

For Lease

Class A Medical Office | 7,349 SF Turnkey Space



10228 Dupont Circle Dr E

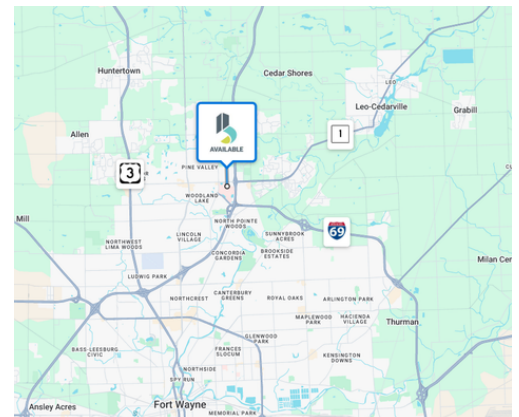
Fort Wayne, IN, 46825

This premier Class A medical office offers 7,349 SF of turnkey clinical space ready for immediate occupancy. Formerly an OB/GYN and midwifery practice, the suite is designed for patient-centered care. Positioned within one of Fort Wayne's premier medical corridors, this location offers immediate access to Dupont Hospital and surrounding healthcare providers.

Highlights

- Move-in-ready medical suite
- Located on the Dupont Hospital campus
- 15 Exam & procedure rooms
- 3 Nurse stations
- 74 Paved parking spaces
- Fully sprinklered
- Built out for clinical use

Lease Rate	\$21.00/SF NNN
Available SF	7,349 RSF 6,582 USF
Building Size	14,465 SF
Zoned	C2



Conner Call

Broker | Market Research Analyst

ccall@bradleyco.com

c 260.241.6892

For Lease



10228 Dupont Cir Dr E, Ste. 100, Fort Wayne, IN 46825

Location Information

Address	10228 Dupont Circle Drive East
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Parcel #	02-08-06-200-012.000-072

Property Information

Property Type	Medical/Office
Site Acreage	1.96 Acres
Zoning	C2
Parking	74 spaces

Building Information

Building Size	14,465 SF
Available For Lease	7,349 RSF / 6,582 USF
Year Built	2003
Number of Stories	1
Construction Type	Steel frame/brick
Roof	Rubber
Heating Type	Gas forced air
A/C Type	Electric
Sprinklered	Yes
ADA Compliant	Yes
Signage	Monument/facade

Utilities & Amenities

Gas Supplier	NIPSCO
Water / Sewer Supplier	City of Fort Wayne
Power Supplier	AEP
Sprinkler System	100%
High Speed Data	Comcast/Frontier

Operating Expenses

Taxes	Tenant
Insurance	Tenant
Common Area Maintenance	Tenant
Utilities	Tenant
Roof & Structure	Landlord

