

## Dupont Office Center III

9910 Dupont Circle Drive E  
Fort Wayne, IN 46825



OFFICE

FOR LEASE

## Premier Office Space Near Dupont Hospital

Dupont Office Center III is occupied by a stable mix of long-term tenants. The building is professionally managed with on-site maintenance. The ownership is offering a generous Tenant Improvement Allowance to customize space to the tenants needs. This 2-story building is serviced by one elevator in addition to the spectacular feature staircase.

### Property Highlights

- ▶ Two-story building with space on both floors
  - ▷ Suite 110 - 4,192 SF
  - ▷ Suite 140 - 3,092 SF
  - ▷ Suite 160 - 6,919 SF
- ▶ Stunning shared lobby area with sweeping staircase and elevator
- ▶ Full-service leases with professional and responsive management
- ▶ Located in prestigious Dupont Business and Medical Park

#### KEVIN ELLIS

Broker  
260 424 8448  
kevin.ellis@sturgespg.com

#### SHELBY WILSON

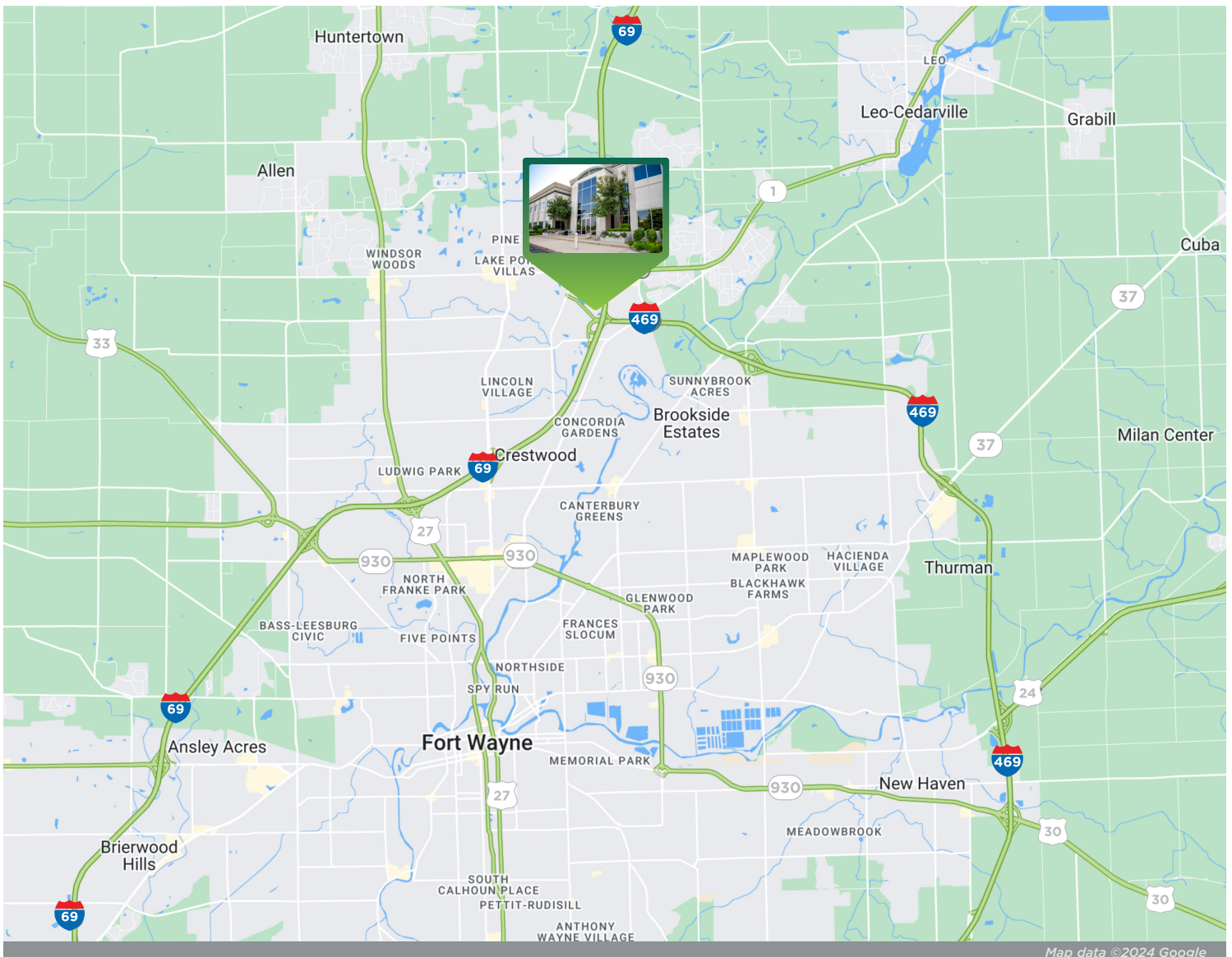
Broker  
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shelby.wilson@sturgespg.com



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### Superior Location on Fort Wayne's North Side

Dupont Office Center III is located within the prestigious Dupont Business & Medical Park, close to restaurants, retail, medical practices, single-family housing developments, and financial institutions. Near the bustling intersection of Dupont Road and Auburn Road, the building has high visibility from I-69 and is minutes from I-469.

