



### 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



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**General Property Information**

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

**Property Features**

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

**Utilities** **Major Roads**

|                 |                               |                           |           |
|-----------------|-------------------------------|---------------------------|-----------|
| <b>Electric</b> | AEP                           | <b>Nearest Interstate</b> | I-69      |
| <b>Gas</b>      | NIPSCO                        | <b>Distance</b>           | 3.4 Miles |
| <b>Water</b>    | Aqua Indiana                  | <b>Nearest Highway</b>    | SR 14     |
| <b>Sewer</b>    | Aqua Indiana & City Utilities | <b>Distance</b>           | 0.1 Miles |

**Lease Information**

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

**Expenses**

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

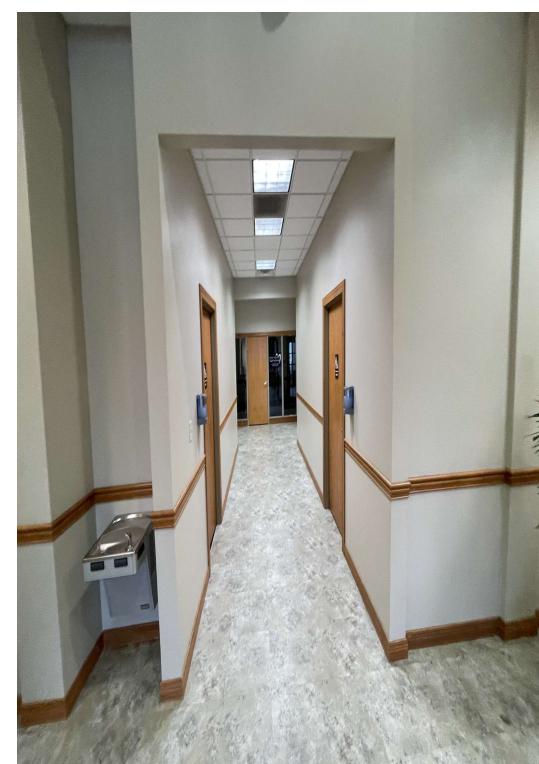
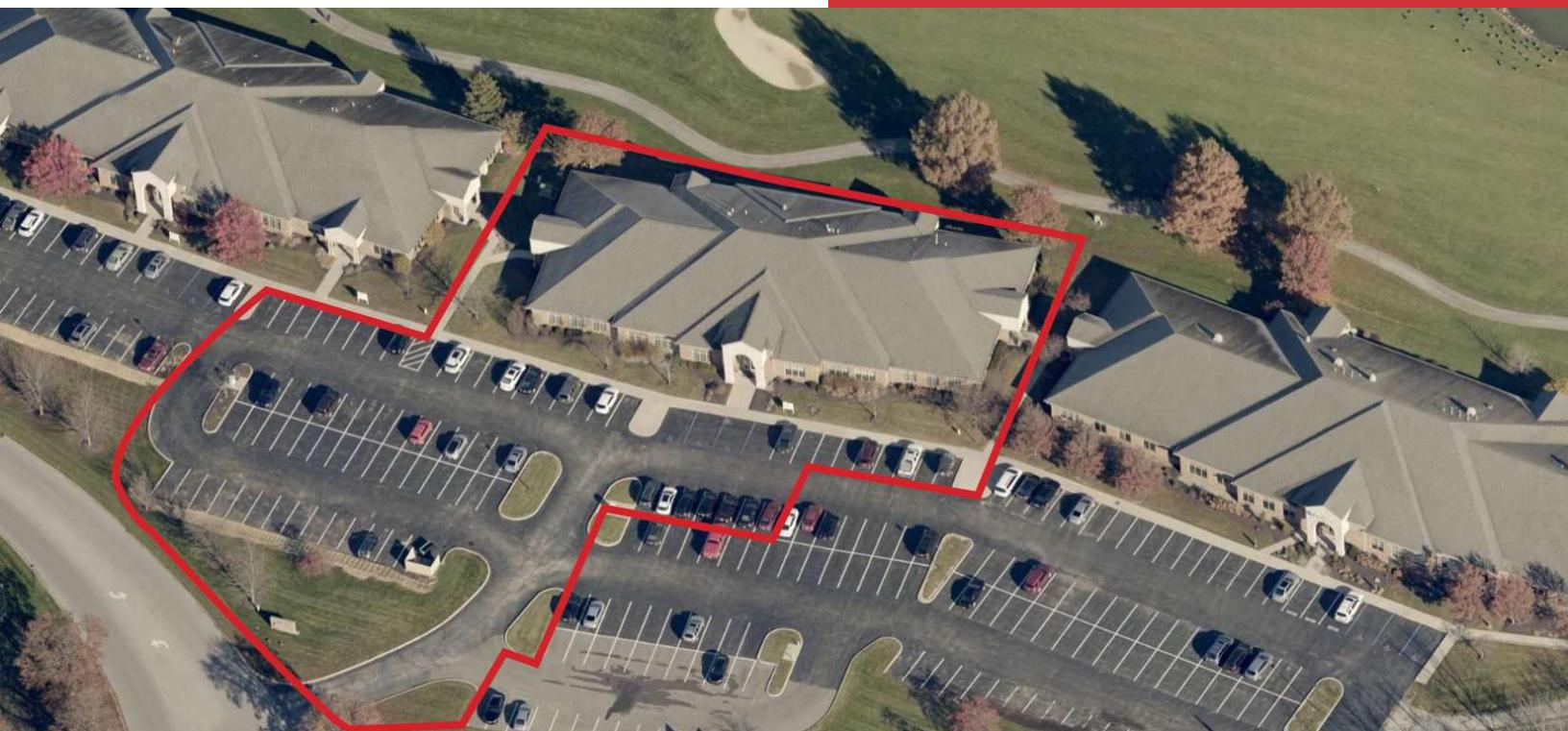
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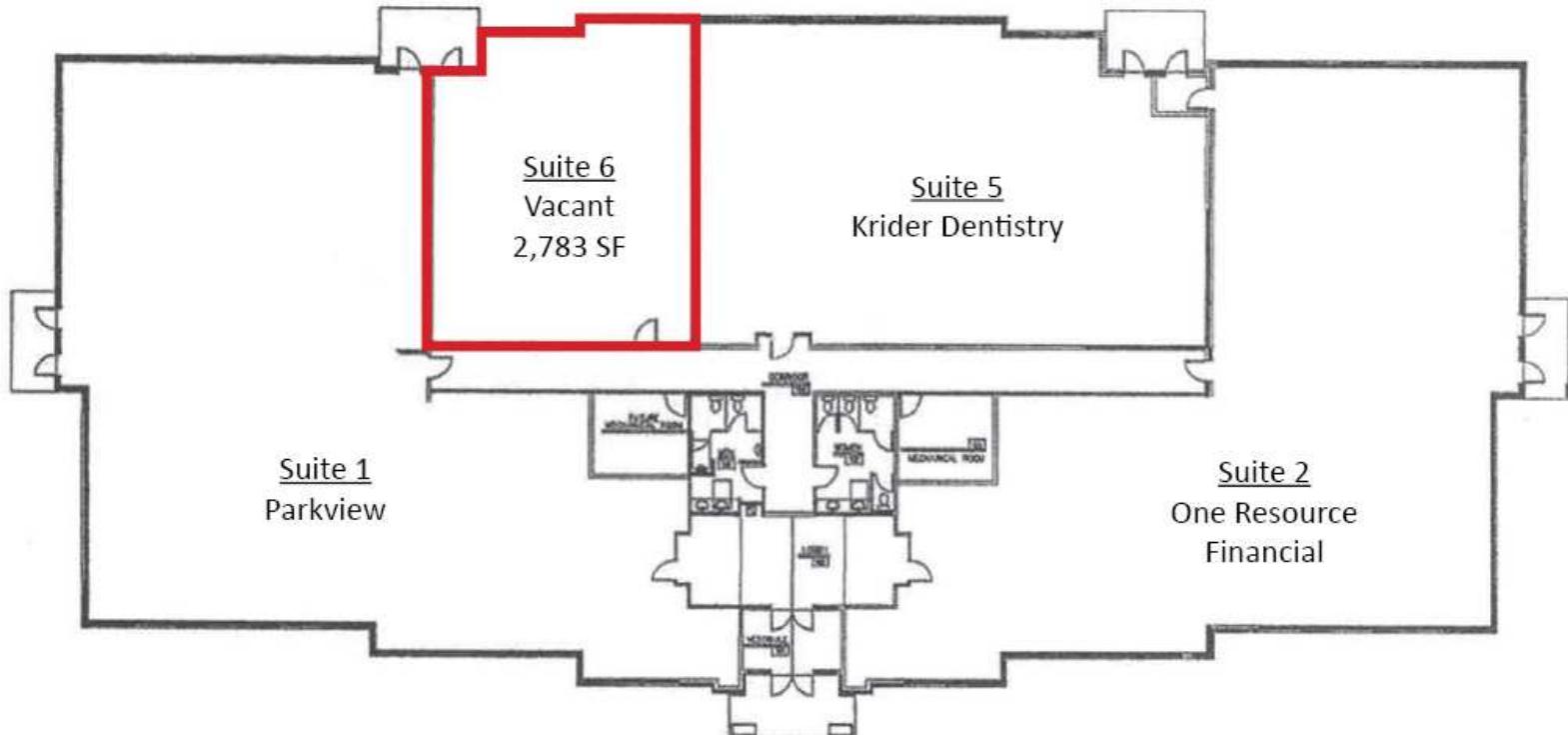
