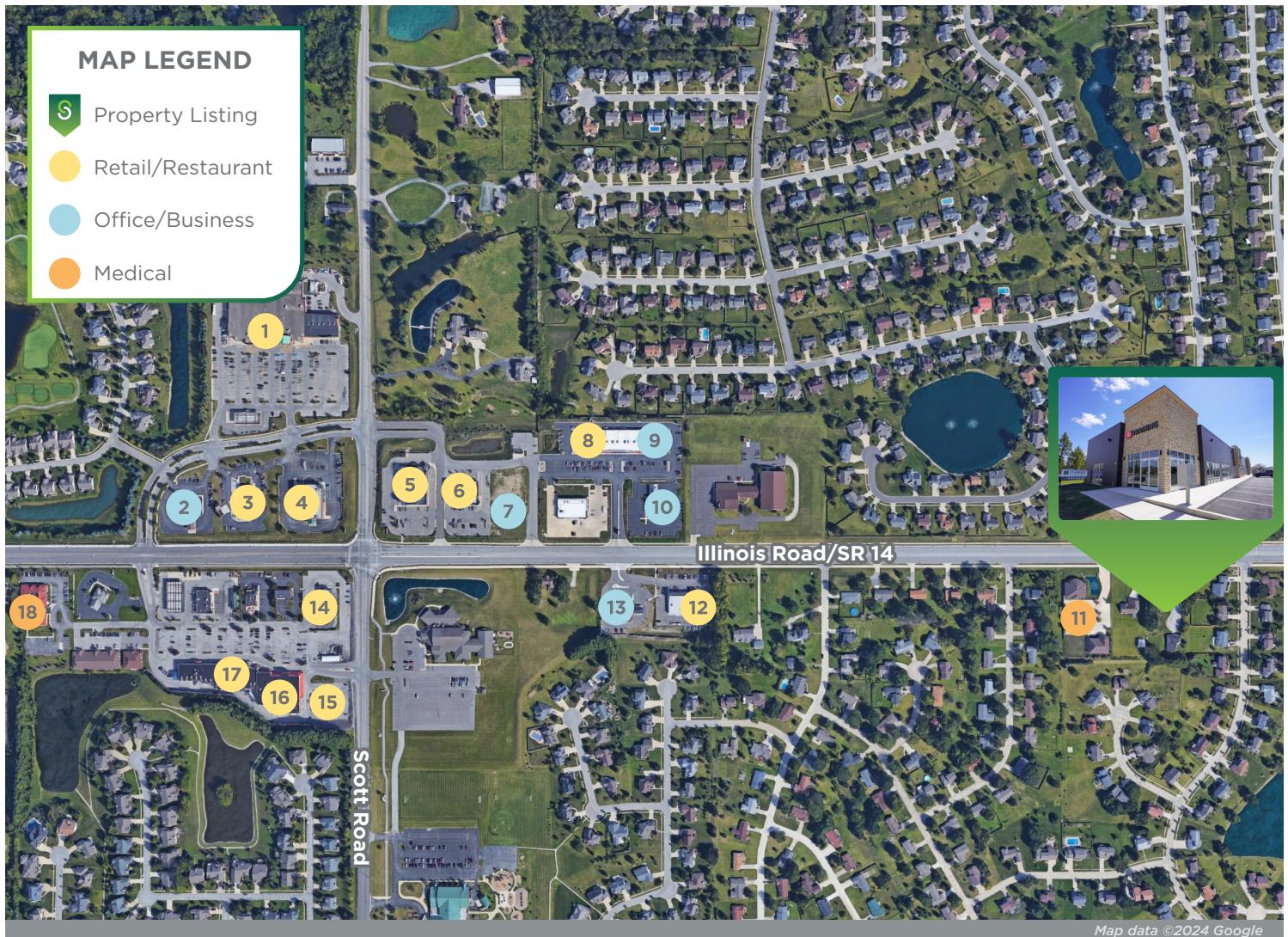
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Excellent Location

Timberlake Park is conveniently located just 1.6 miles west of I-69 on Illinois Road/SR 14, surrounded by many medical, professional office, and retail users, such as:

- 1. Kroger
- 2. Flagstar Bank
- 3. McDonald's
- 4. Walgreens
- 5. CVS
- 6. Pizza Hut
- 7. STAR Financial Bank
- 8. Verizon
- 9. Premier Martial Arts Fort Wayne
- 10. Old National Bank
- 11. Hoagburg Orthodontics
- 12. Starbucks
- 13. Premier Bank
- 14. Burger King
- 15. Subway
- 16. Connolly's Do It Best
- 17. Salvatori's
- 18. Parkview Physicians Group

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Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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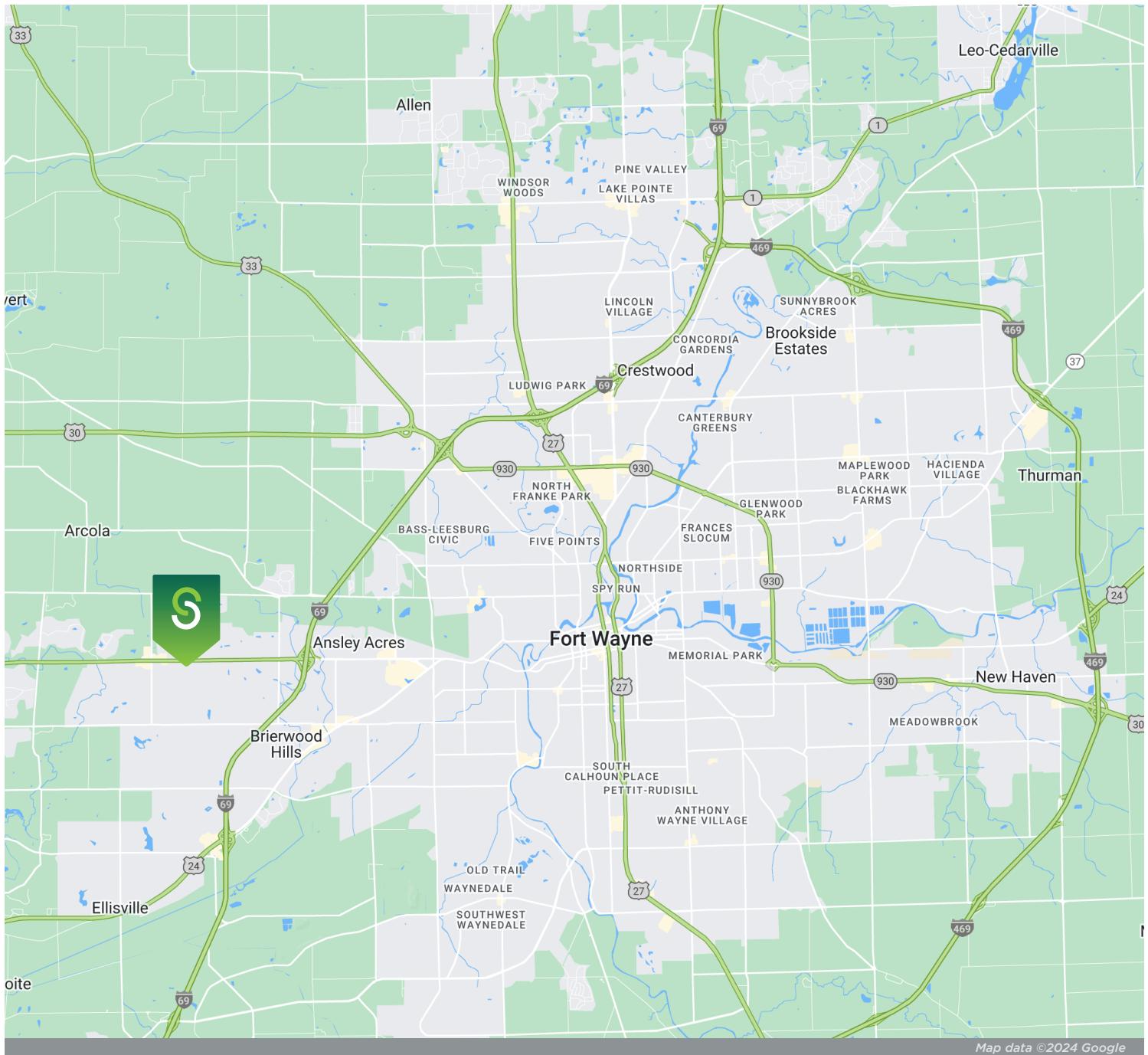
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PROPERTY INFORMATION

