



CHESTNUT HILLS OFFICE BUILDING

1001 CHESTNUT HILLS PARKWAY, FORT WAYNE, IN 46814

PROPERTY HIGHLIGHTS

- Join Parkview, Krider Dentistry and One Resource in this modern class A multitenant office building overlooking the 18th fairway of Chestnut Hills Golf Course
- 2,783 SF available for office or medical use
- New roof, parking lot, common area upgrades in 2022/2023
- Well maintained, professionally managed
- Abundant free surface parking
- Located just off of Illinois Road with easy access to I-69 and US 30



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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GARY BUSCHMAN, SIOR
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General Property Information

Name	Chestnut Hills Office Building	Parcel Number	02-11-04-453-008.002-038
Address	1001 Chestnut Hills Parkway	Total Building SF	17,362 SF
City, State, Zip	Fort Wayne, IN 46814	Acreage	1.9 AC
County	Allen	Year Built	2003
Township	Aboite	Zoning	C1
Parking	Paved surface parking		

Property Features

Construction Type	Brick	Number of Floors	1
Roof	Pitched	Foundation	Concrete
Lighting	Fluorescent	Sprinklers	No
Electrical	Standard for office	Restrooms	Common
Heating	Central	Central Air	Central

Utilities

Electric	AEP
Gas	NIPSCO
Water	Aqua Indiana
Sewer	Aqua Indiana & City Utilities

Major Roads

Nearest Interstate	I-69
Distance	3.4 Miles
Nearest Highway	SR 14
Distance	0.1 Miles

Lease Information

Suite	Size	Lease Rate	Lease Type
6	2,783 SF	\$19.50/SF/YR	Full service (not including janitorial)

Expenses

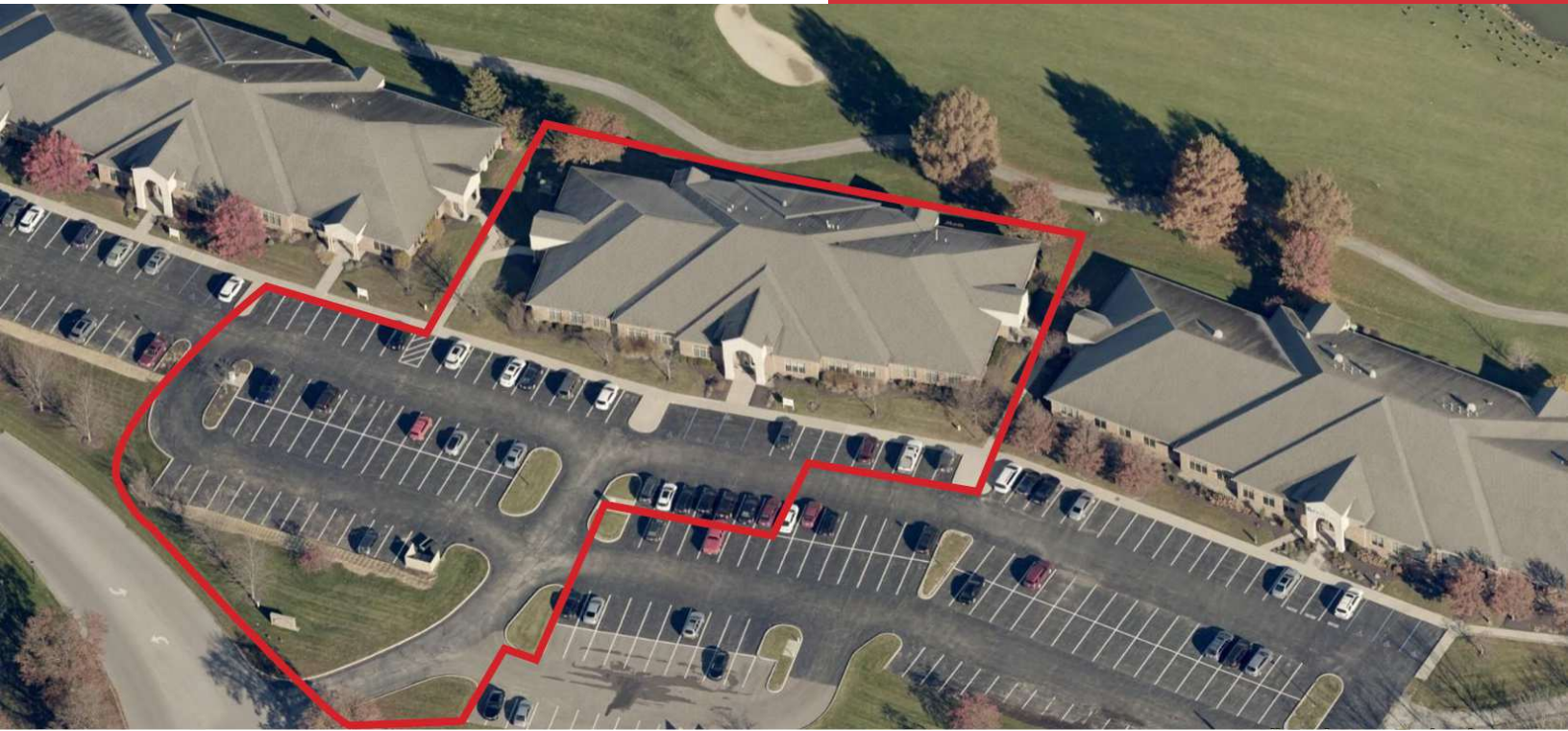
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins		Landlord
Maint./Repairs		Landlord
Roof /Structure		Landlord
Utilities		Landlord
Janitorial		Tenant

