

# PYRAMID OFFICE BUILDING

8902 AIRPORT DRIVE, FORT WAYNE, IN 46809



## PROPERTY DESCRIPTION

Introducing a prime professional office for lease at 8902 Airport Drive, Fort Wayne, IN, 46809. Situated on a high visibility corner at Airport Expressway & Airport Drive, this recently renovated space boasts high-end, high-tech interior details you must experience in person. Its large parking lot with ample and ADA-designated spaces, alongside easy ingress/egress on Airport Drive, ensures convenience for employees and visitors. With the option to lease fully-furnished, top-tier amenities include modern interior design, adaptability, overhead white noise, numerous TV hookups, large private offices, large conference rooms, sophisticated security system, and so much more. This location melds creative design aesthetic with high-end, tech-forward business operational amenities. Minutes from Interstate 69, Fort Wayne International Airport, and IU Hospital this office space caters to businesses poised for future growth.

## OFFERING SUMMARY

Lease Rate:	\$14 - 16 SF/yr (Full Service; Gross)	
Number of Units:	2	
Available SF:	3,300 - 6,600 SF	
1st Floor	~ 5,537 SF	\$16.00 /SF
2nd Floor	~ 3,280 SF	\$14.00 /SF
1st & 2nd Floors	8,817 SF	\$14.00 /SF
Fully Furnished		
Lot Size:	3.41 Acres	
Building Size:	12,106 SF	

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**Acadia**  
COMMERCIAL

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Lease Rate

\$14 - 16 SF/YR

### LOCATION INFORMATION

Building Name	Pyramid Office Building
Street Address	8902 Airport Drive
City, State, Zip	Fort Wayne, IN 46809
County	Allen
Cross-Streets	Airport Dr & Airport Expressway
Township	Pleasant
Road Type	Highway
Market Type	Large
Nearest Highway	I-69
Nearest Airport	Fort Wayne International Airport

### BUILDING INFORMATION

Building Size	12,106 SF
NOI	\$0.00
Cap Rate	0.0
Building Class	A
Occupancy %	75.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1981
Year Last Renovated	2022
Construction Status	Existing
Framing	Wood Joist
Condition	Excellent
Roof	Steel
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	I-2
Lot Size	3.41 Acres
APN #	02-17-04-102-003.000-071
Lot Frontage	470 ft
Lot Depth	316 ft
Corner Property	Yes
Traffic Count	15k (Exp'y) + 2k (Airport Dr)

### PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	58
Number of Handicap Spaces	4

### UTILITIES & AMENITIES

Handicap Access	Yes
HVAC	Forced Air
Electric	Heartland REMC
Gas	NIPSCO
Water/Sewer	City
Restrooms	3

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FORMAL LOBBY



KITCHEN



CONFERENCE ROOM



DATA & STORAGE ROOM



WORK ROOM

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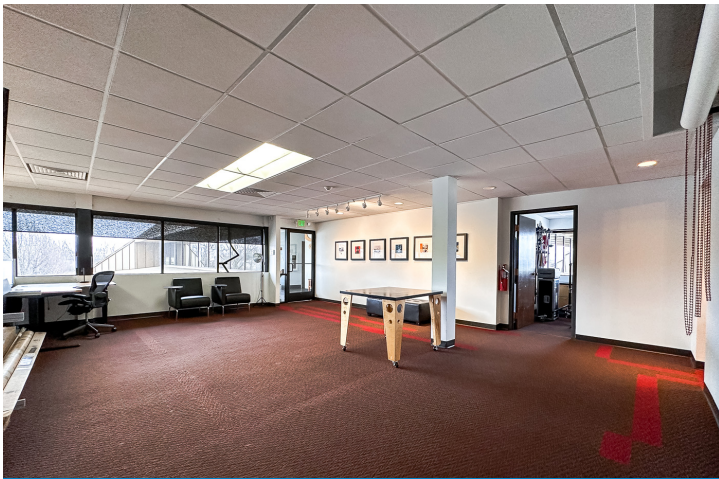