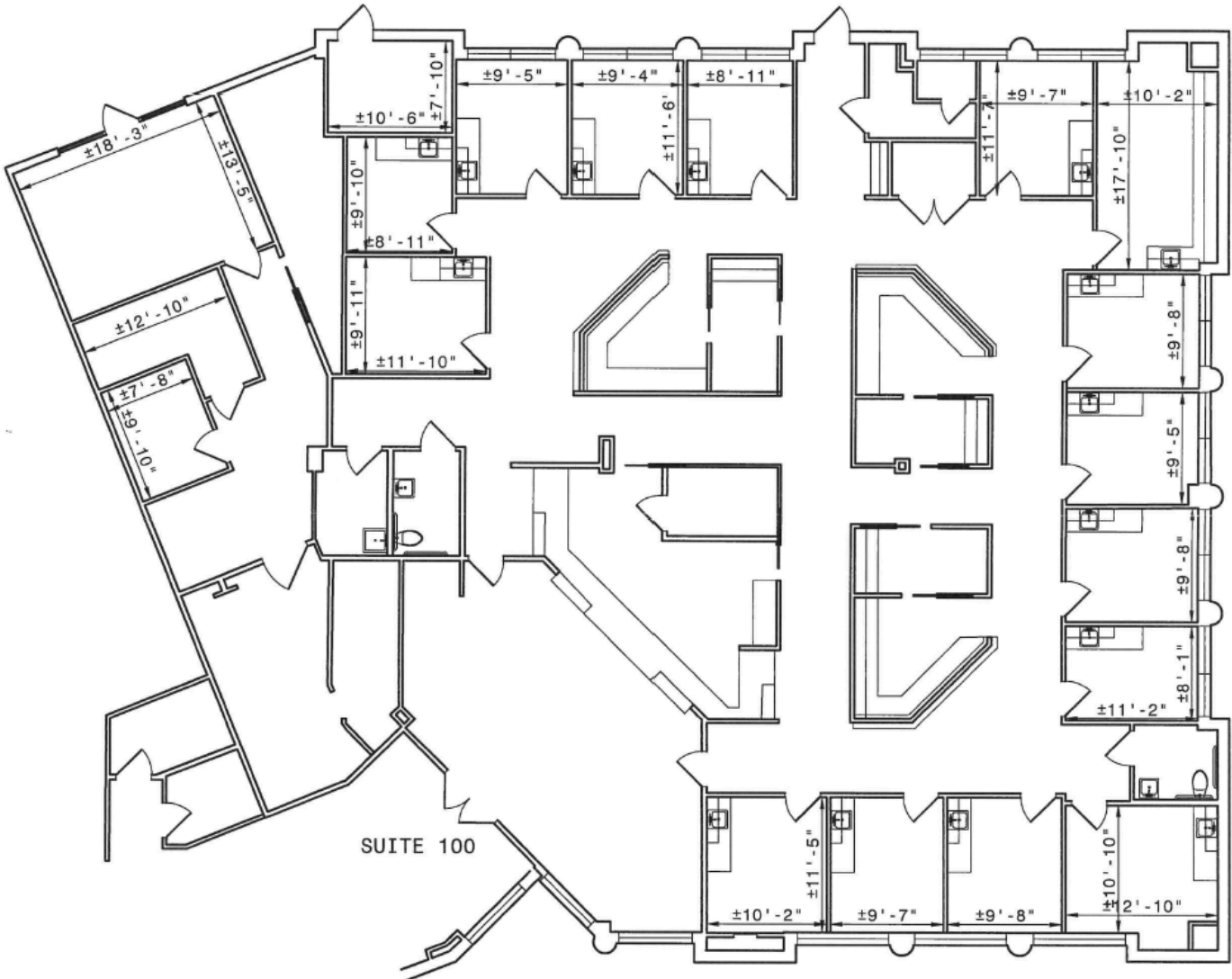
Medical Buildout Advantage

- o Prior OB/GYN use
- o Suitable for specialties
- o +/- 15 Private exam & procedure rooms
- o 3 Nurse stations
- o Move-in ready