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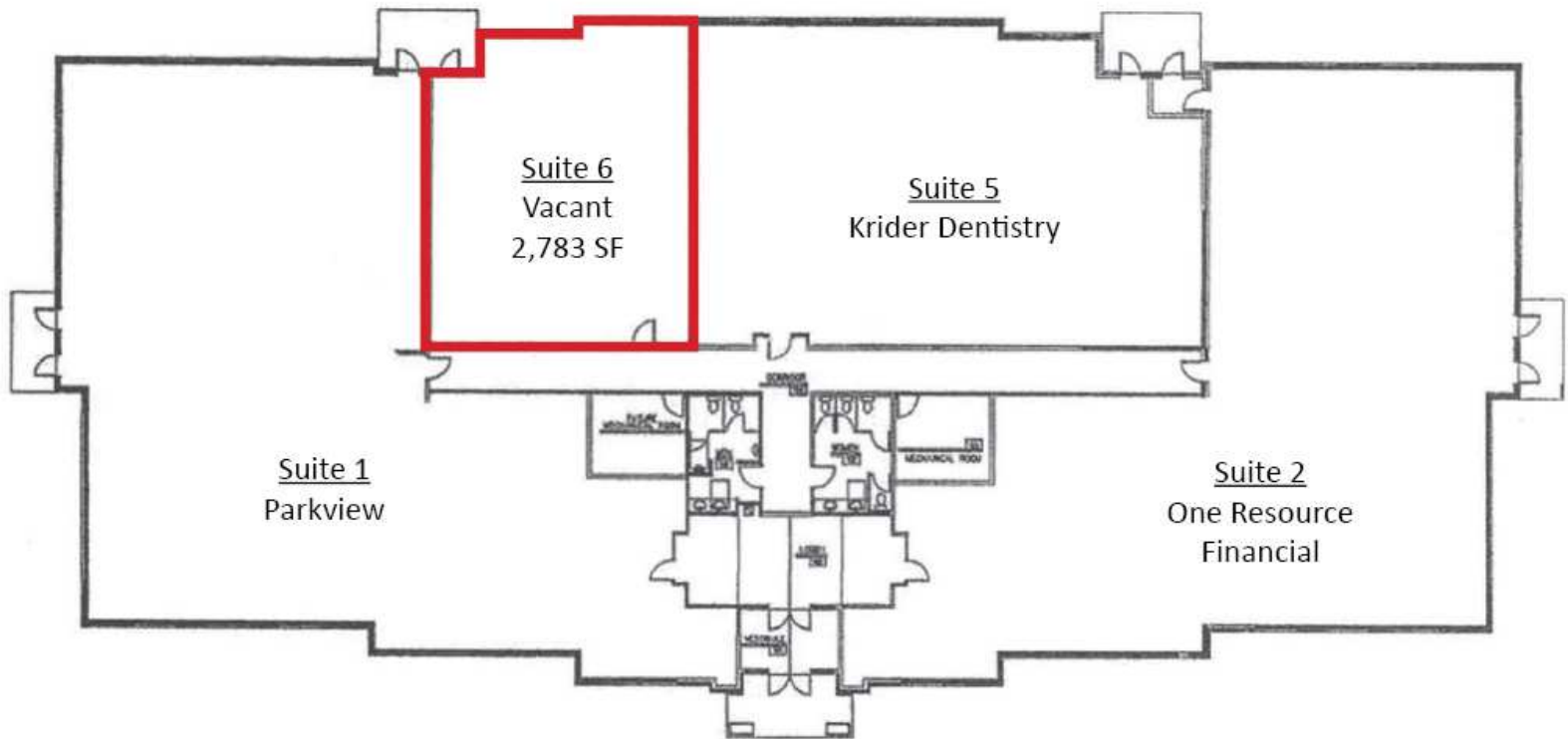


