



Georgetown Professional Park

6008 Brandy Chase Cv
Fort Wayne, Indiana 46815



Property Highlights

Office unit available for lease in the Georgetown Professional Park. The office park provides ample front and rear parking and access.

Georgetown Professional Park is conveniently located on Brandy Chase Cove, just north of the Maplecrest Rd and State Blvd intersection.

- One office unit available for lease in the Georgetown Professional Park
- Over 3,294 square feet of office space available
- Front and rear parking
- Negotiable lease rates and term

NEAL BOWMAN, SIOR

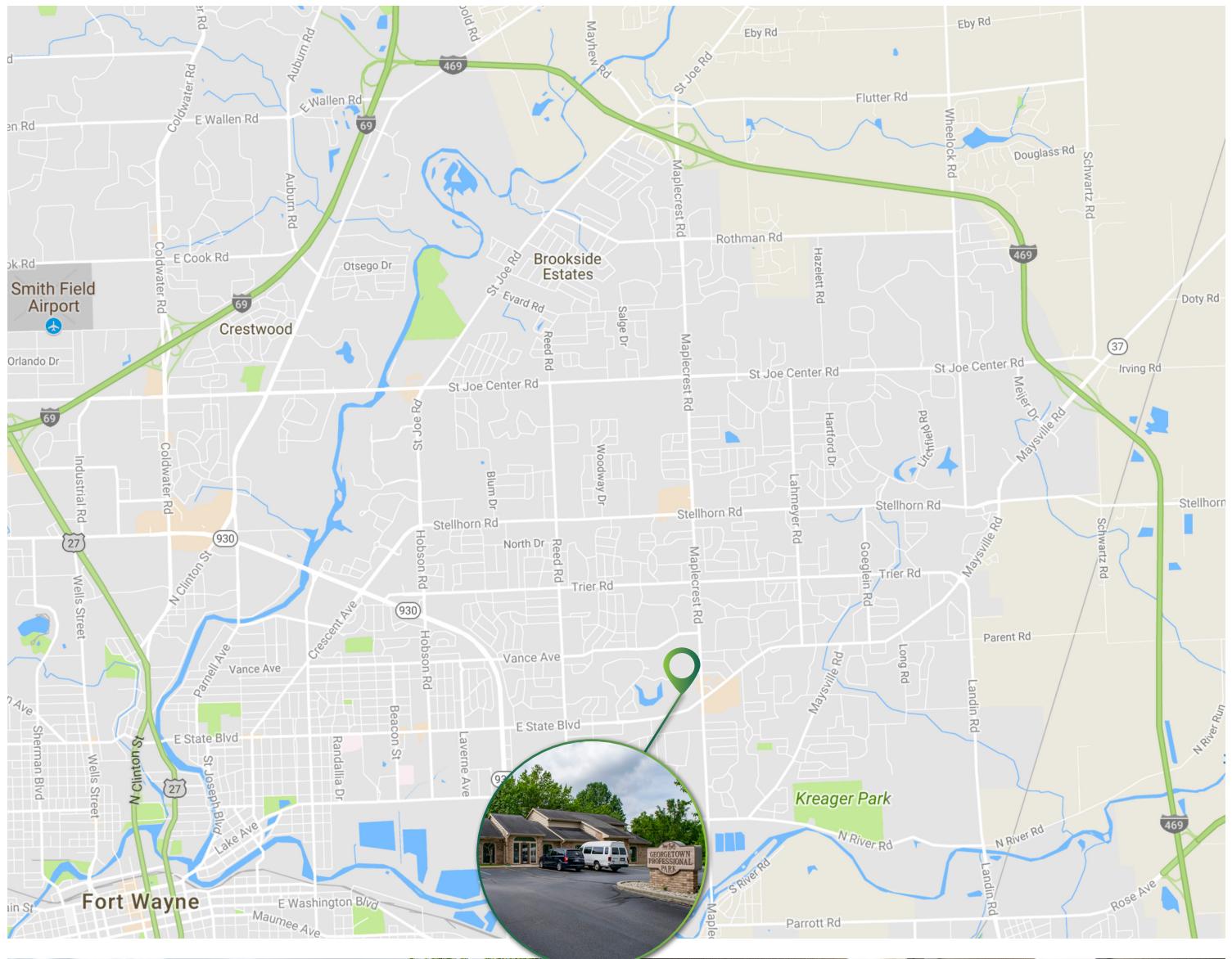
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

