

LEASE



OFFICE

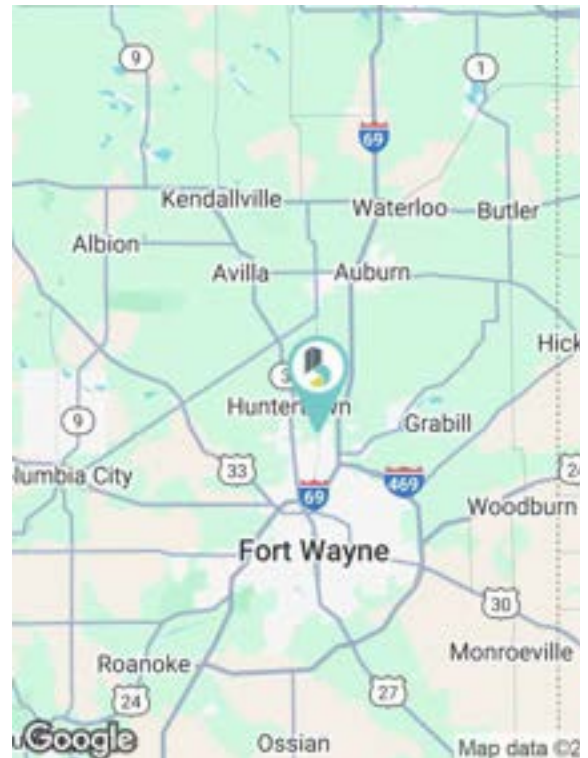
WATERSONG OFFICE PARK - 1,495 SF



12912 COLDWATER RD., FORT WAYNE, IN 46845

PROPERTY HIGHLIGHTS

- 1,495 SF Available (Suite B/C)
- Total Building Size: 6,062 SF
- Zoning C-1 / Professional Office and Personal Services
- Near NWAC schools and many subdivisions
- High traffic area - 27,384 VPD at the intersection of Coldwater and Union Chapel Rds.
- Easy access to both Dupont and Parkview North Hospitals, Union Chapel Road, Interstates 69 and 469



LEASE RATE

**\$15.50/SF
PLUS UTILITIES & JANITORIAL**

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

CAROLYN SPAKE-LEEPER, SIOR
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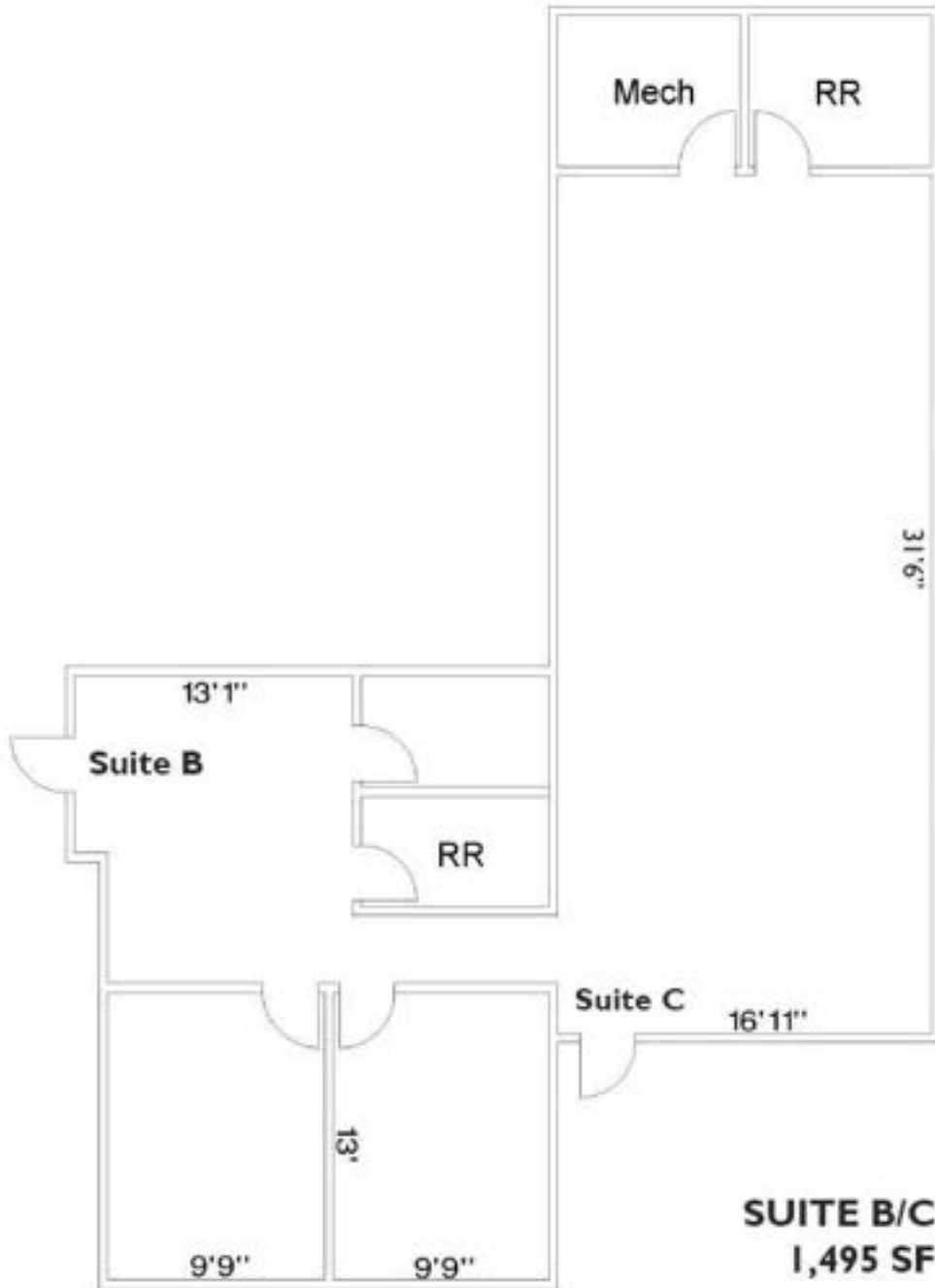
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LOCATION INFORMATION

