



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

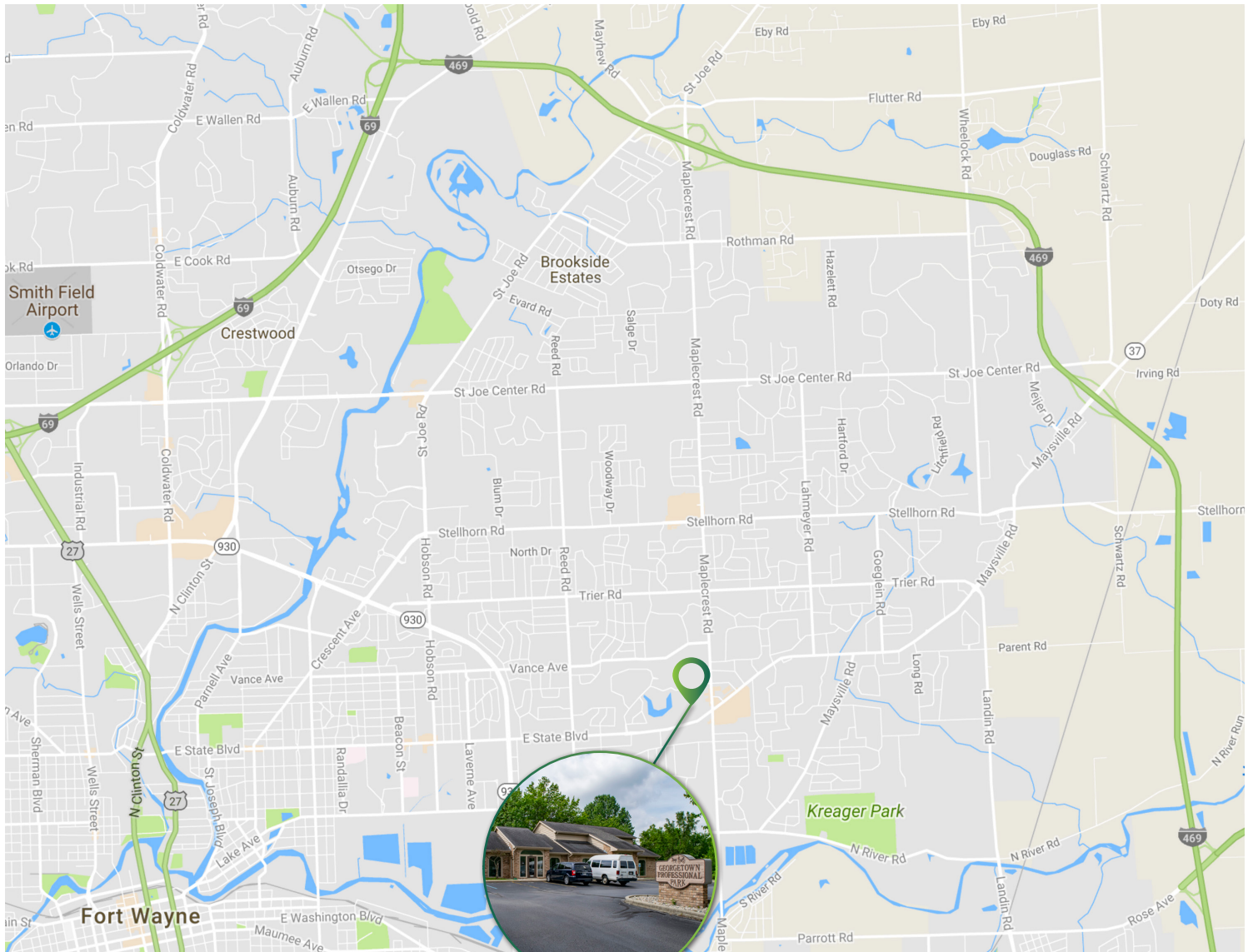
KYLE MEYER

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



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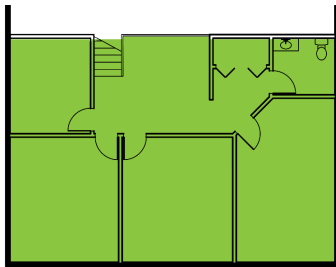
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Units Available - Contact Broker for Detailed Floor Plans



6008
2nd Floor



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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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

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

RESPONSIBLE PARTIES

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

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



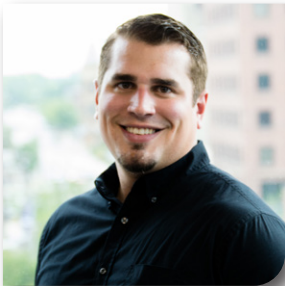
Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Philip Hagee
Listing Manager



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker

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