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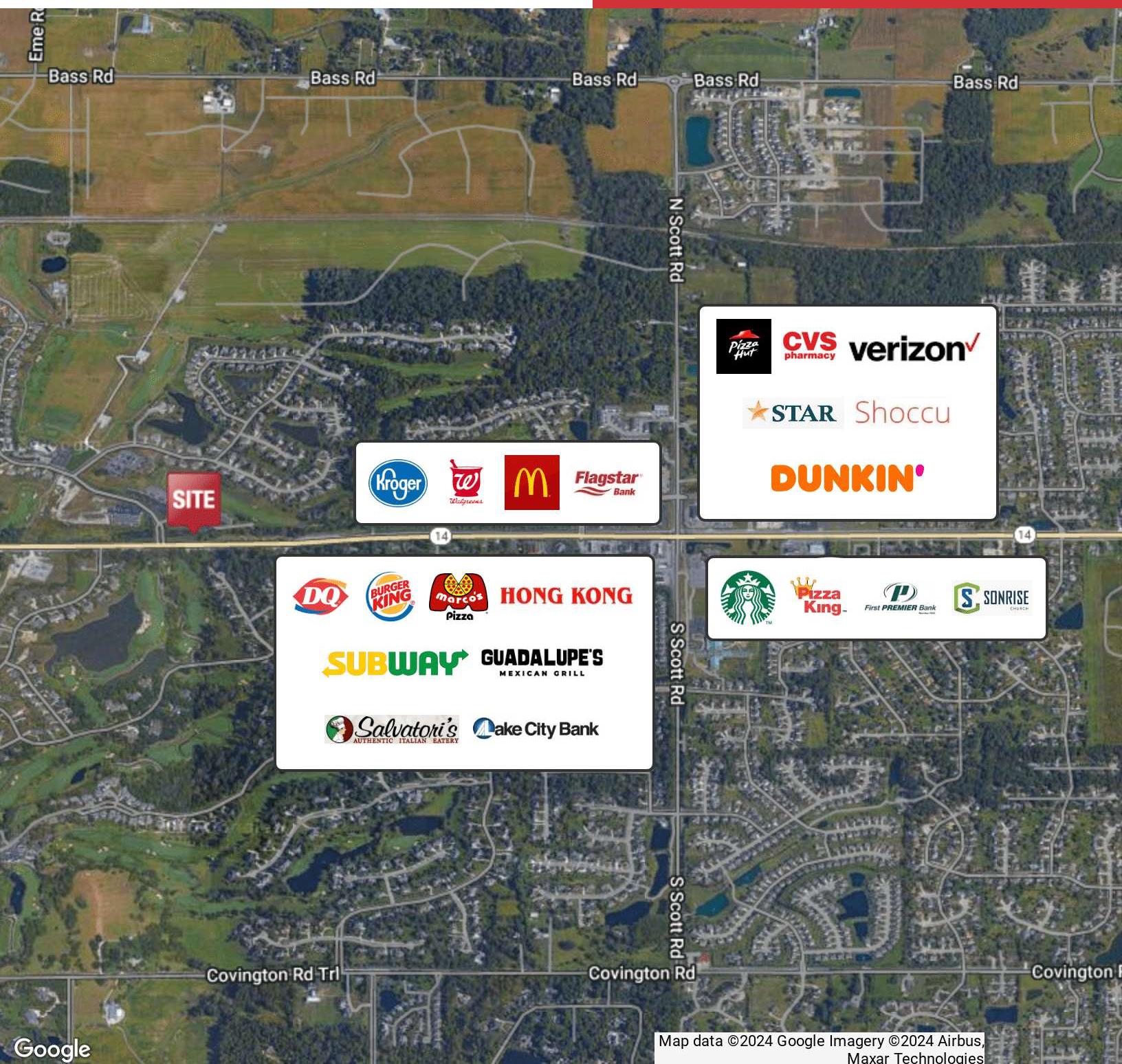
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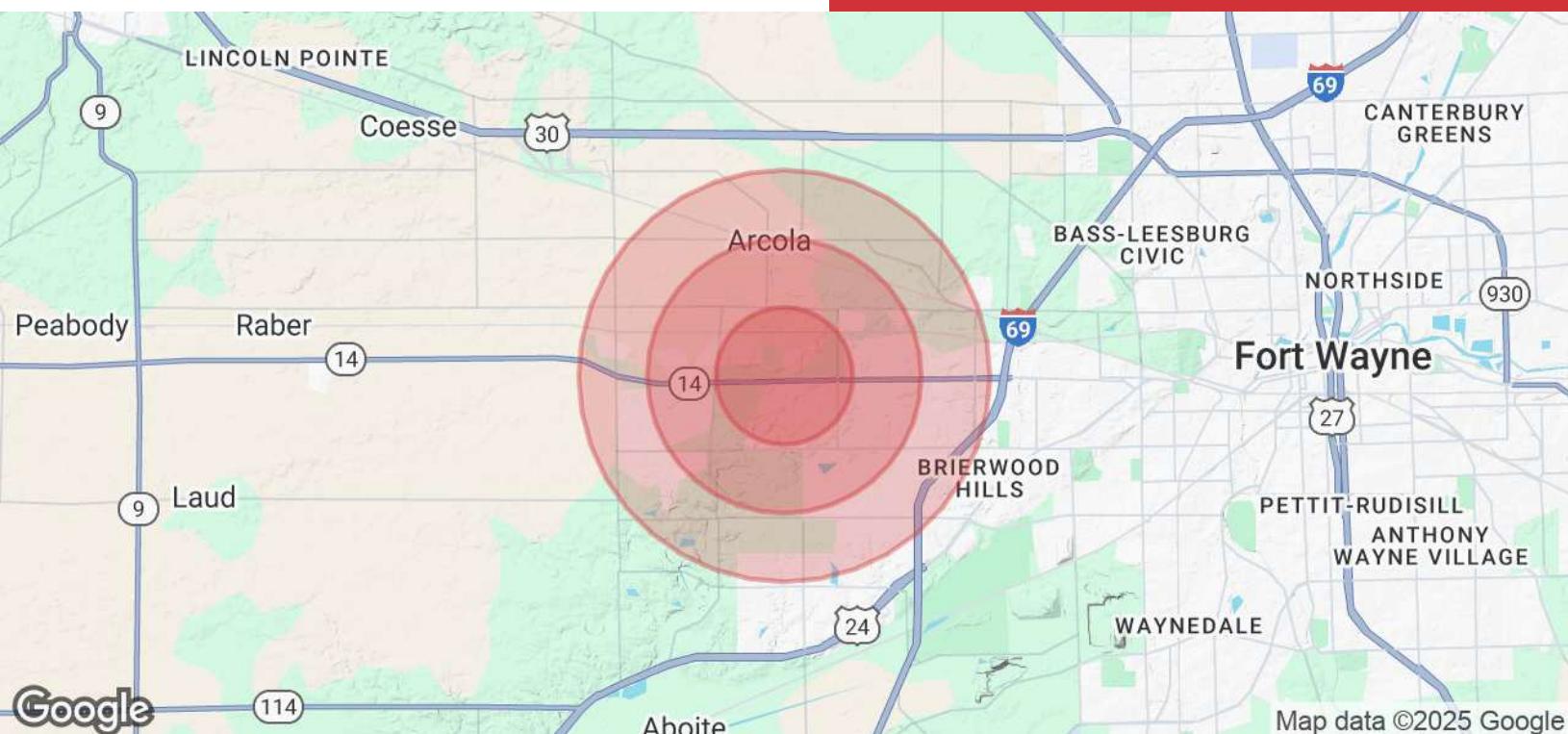
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### POPULATION

|                      | 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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