



FOR **SUBLEASE** OFFICE PROPERTY



2720 Dupont Commerce Court
Fort Wayne, IN 46825

Dupont Office Center I - Class A Office Near Dupont Hospital

About The Property

- 2,003 SF available
- Easy access to I-69 and Dupont Rd.
- Ample parking
- 24/7 building access
- Professionally managed
- Sublease Rate: \$15.00 SF/yr Full Service



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

DUPONT OFFICE CENTER I - CLASS A OFFICE NEAR DUPONT HOSPITAL

BUILDING LOCATION/SIZE/ZONING

Street Address	2720 Dupont Commerce Court
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/St. Joseph
City Limits	Inside
Total Building Size	59,584 SF
Site Acreage	4.0 Acres
Zoning	C1/Professional Office & Personal Services

PRICE/AVAILABILITY

Available Space	Suite 140	2,003 SF
Lease Rate		\$15.00 SF/yr
Lease Type		Full Service
Availability		Immediately
Sublease Expiration		1/31/2033

BUILDING DATA

Date of Construction	1999
Building Type	Office
Type of Construction	Tilt-up Concrete
Number of Stories	2
Heat	Heat Pump
Air Conditioning	Central
Parking Lot	Asphalt
Parking Spaces	244

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant

POPULATION DEMOGRAPHICS

1 Mile	4,052
3 Miles	59,630
5 Miles	141,678

CO-TENANTS

Foster Financial	Heartland Home Healthcare
Asch Financial	ORC Utility & Infrastructure Land Services
USDA	Milestone Contractors
Nucor Harris Rebar	Allied Universal Security Services

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



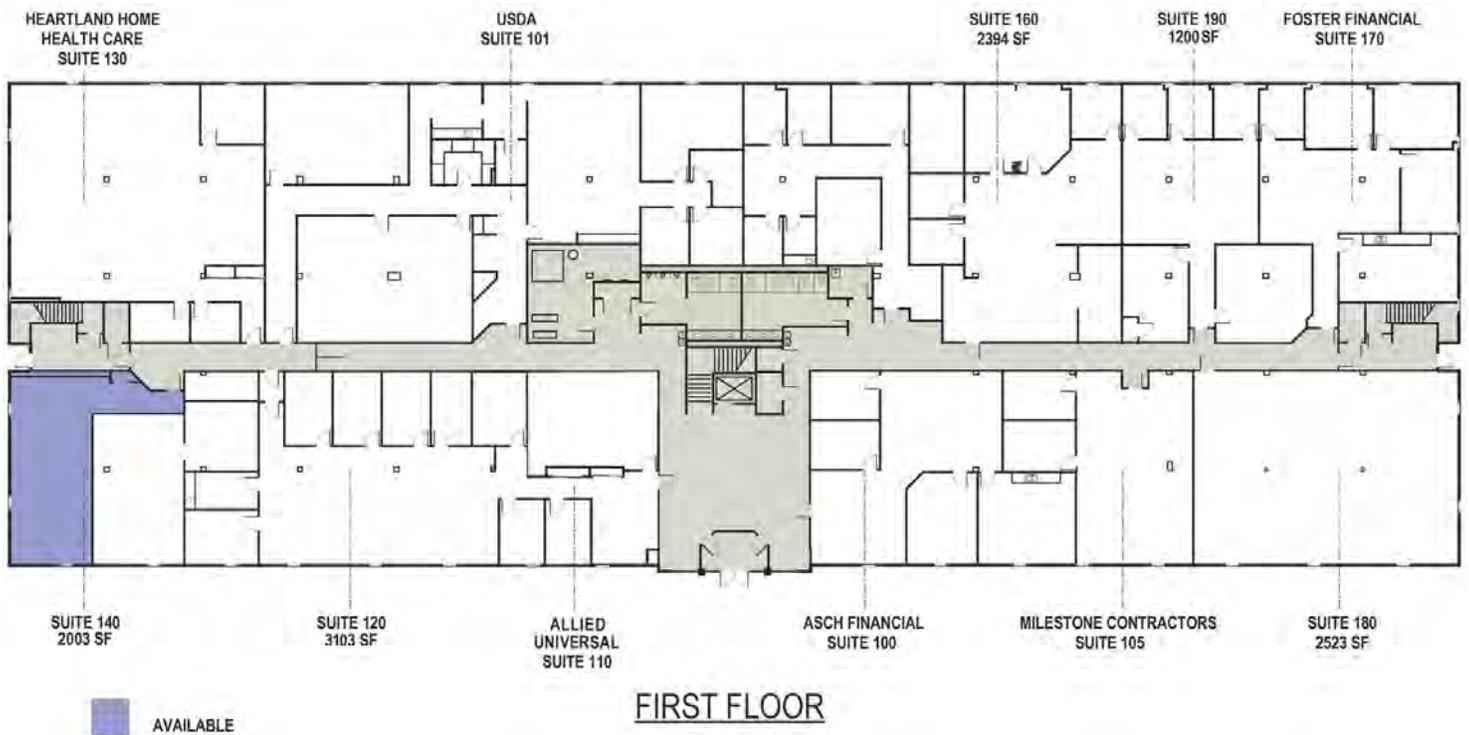
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FLOOR PLAN

