



FOR **LEASE** OFFICE
PROPERTY



2720 Dupont Commerce Ct.
Fort Wayne, IN 46825

Dupont Office Center I - Class A Office Near Dupont Hospital

About The Property

- Spaces range from 1,628 SF to 4,603 SF
- Easy access to I-69 and Dupont Rd.
- Ample parking
- 24/7 building access
- Professionally managed
- Lease rate \$20.00 psf/yr., Full service



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

DUPONT OFFICE CENTER I - CLASS A OFFICE NEAR DUPONT HOSPITAL

BUILDING LOCATION/ZONING/SIZE

Street Address	2720 Dupont Commerce Ct.
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/St. Joseph
City Limits	Inside
Zoning	C1/Professional Office & Personal Services
Total Building Size	58,220 SF
Site Acreage	4 Acres

PRICE/AVAILABILITY

Available Space	8,754 SF
Suite 105 (Sublease)	1,628 SF
Suite 110	4,603 SF
Suite 180	2,523 SF
Lease Rate	\$20.00 SF/yr
Lease Type	Full Service
Lease Term	3 - 5 Years Preferred
Availability	Immediately

BUILDING DATA

Date of Construction	1999
Building Type	Office
Type of Construction	Tilt-up Concrete
Number of Stories	2
Heat	Heat Pump
Air Conditioning	Central
Parking Lot	Asphalt
Parking Spaces	244
Generator/UPS System	2nd Floor

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant

POPULATION DEMOGRAPHICS

1 Mile	4,246
3 Miles	55,060
5 Miles	120,824

CO-TENANTS

Foster Financial	Heartland Home Health Care
Asch Financial	Thrivent Financial
USDA	ORC Utility & Infrastructure Land Services
Nucor Harris Rebar	

UTILITIES

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



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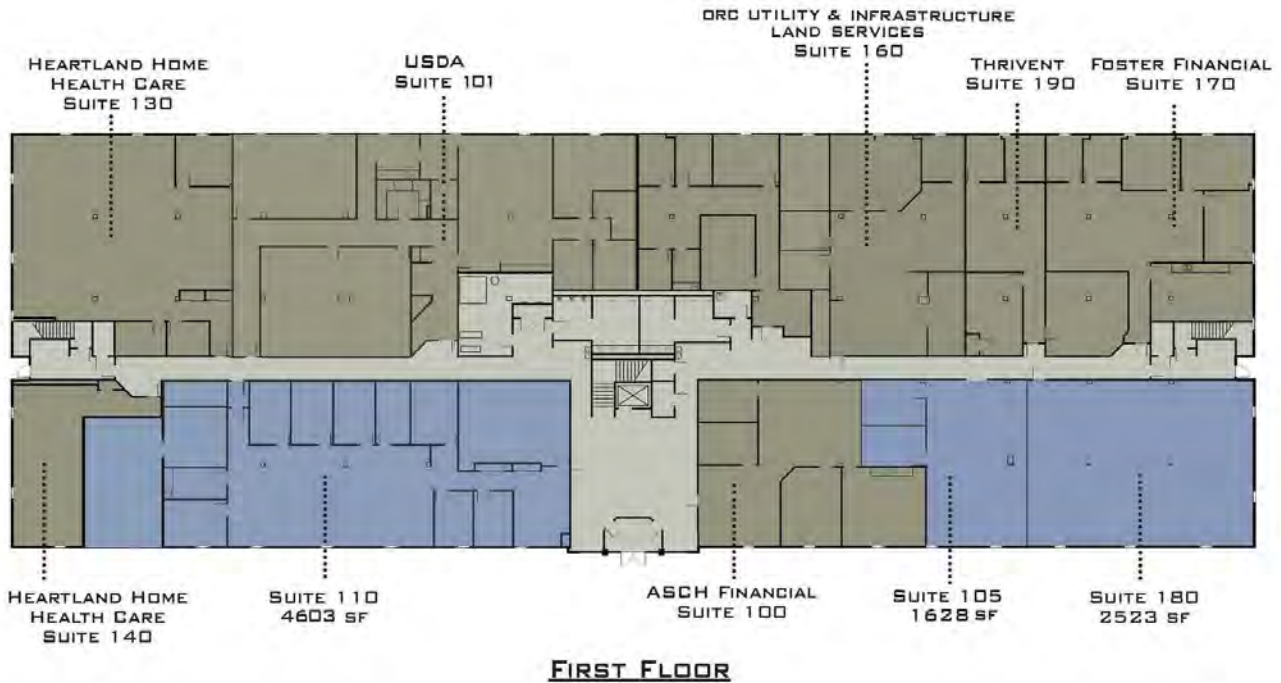
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FLOOR PLAN