Building Name	Watersong Office Park
Street Address	12912 Coldwater Rd., Suite B/C
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Market	Fort Wayne

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1 / Professional Office and Personal Services
Lot Size	0.57 Acres
APN #	02-02-27-151-002.007-057
Parking	Adjacent Asphalt Parking

BUILDING INFORMATION

Building Size	6,062 SF
Available Office SF	1,495 SF
Tenancy	Multiple
Number of Floors	1
Year Built	2003
Construction Status	Existing
Framing	Wood Frame
Roof	Asphalt Shingles
Number of Buildings	1
Foundation	Concrete Slab
Lighting	Fluorescent
Heating	Gas Forced Air
Air Conditioning	Central Air

UTILITIES & AMENITIES

Restrooms	2
Electric	Standard
Sprinkler System	None
Gas Supplier	NIPSCO
Electricity Supplier	I&M
Water/Sewer	City of Fort Wayne

EXPENSES / RESPONSIBLE PARTY

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

TRANSPORTATION

Nearest Highway	1.5 Miles Hwy. 1 / Dupont Rd. 2.1 Miles Hwy. 3 / Lima Rd.
Distance to Interstate	1.5 Miles to Interstate 69
Distance to Airport	25.5 Miles to Fort Wayne International (FWA)

LEASE INFORMATION

Lease Rate / Year (RSF)	\$15.50/SF
Lease Rate / Month	\$1,931.04/Month
Lease Term	60 Month
Lease Type	Modified Gross

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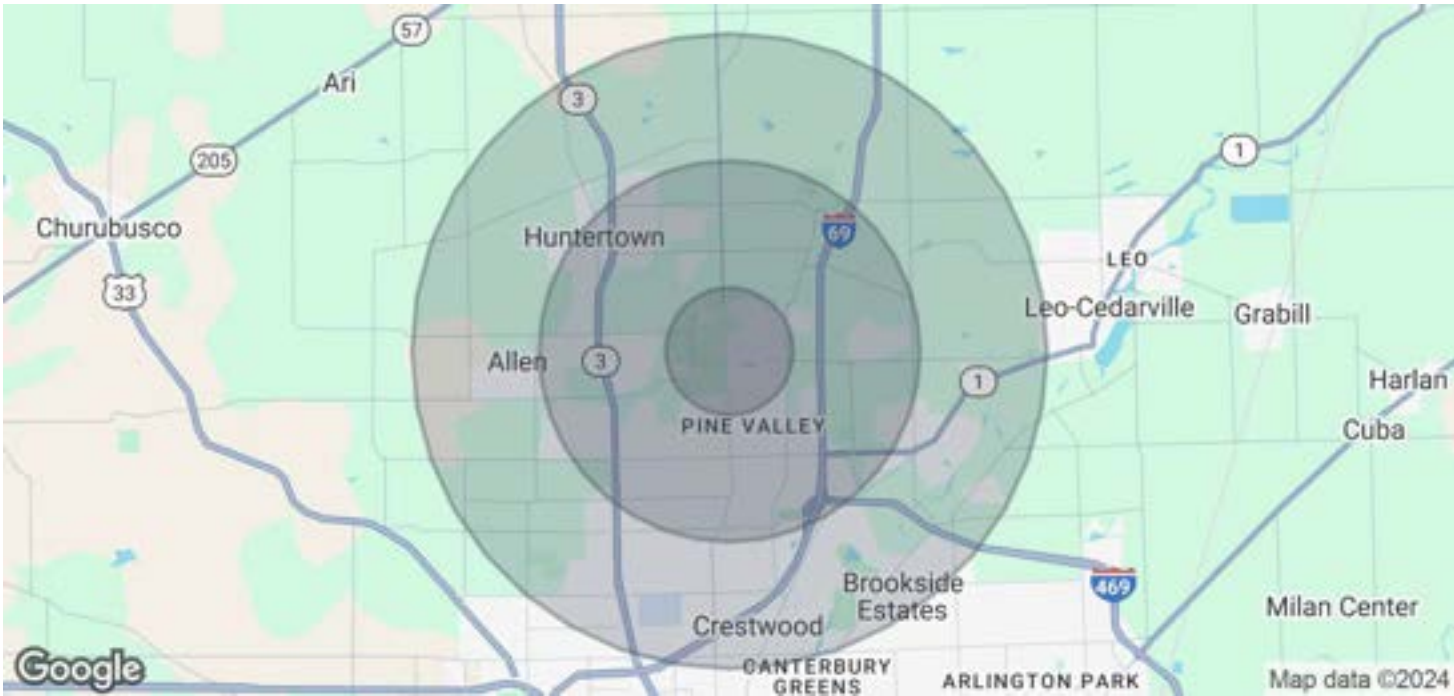
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,653	40,107	87,599
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,459	14,901	34,441
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$137,123	\$131,948	\$111,150
Average House Value	\$330,770	\$331,590	\$279,331

TRAFFIC COUNTS

Coldwater Rd. 14,556/day

Demographics data derived from AlphaMap



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