Address	9307 Illinois Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-11-101-003.000-075



LEASE INFORMATION

Lease Rate & Type	\$20.00 - \$22.00/SF/Yr NNN	
Terms	5-10 years	
Availability	Immediate	

AVAILABLE UNITS

Total Building Area	11,800 SF	
Total Available	1,679 - 3,380 RSF	
Max Contiguous	3,380 RSF	
Units Available	RSF	Monthly Rate
• Suite B (\$22/SF/Yr)	3,066	\$5,621
• Suite D (\$20/SF/Yr)	1,679	\$2,798.33
• Suite E (\$20/SF/Yr)	1,701	\$2,835

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

SITE DATA

Site Acreage	1.09 AC
Zoning & Description	C1 - Professional Office
Water & Sewer Provider	City of Fort Wayne

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office
Year Built	2023
# of Stories	1
Construction Type	Wood Frame
Roof	TPO Membrane
Heating	RTU
A/C	RTU
Sprinkler	No
ADA Compliant	Yes
Elevators	No
Signage	Monument, storefront

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

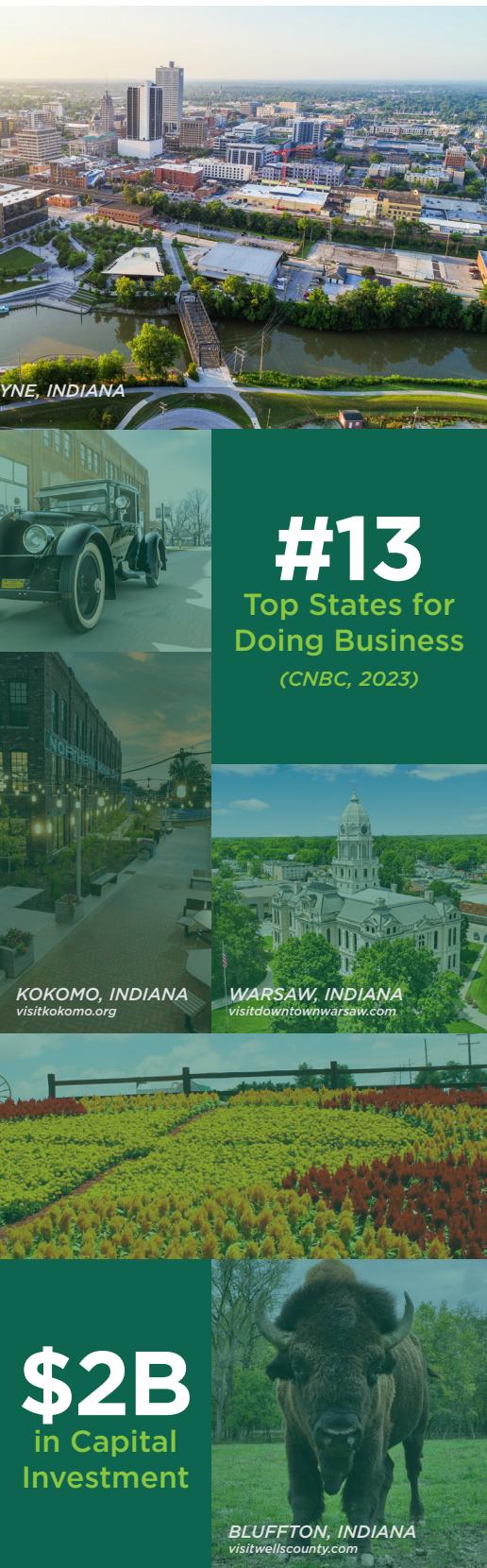
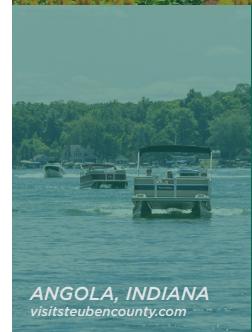
Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

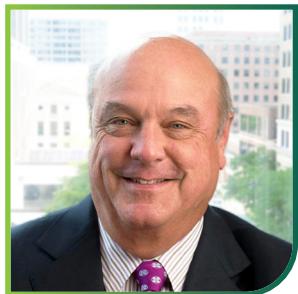
Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.