



LEASE

8310 Clinton Park Dr

8310 CLINTON PARK DR,

Fort Wayne, IN 46825



PRESENTED BY:

DIANA PARENT, CCIM

O: 260.489.8500

diana.parent@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	16,321 SF
AVAILABLE SF:	2,884 SF
LOT SIZE:	0.87 Acres
YEAR BUILT:	1998
ZONING:	I1
APN:	02-08-07-277-007.000-072

LEASE OVERVIEW

NNN

PROPERTY HIGHLIGHTS

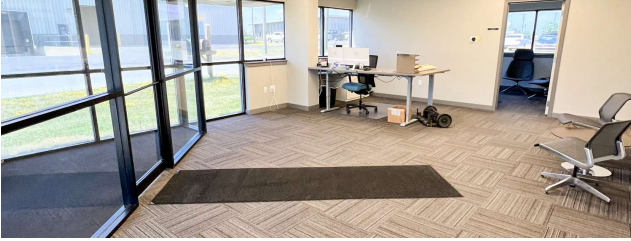
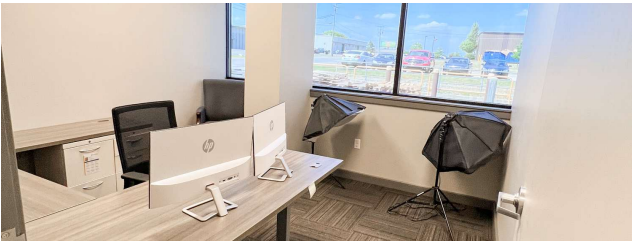
- Dedicated Reception Area
- Newly Renovated Office Space, Conference Rooms, Break Rooms
- Furnished Space Available
- Warehouse / Several Storage Rooms
- Overhead Doors / Shipping Dock
- Private Entrances
- Executive Suites

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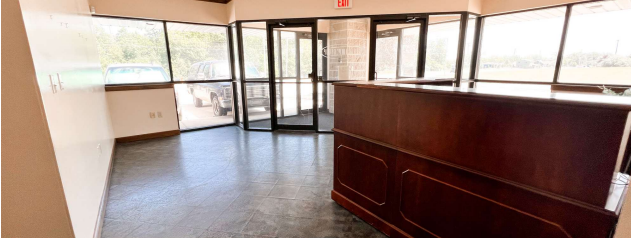
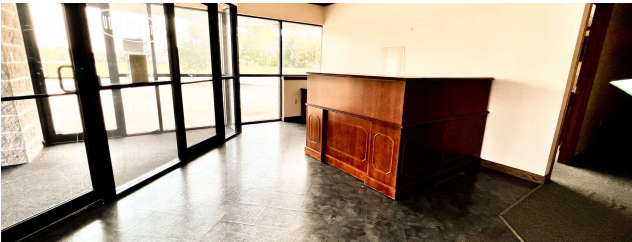
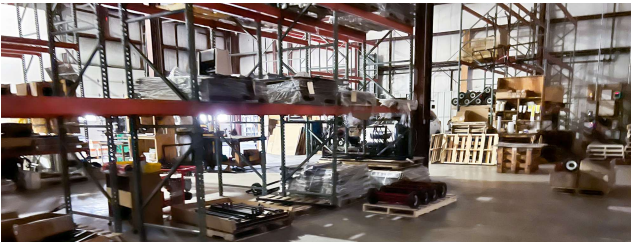
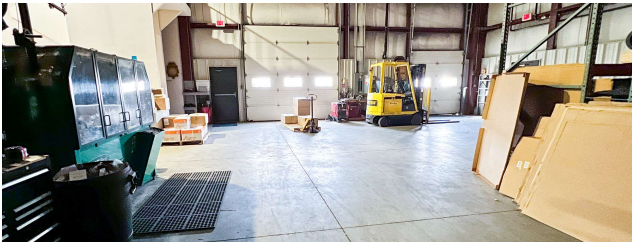
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ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,884 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st and 2nd Floor - East	-	8,000 SF	NNN	\$18.00 SF/yr	Office Space with Conference Room
1st Floor - West	-	1,364 SF	NNN	\$18.00 SF/yr	Office Space with Conference Room
2nd Floor - West	-	1,600 SF	NNN	\$18.00 SF/yr	Renovated Office Space
1st Floor - East	-	3,200 SF	NNN	\$18.00 SF/yr	Office Space with Conference Room
2nd Floor - East	-	3,200 SF	NNN	Negotiable	Office Space with Conference Room
Warehouse	Available	2,884 SF	NNN	Negotiable	Warehouse flex space

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LOCATION MAP



LOCATION OVERVIEW

This flex property is located on North Clinton Street, between Auburn Road and East Wallen Road.

