



FOR **LEASE** OFFICE
PROPERTY



9071 Stellhorn Crossing Pkwy.
Fort Wayne, IN 46815

5,014 Sq. Ft. Office Space Available In Stellhorn Crossing

About The Property

- Three-tenant office building in the Stellhorn Crossing Parkway Office Park
- 5,014 SF suite available
- Easy access to I-469 via the Maysville Interchange
- Streetside, backlit signage
- Lease rate \$12.00 psf/yr., NNN



**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

5,014 SQ. FT. OFFICE SPACE AVAILABLE IN STELLHORN CROSSING

BUILDING SIZE/LOCATION/ZONING

Street Address	9071 Stellhorn Crossing Pkwy.
City, State, Zip	Fort Wayne, IN 46815
City Limits	Inside
County/Township	Allen/St. Joseph
Total Building Size	7,592 SF
Site Acreage	1.67 Acres
Zoning	C1-Commercial

BUILDING DATA

Former Use	Office
Date of Construction	2006
Building Type	Office
Heat	Central
Air Conditioning	Central
Parking Lot	Asphalt

POPULATION DEMOGRAPHICS

1 Mile	5,299
2 Miles	21,857
3 Miles	43,742

PRICE/AVAILABILITY

Available Space	Suite 9077	5,014 SF
Lease Rate		\$12.00 SF/yr
Lease Type		NNN
Available		Immediately

PROPERTY TAXES

Parcel Number	02-08-26-228-001.004-072
Assessment: Land	\$291,000
Improvements	\$251,200
Total Assessment	\$542,200
Annual Taxes	\$14,030.88 (\$1.85 psf)
Tax Year	2024 Payable 2025

UTILITIES

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

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	55
Major Road Nearest Site	Maysville Road
Distance to Interstate	1.7 Miles



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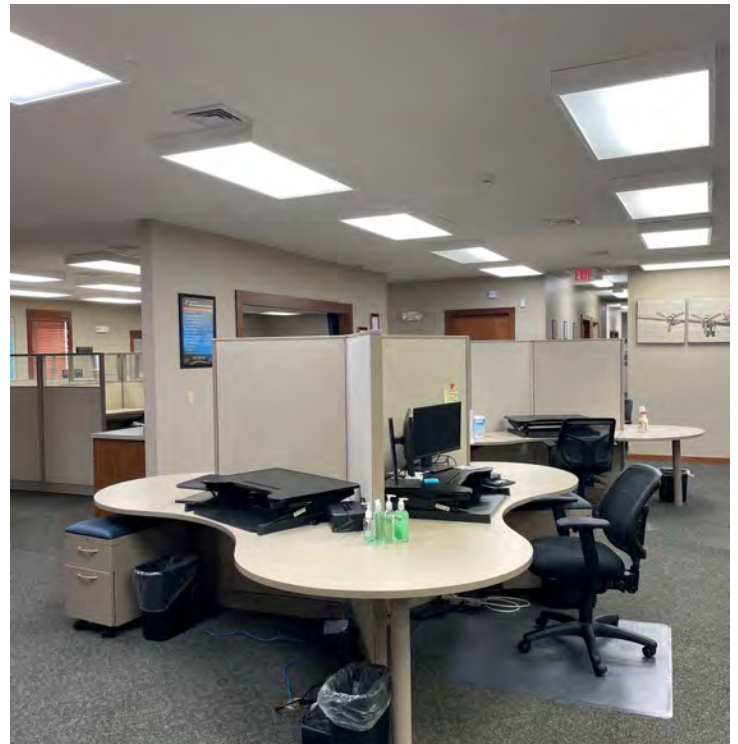
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ADDITIONAL PHOTOS