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EXTRA LARGE RECREATION OR CONFERENCE ROOM



ENTRANCE AREA



LOUNGE



PRIVATE OFFICE



PRIVATE OFFICE

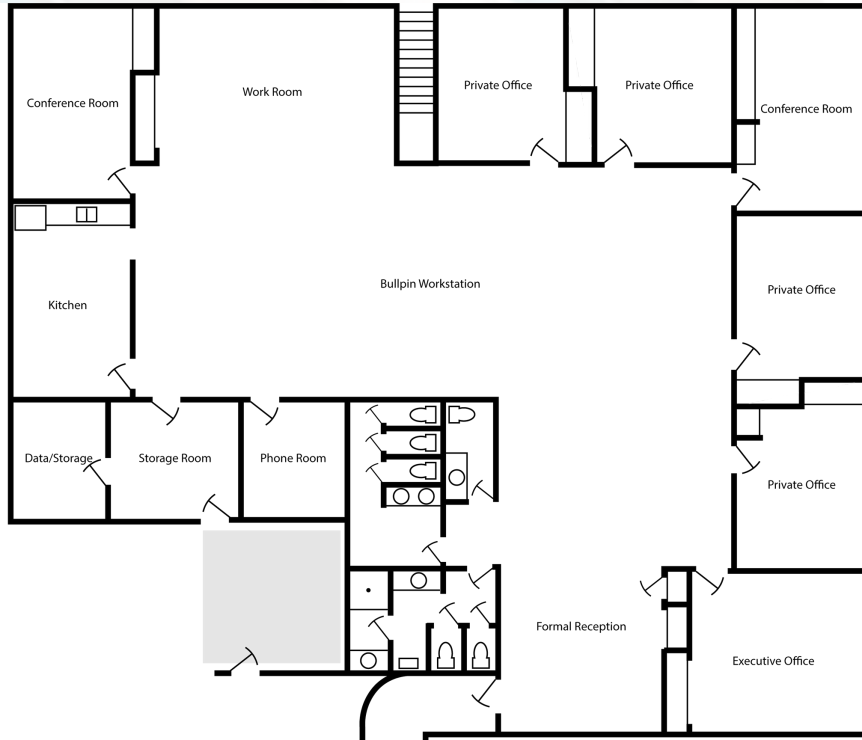
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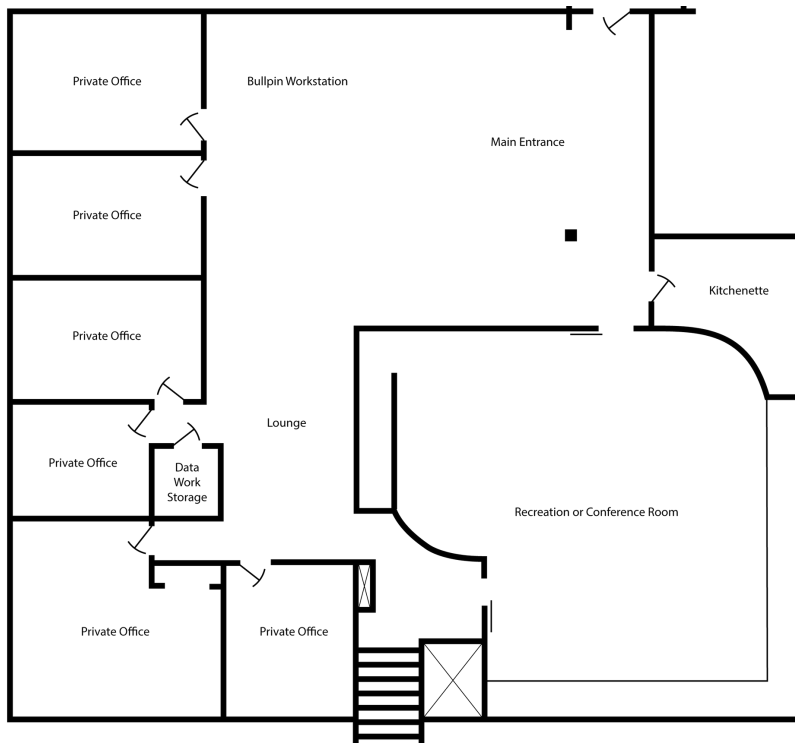
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1ST FLOOR | FLOORPLAN



