

LEASE



OFFICE/MEDICAL

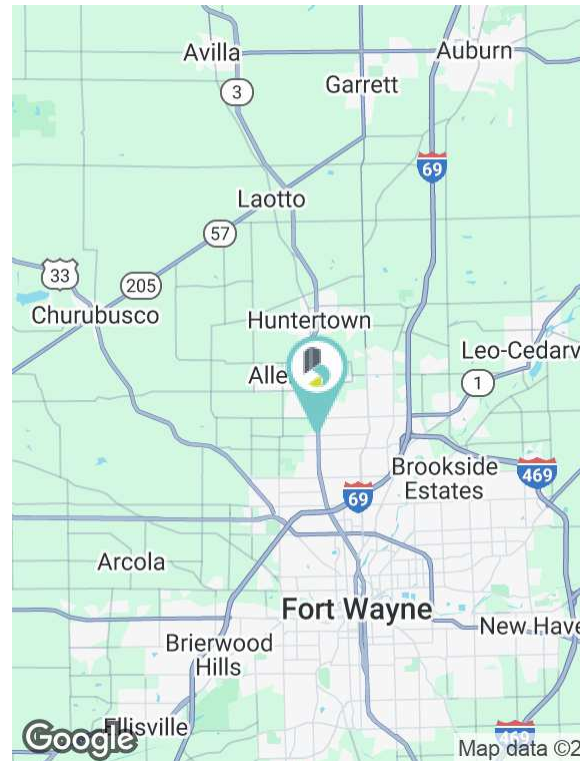
NEW CONSTRUCTION / SIENA OFFICE PARK



9600 LIMA ROAD, FORT WAYNE, IN 46818

PROPERTY HIGHLIGHTS

- Now leasing building #3 / Up to 7,133 SF available
- Custom build-to-suit opportunity - office or medical
- Building #1 & #2 are fully occupied
- Zoned C2 - Limited Commercial
- About 1/2 mile South of Lima and Dupont intersection
- Preferred lease terms - 4+ years
- High traffic corridor - Lima Road / 37,766 VPD



LEASE RATE \$16.50 - 18.50 SF/YR PLUS UTILITIES & JANITORIAL

Available SF:	1,500 - 7,133 SF
Lot Size:	2.14 Acres
Building Size:	7,133 SF

BRADLEY COMPANY
 127 W. Wayne St., Suite 400
 Fort Wayne, IN 46802
 260.423.4311

CAROLYN SPAKE-LEEPER, SIOR
 Senior Broker & Managing Director, Northeastern Indiana
 260.437.8745
 carolyn@bradleyco.com



BRADLEYCO.COM



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LOCATION INFORMATION

Building Name	Building #3 / Siena Office Park
Street Address	9600 Lima Road
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Road Type	Paved
Nearest Highway	2.9 Miles to Interstate 69
Nearest Airport	21 Miles to Fort Wayne International

PROPERTY INFORMATION

Property Type	Office/Medical
Property Subtype	Office Building
Zoning	C2 - Limited Commercial
Lot Size	2.14 Acres
APN #	02-07 -03-251-024.000-073
Traffic Count	37,766
Traffic Count Street	Lima Road

BUILDING INFORMATION

Building Size	7,133 SF
Building Class	A
Tenancy	Multiple
Construction	Wood
Construction Year	2024 / 2025
Number of Floors	1
Number of Buildings	3
Roof	Asphalt Shingles
Foundation	Slab
Floor	Selected by Tenant
Lighting	Fluorescent

UTILITIES, PARKING & AMENITIES

Heating Type	Gas Forced Air
Cooling Type	Central Air
Sprinkler System	None
Water/Sewer Source	City of Fort Wayne
Electricity Source	I&M
Gas Source	NIPSCO
Electrical Type	220 Amp
Restrooms	Minimum of 1 per suite
Signage	Park entrance & building
Parking	Paved, 55± spaces

BUILDING EXPENSES

RESPONSIBLE PARTY

Utilities	Tenant
Property Tax	Landlord
Building Insurance	Landlord
Janitorial	Tenant
Roof / Structure	Landlord
Int. Maintenance	Tenant
Lawn / Snow	Landlord
Common Area	Landlord

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