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### Three Suites Remaining



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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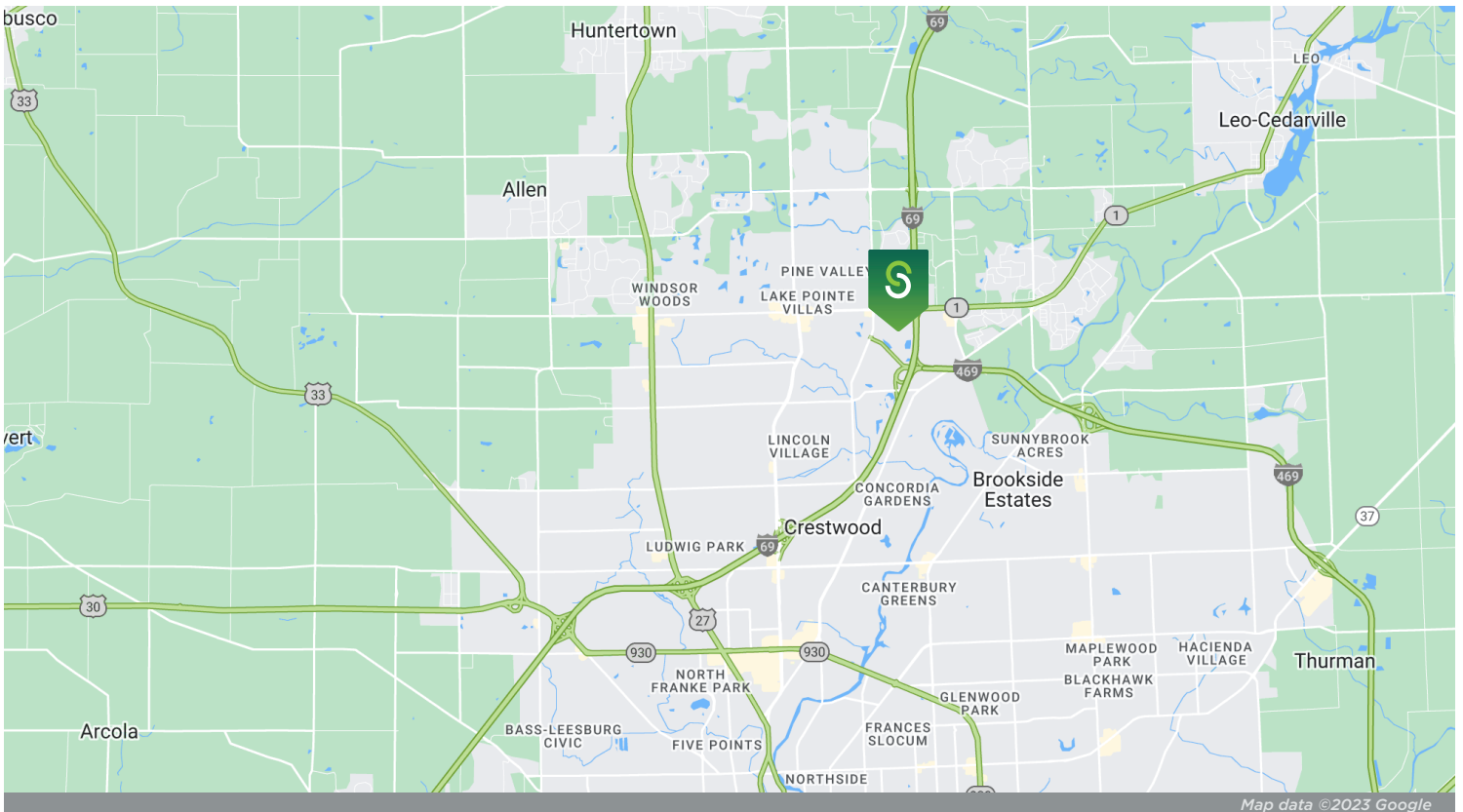
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### PROPERTY INFORMATION

Address	9910 Dupont Circle Drive E
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joseph
Parcel Number	02-08-06-200-029.000-072

### LEASE INFORMATION

Lease Rate & Type	\$19.00/RSF/Yr Full Service
Terms	5 year minimum
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	67,247 SF	
Total Available	14,203 RSF	
Max Contiguous	6,919 RSF	
Units Available	RSF	Monthly Rate
• Suite 110	4,192	\$6,637.33
• Suite 140	3,092	\$4,895.66
• Suite 160	6,919	\$10,955.08

### UTILITIES

Electric Provider	NREMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities
High Speed Data	Frontier & Comcast Copper

### SITE DATA

Site Acreage	4.98 AC
Zoning	C1 - Professional Office & Personal Services
Parking	Surface

### RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Landlord

### BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	2001
# of Stories	2
Construction Type	Concrete
Roof	Flat
Heating	Forced air
A/C	Central
Sprinkler	Wet
Elevators	1
Signage	Monument

### ADDITIONAL INFORMATION

- Premier Class A office space in Dupont Business and Medical Park
- Generous tenant-improvement allowance

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## About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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Chief Executive Officer



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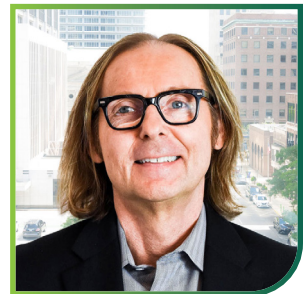
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### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.