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ADDITIONAL PHOTOS

DUPONT OFFICE CENTER I - CLASS A OFFICE NEAR DUPONT HOSPITAL



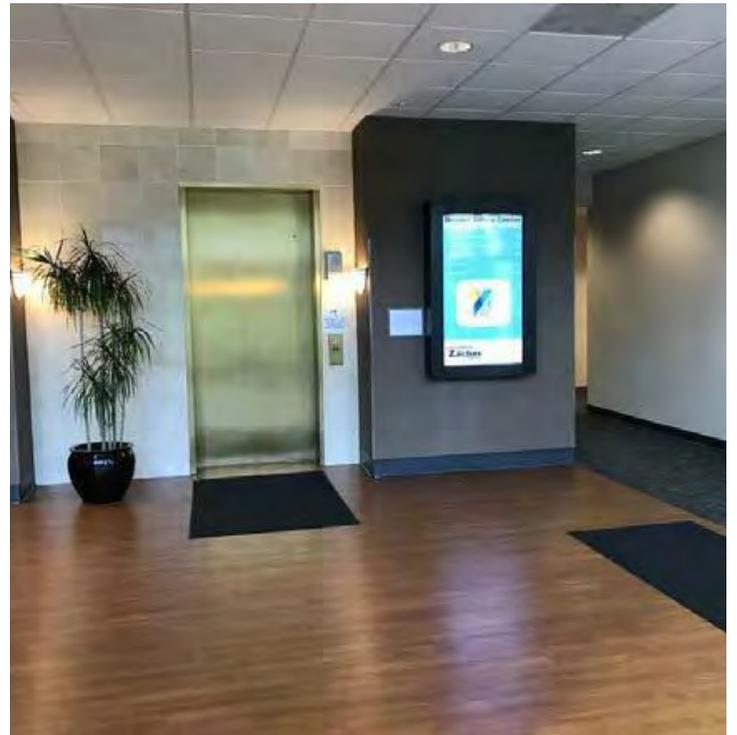
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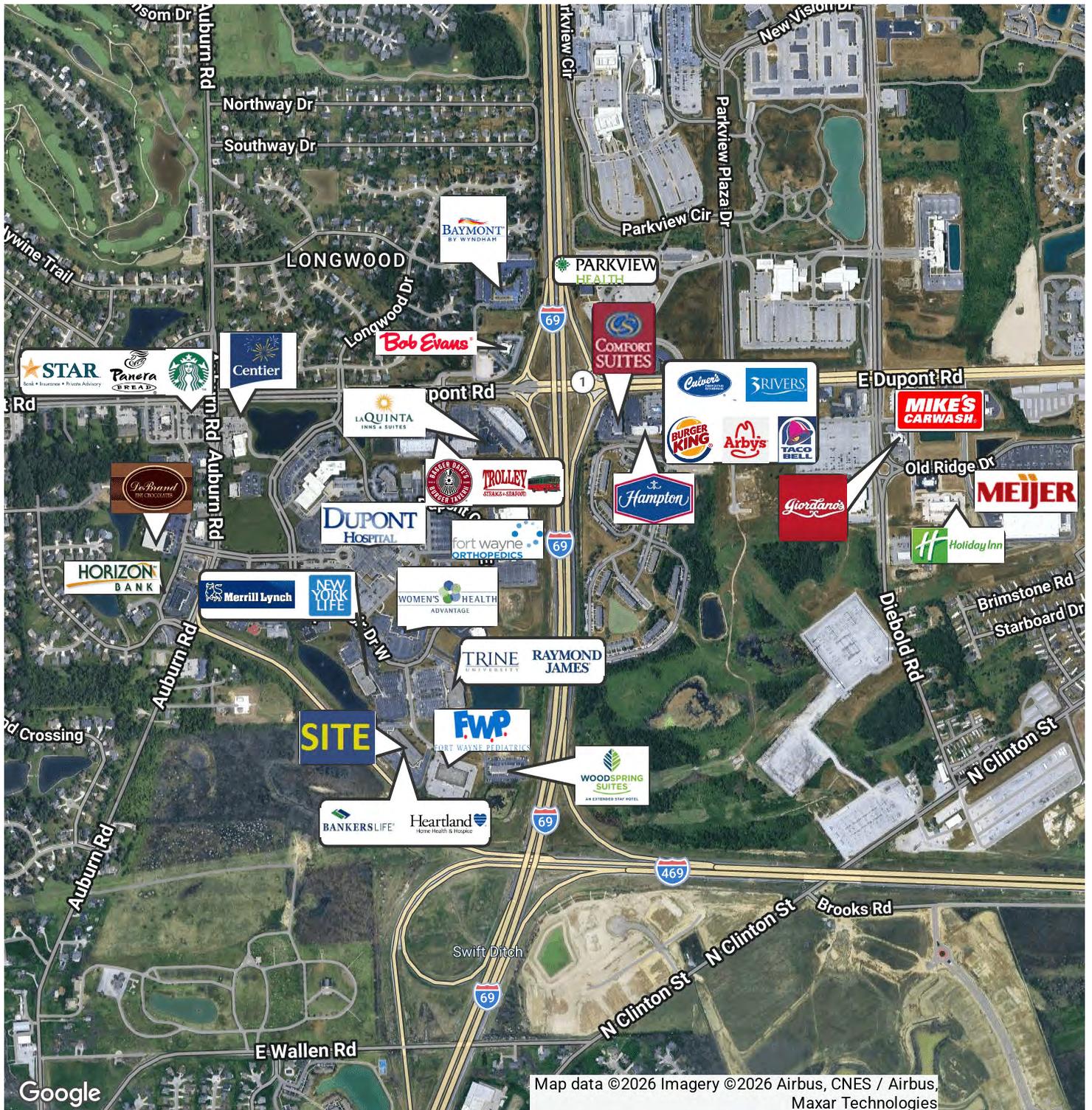
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RETAILER MAP