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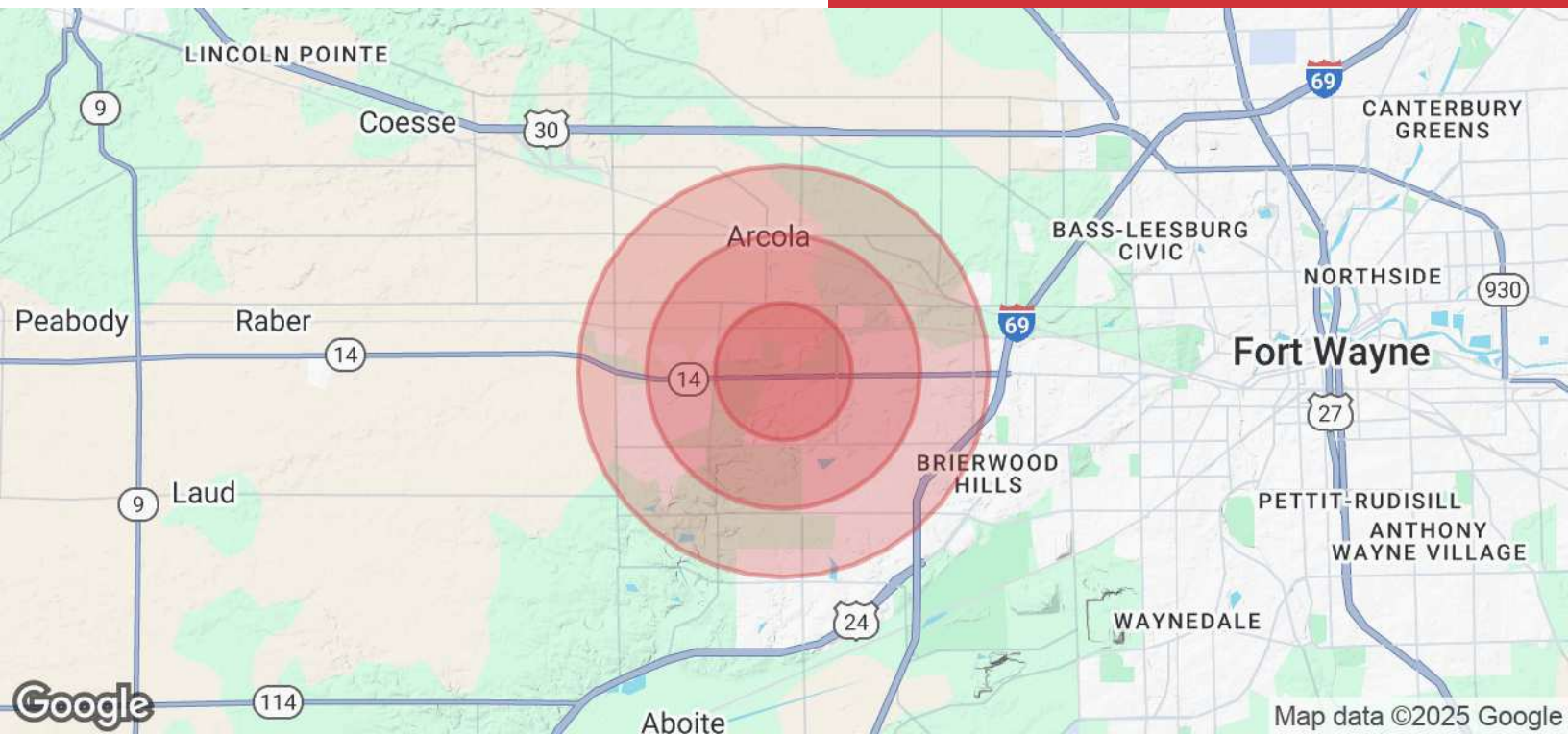


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,143	14,344	28,881
Average Age	40.9	38.3	38.9
Average Age (Male)	39.7	36.4	37.2
Average Age (Female)	41.3	38.3	39.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,097	5,300	11,088
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$195,414	\$135,868	\$120,931
Average House Value	\$317,919	\$260,769	\$237,454

2020 American Community Survey (ACS)

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