KYLE MEYER

Brokerage Assistant
260 424 8448
kyle.meyer@sturgespg.com


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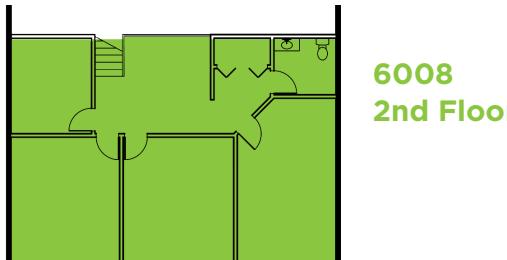


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Units Available

- Contact Broker for Detailed Floor Plans



Unit 6008

- 3,294 SF
- Two levels
- 10 beautifully trimmed offices
- Two restrooms
- Kitchen
- Conference room
- Front desk

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Unit 6008 - Entry



Unit 6008 - Front Door Entry



Unit 6008 - Conference Room

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260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
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philip.hagee@sturgespg.com

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Brokerage Assistant
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kyle.meyer@sturgespg.com

OFFICE SPACE FOR LEASE

Property Name: Georgetown Professional Park
 Address: 6008 Brandy Chase Cv
 City, State, Zip: Fort Wayne, IN 46815
 County: Allen
 Township: St. Joseph
 Parcel No.: 02-08-33-278-001.000-072



LEASE INFORMATION

Lease Rate: \$12.50/SF/Yr
 Lease Type: Modified Gross
 Terms: 3 Years
 Availability: Immediate

RESPONSIBLE PARTIES

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

AVAILABLE SUITES

Total Building Area: 6,774 SF
 Total Available SF: 3,294 RSF
 Max. Contiguous Available: 3,294 RSF

Suites Available	RSF	Monthly Rate
Unit 6008	3,294	\$3,431.25

SITE DATA

Site Acreage: 1.15
 Zoning & Description: C2
 Parking Description: Front/Rear
 Parking count/ratio: 47 Spaces, 2 Handicap
 Traffic Count: 20,900 VPD - Maplecrest

BUILDING INFORMATION

Property Type: Office Condo
 Year Built: 1986
 No. of Stories: 2
 Construction Type: Wood Joist
 Roof: Asphalt Shingle
 Heating: Package System
 A/C: Package System
 Sprinklered: No
 ADA Compliant: Yes
 Elevators: No
 Signage: Door

UTILITIES

Electric Supplier: AEP
 Natural Gas Source: NIPSCO
 Water & Sewer Source: City Utilities

ADDITIONAL INFORMATION

- Two office units available for lease in the Georgetown Professional Park
- Over 4,500 square feet of office space available
- Front and rear parking
- Negotiable lease rates and term

CONTACT US

Neal Bowman, SIOR
 Senior Broker
 260 424 8448
 neal.bowman@sturgespg.com

Philip Hagee
 Listing Manager
 260 424 8448
 philip.hagee@sturgespg.com

Kyle Meyer
 Brokerage Assistant
 260 424 8448
 kyle.meyer@sturgespg.com

BROKERAGE TEAM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



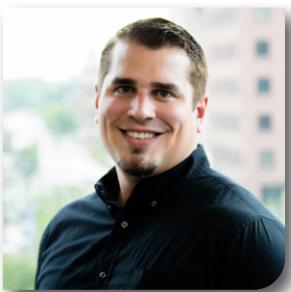
Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Philip Hagee
Listing Manager



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker

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