5,014 SQ. FT. OFFICE SPACE AVAILABLE IN STELLHORN CROSSING



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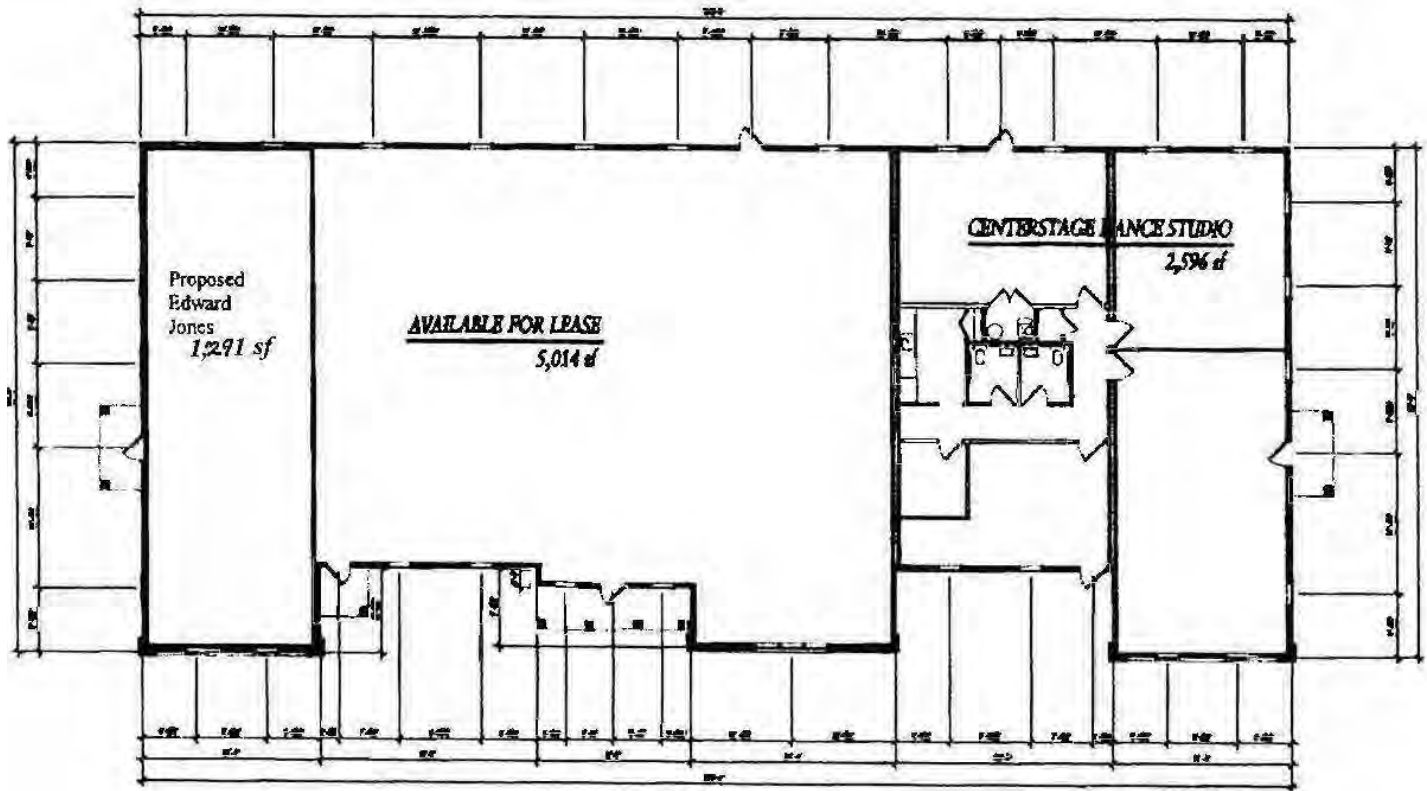
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FLOOR PLAN