Floor Plan

10228 Dupont Cir Dr E, Ste. 100, Fort Wayne, IN 46825

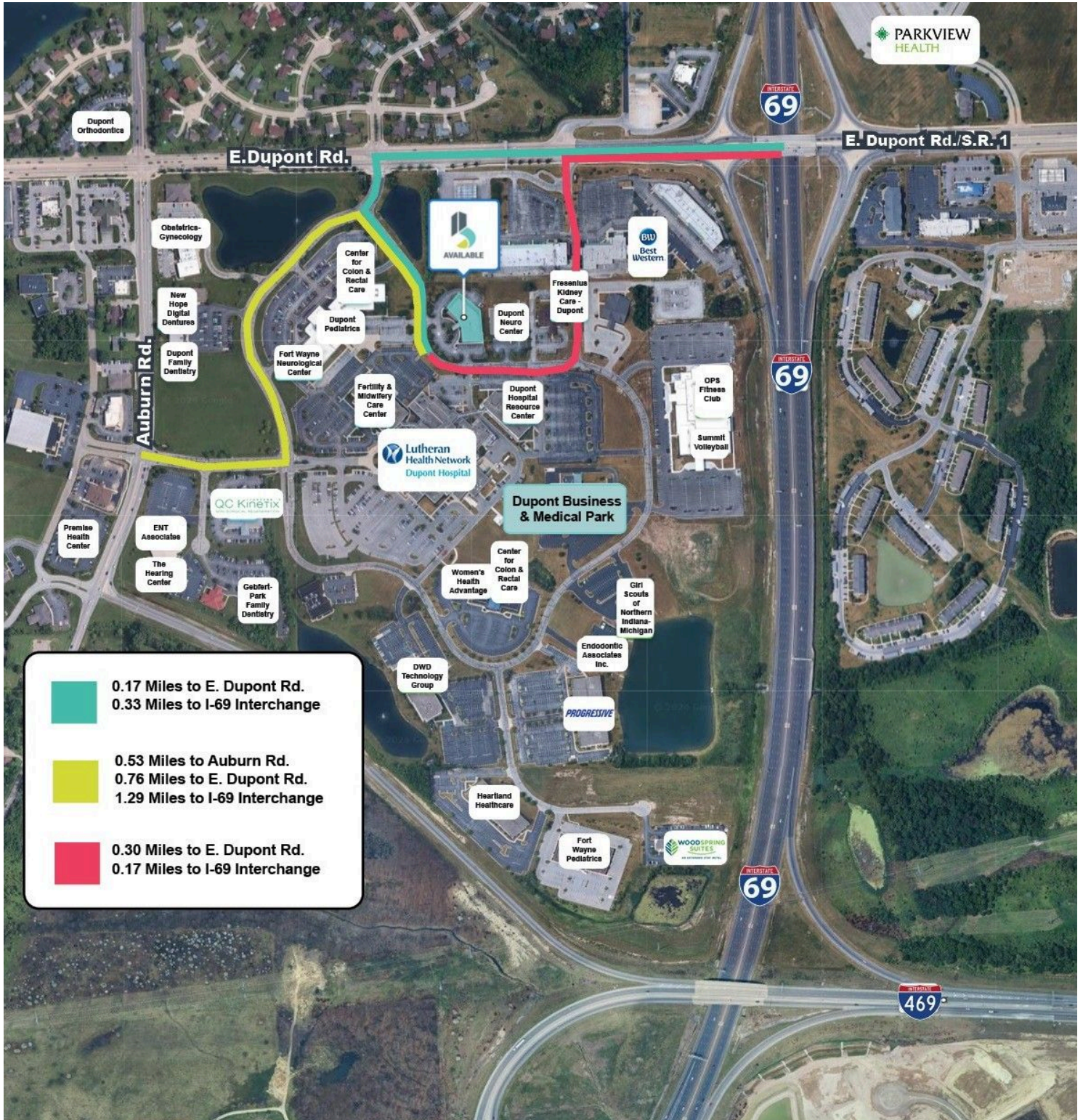
Suite 100 - 7,349 RSF / 6,582 USF



• NOT TO SCALE

Area Map

10228 Dupont Cir Dr E, Ste 100, Fort Wayne, IN 46825



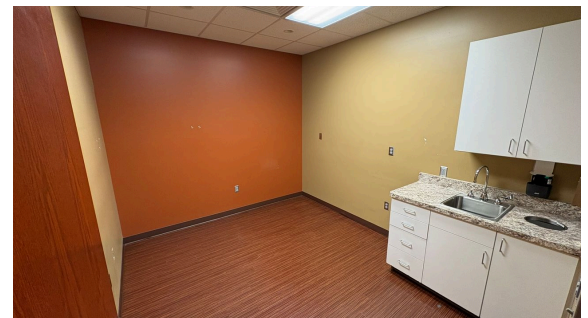
Photos

10228 Dupont Cir Dr E, Ste 100, Fort Wayne, IN 46825



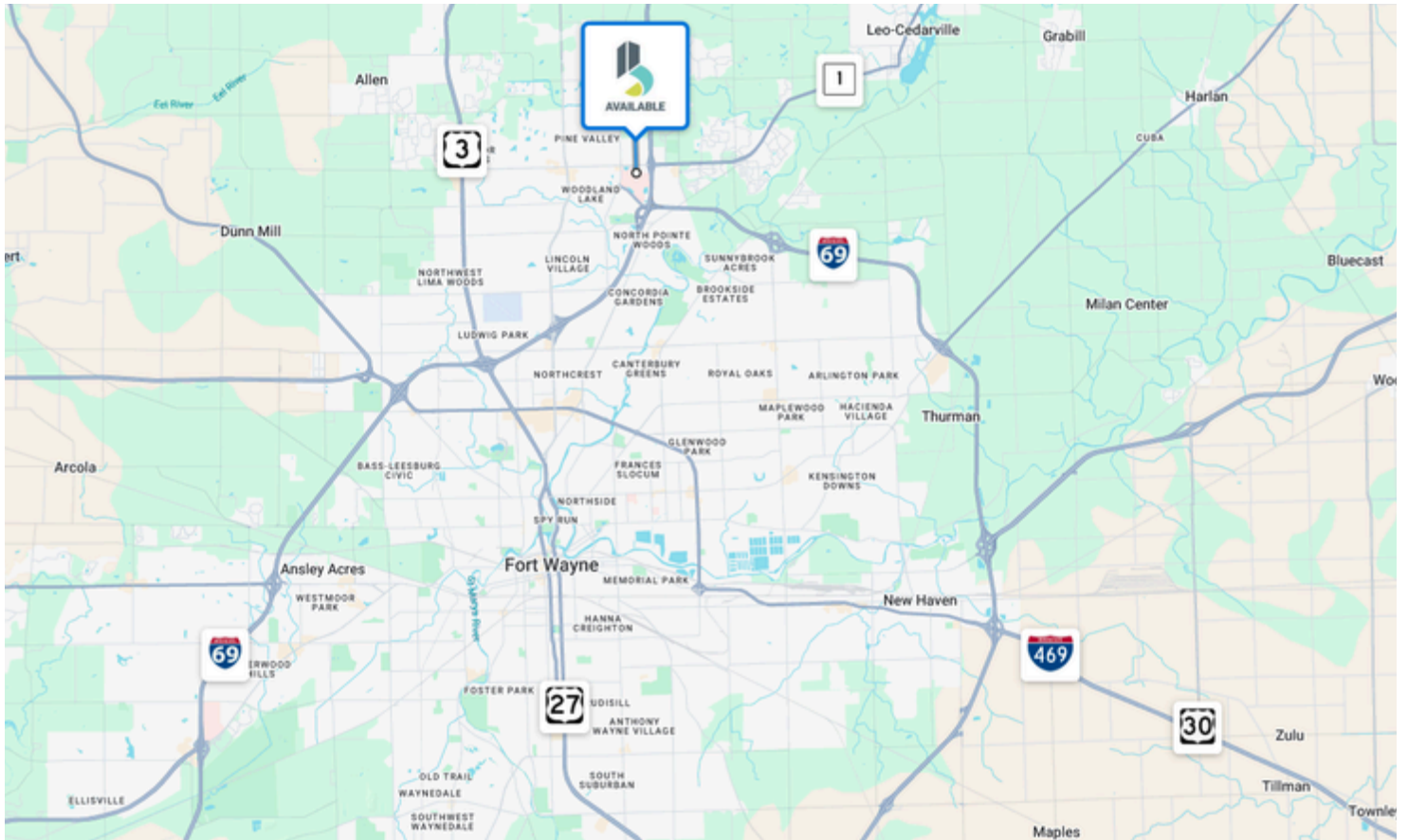
Photos

10228 Dupont Cir Dr E, Ste 100, Fort Wayne, IN 46825



Demographics

10228 Dupont Cir Dr E, Ste 100, Fort Wayne, IN 46825



Demographics Summary

This property is located within the Dupont Business & Medical Park, a major healthcare hub anchored by medical offices, specialty practices, and supporting professional services that contribute to one of Fort Wayne's strongest medical corridors. Positioned just off East Dupont Road—a heavily traveled, high-visibility thoroughfare on the north side—the site offers immediate proximity to Dupont Hospital, Parkview Regional Medical Center, and a wide range of nearby shopping, dining, and essential amenities.

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	4,702	52,321	117,670
Total Households	1,856	21,291	47,258
Average Household Size	2.48	2.43	2.45
Average Household Income	\$125,656	\$121,429	\$112,540
Traffic Counts	E. Dupont Rd.	67,594/daily	
	Auburn Rd.	11,103/daily	