2ND FLOOR | FLOORPLAN

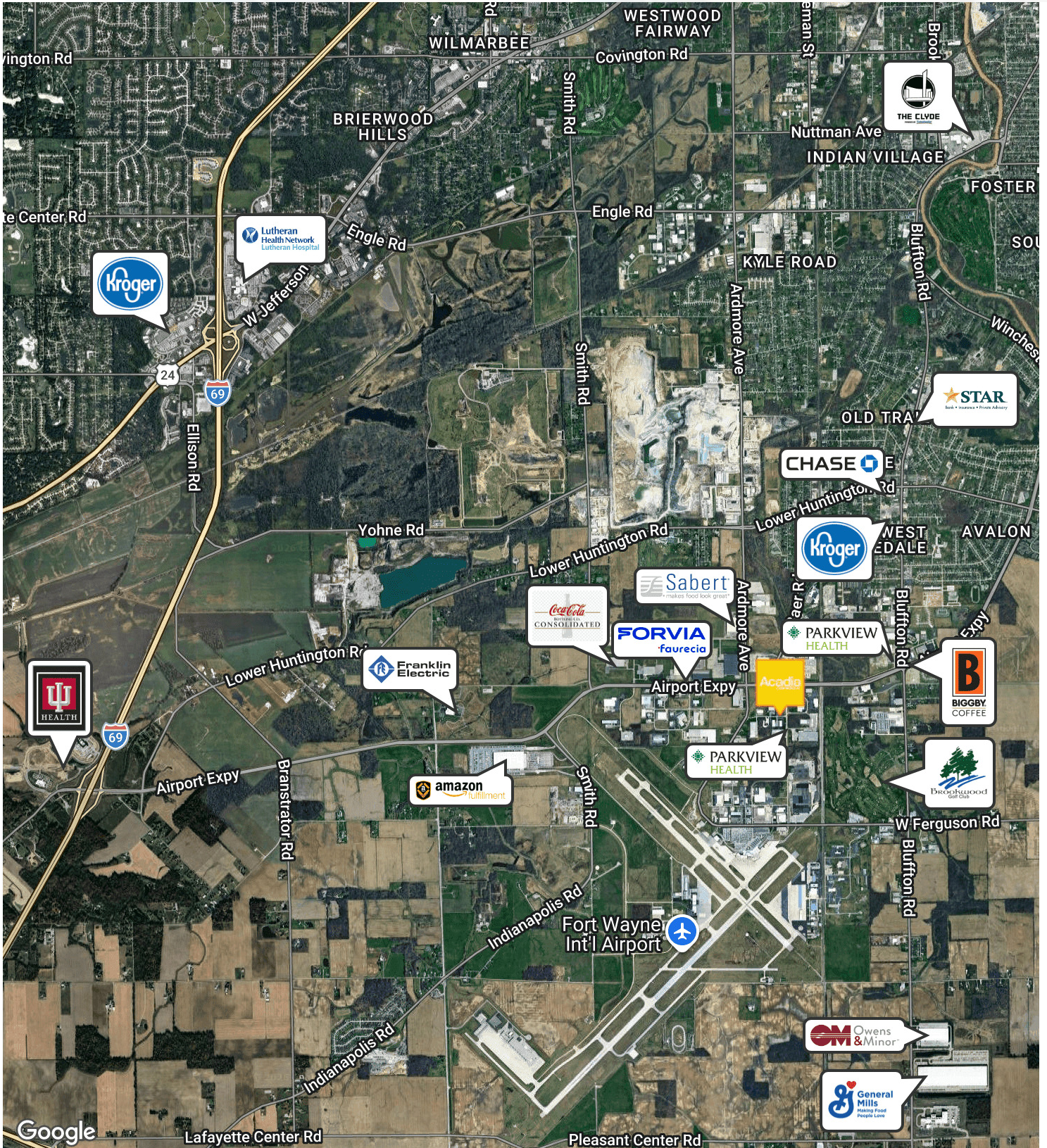
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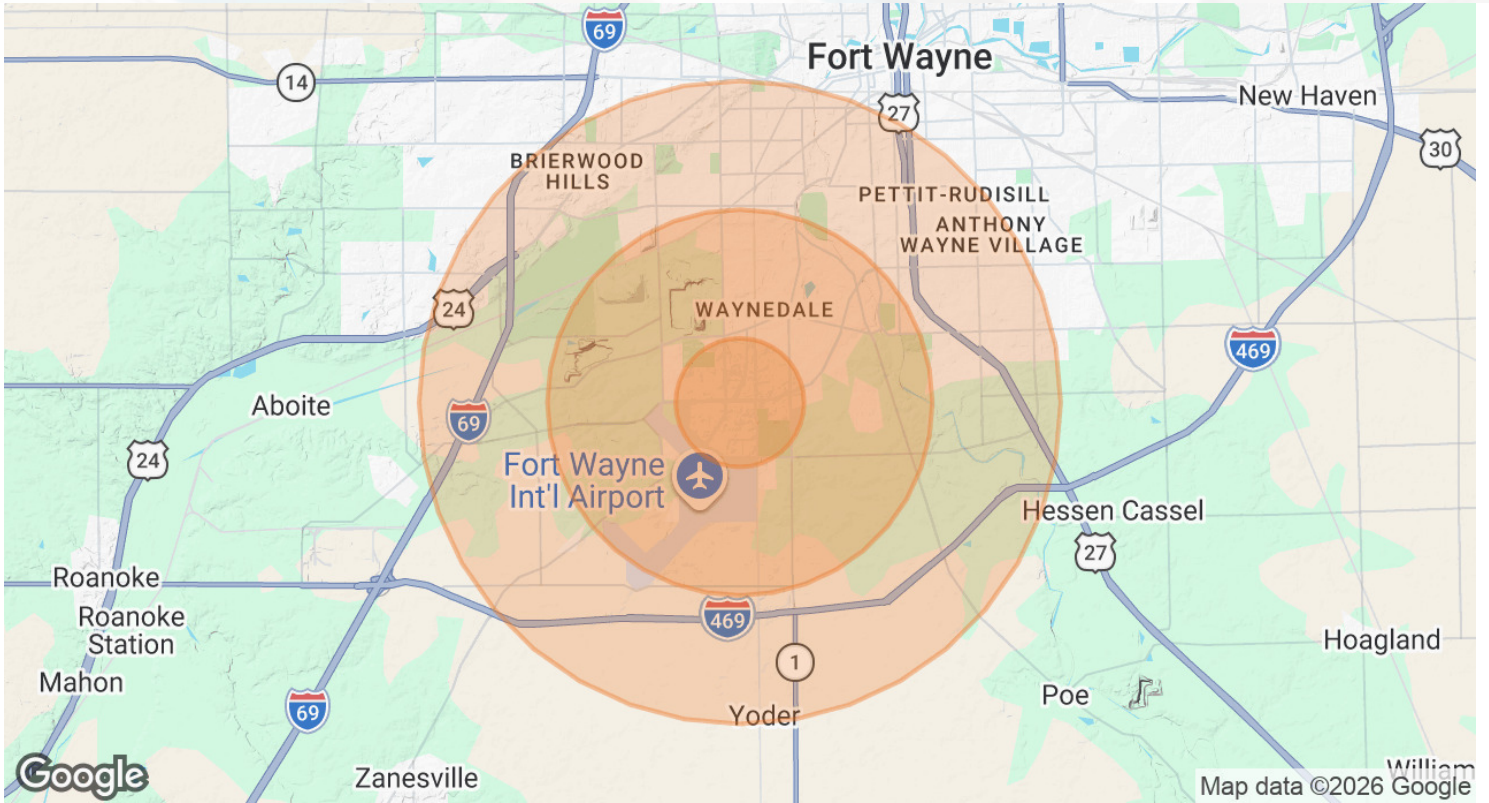
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,651	16,837	77,109
Average Age	37.5	40.6	36.2
Average Age (Male)	38.1	38.4	34.9
Average Age (Female)	38.8	42.5	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	873	7,881	31,643
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$54,343	\$69,114	\$68,424
Average House Value	\$124,038	\$140,125	\$140,283

2023 American Community Survey (ACS)

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