5,014 SQ. FT. OFFICE SPACE AVAILABLE IN STELLHORN CROSSING



9071 Stellhorn Crossing Parkway
Fort Wayne, Indiana



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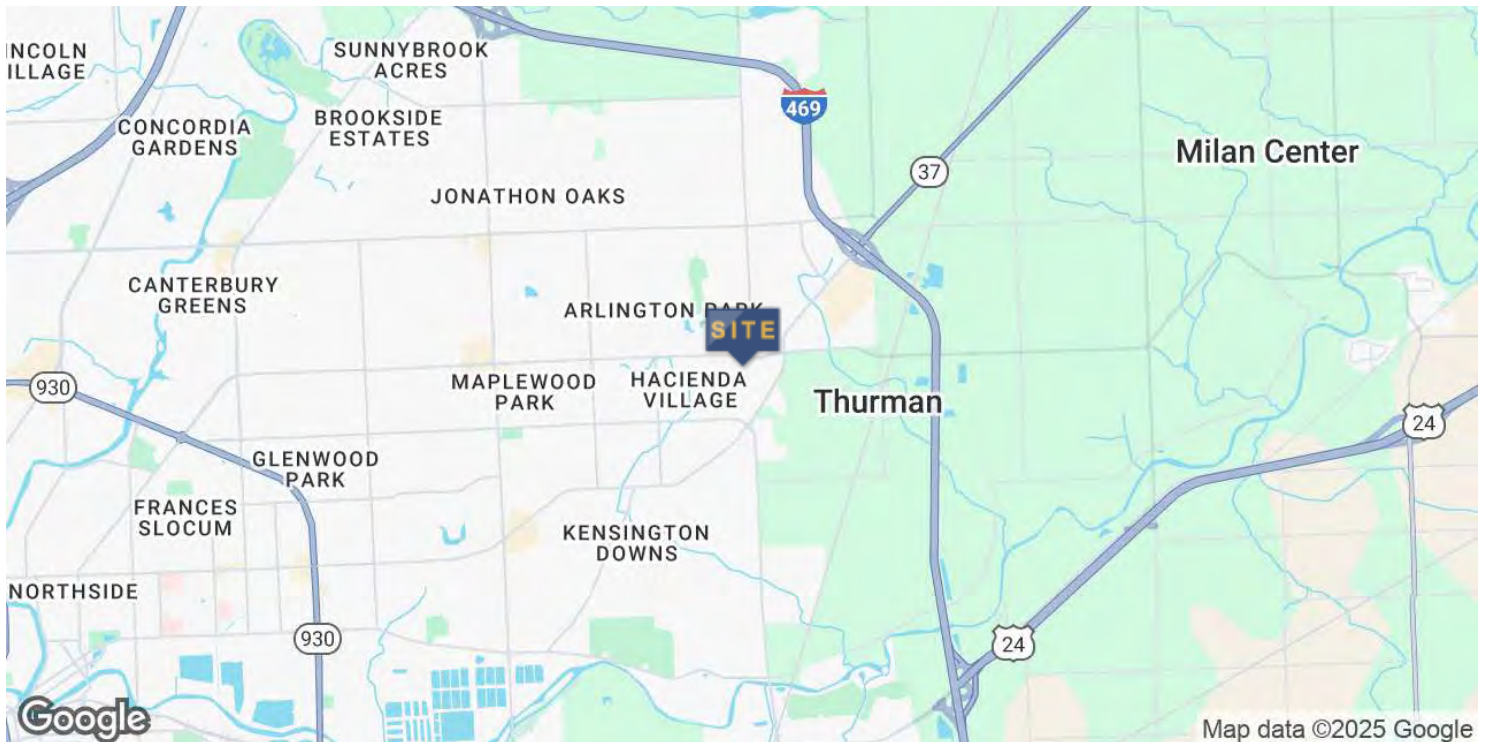
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LOCATION MAP