DUPONT OFFICE CENTER I - CLASS A OFFICE NEAR DUPONT HOSPITAL



-  AVAILABLE
-  OCCUPIED
-  COMMON AREA



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ADDITIONAL PHOTOS

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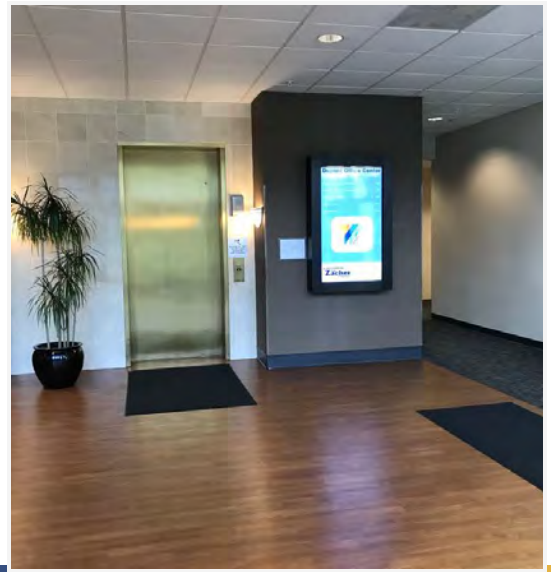
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RETAILER MAP

DUPONT OFFICE CENTER I - CLASS A OFFICE NEAR DUPONT HOSPITAL



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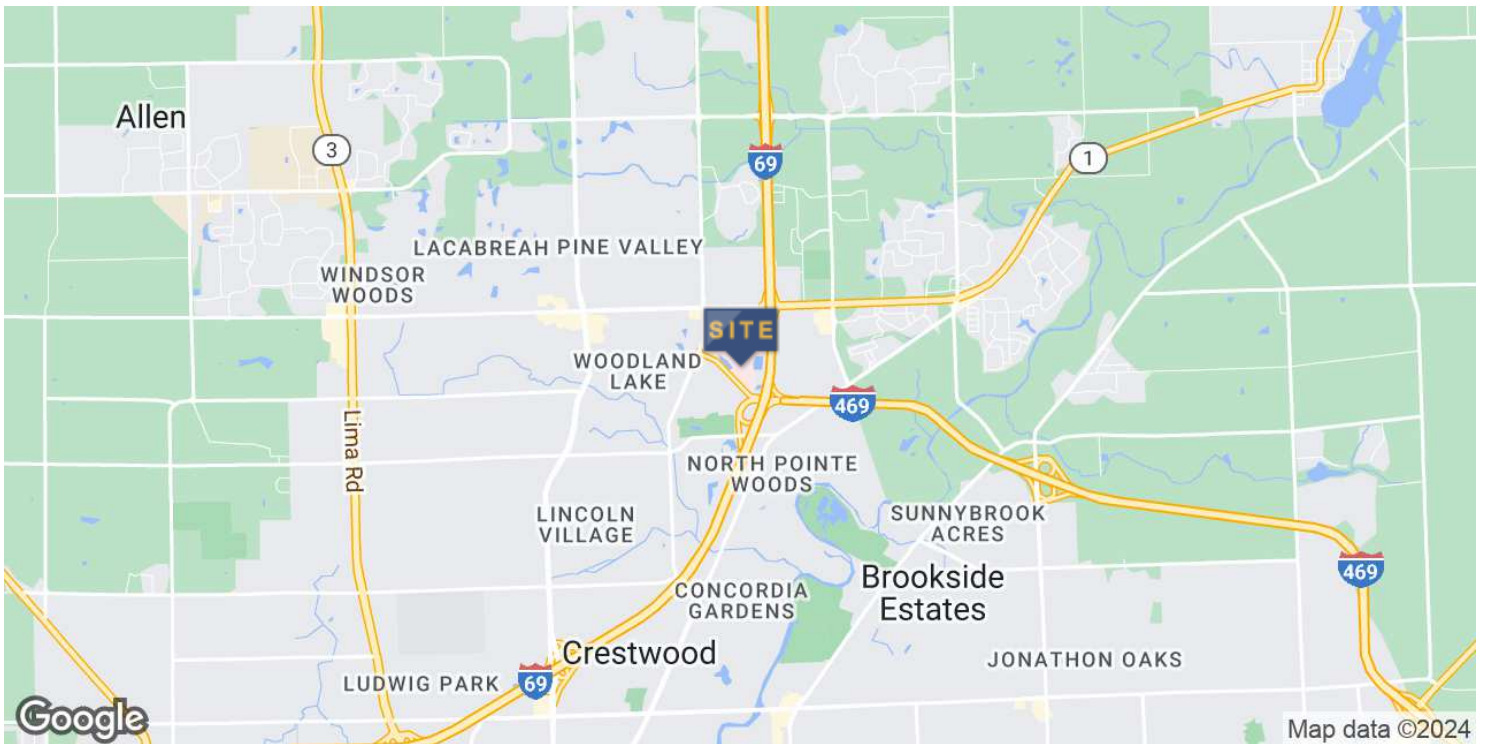
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LOCATION MAP

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