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DEMOGRAPHICS MAP & REPORT

POPULATION

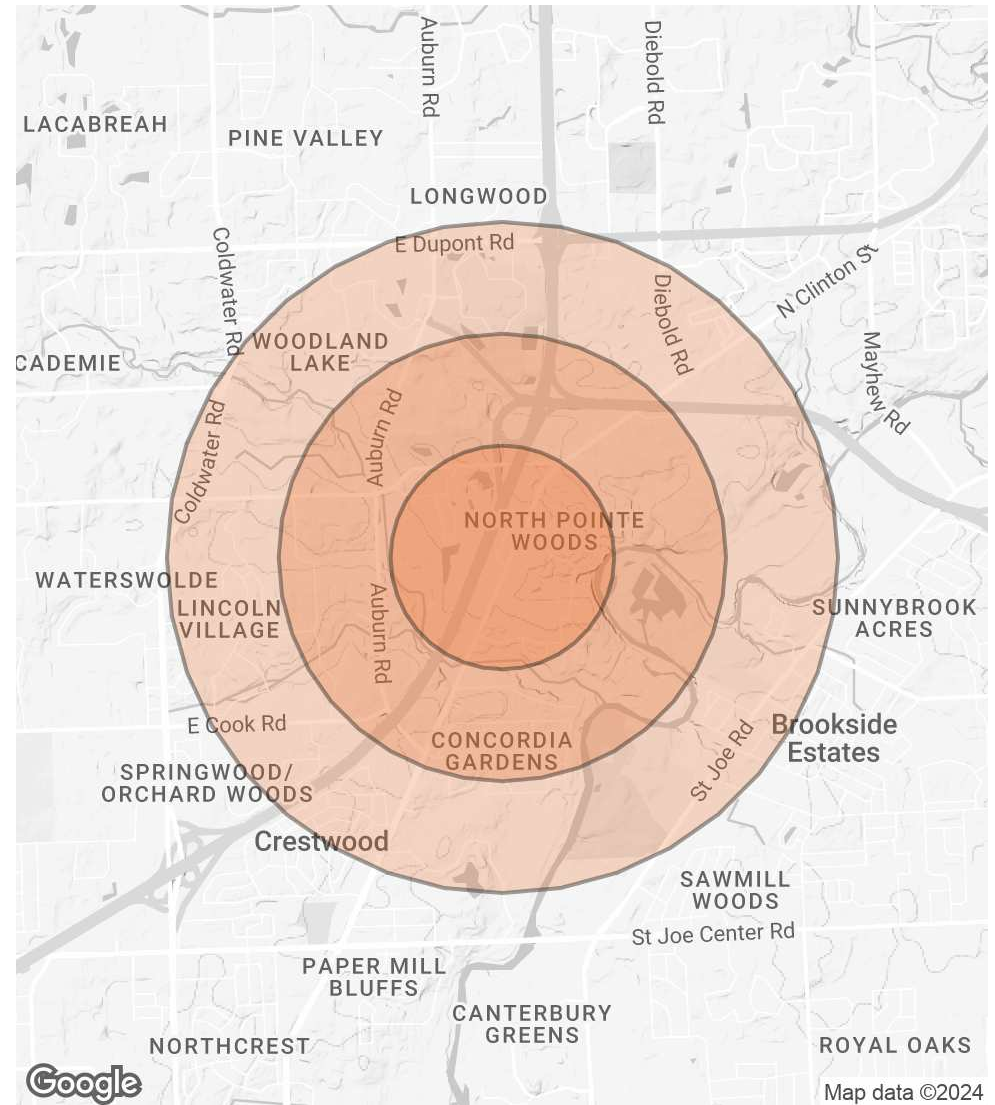
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	949	3,714	10,636
AVERAGE AGE	40.4	41.2	39.3
AVERAGE AGE (MALE)	39.3	39.6	37.2
AVERAGE AGE (FEMALE)	43.0	44.2	43.0

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	445	1,715	4,994
# OF PERSONS PER HH	2.1	2.2	2.1
AVERAGE HH INCOME	\$89,918	\$82,931	\$71,715
AVERAGE HOUSE VALUE	\$550,487	\$389,972	\$332,389

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



DIANA PARENT, CCIM

Executive Director

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Direct: 260.489.8500

PROFESSIONAL BACKGROUND

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the “Future 40” business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children’s Hope, Vincent House, and Indiana Women’s CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.

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