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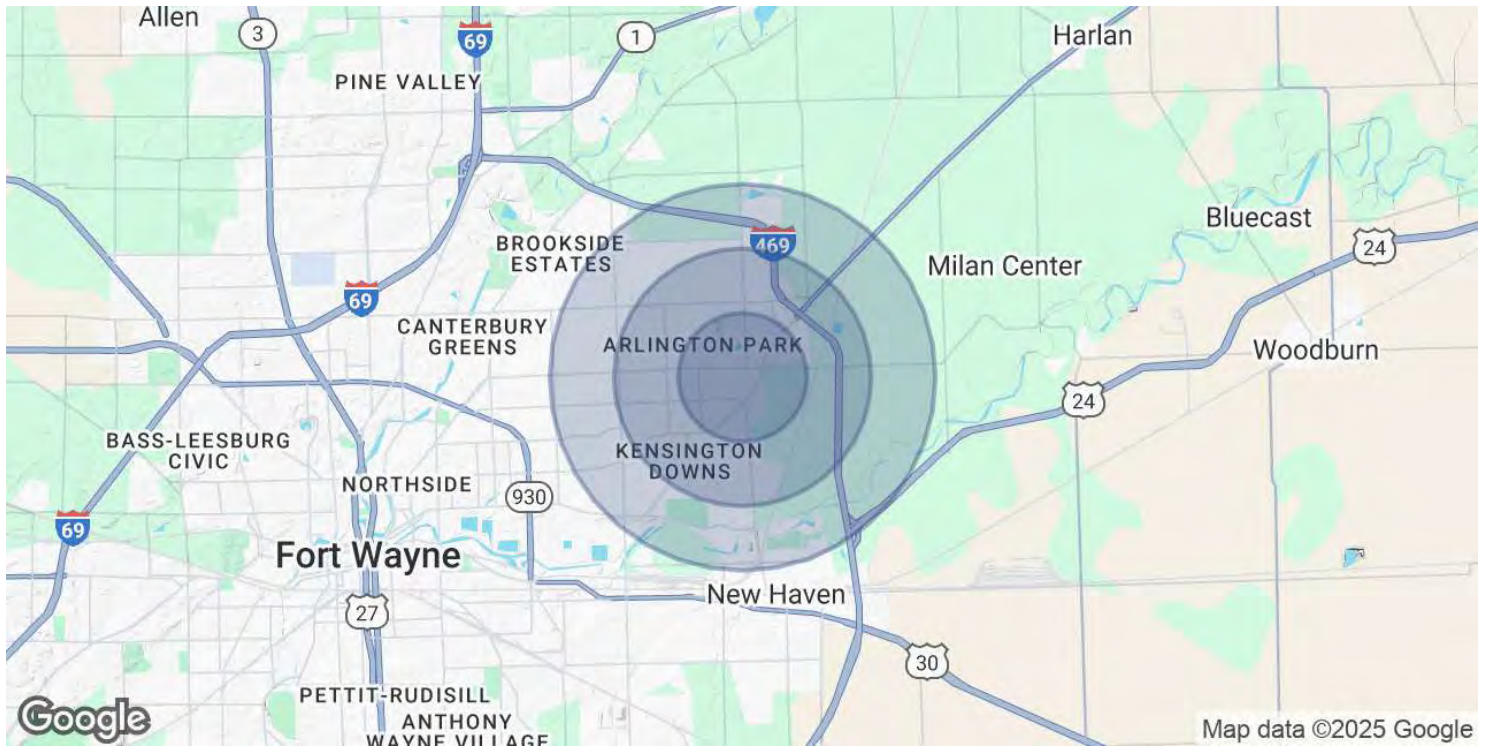
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DEMOGRAPHICS MAP & REPORT

5,014 SQ. FT. OFFICE SPACE AVAILABLE IN STELLHORN CROSSING



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,299	21,857	43,742
Average Age	38.5	37.5	38.3
Average Age (Male)	34.6	34.5	35.8
Average Age (Female)	39.2	39.6	40.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,143	8,530	17,223
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$83,793	\$79,535	\$76,695
Average House Value	\$168,711	\$155,653	\$152,646

* Demographic data derived from 2020 ACS - US Census



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