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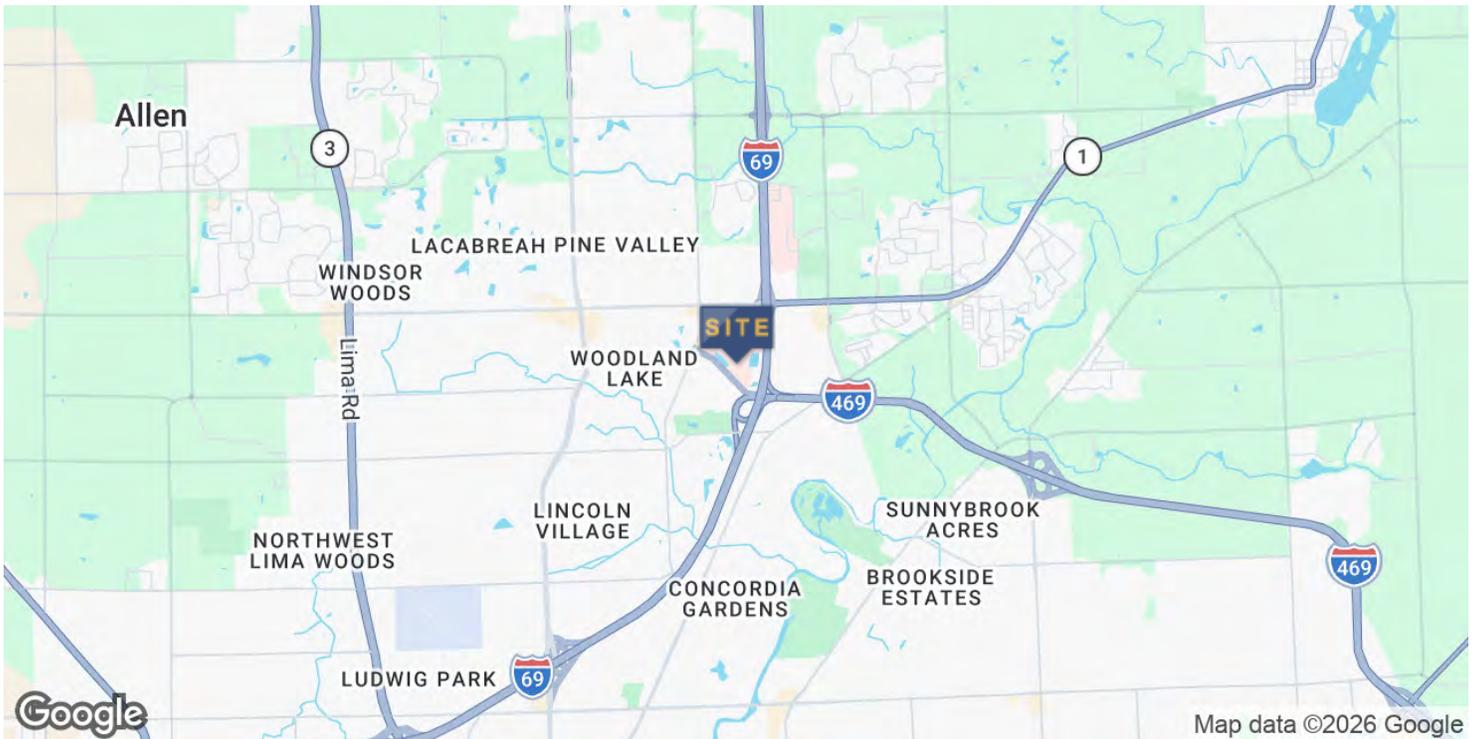
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LOCATION MAP

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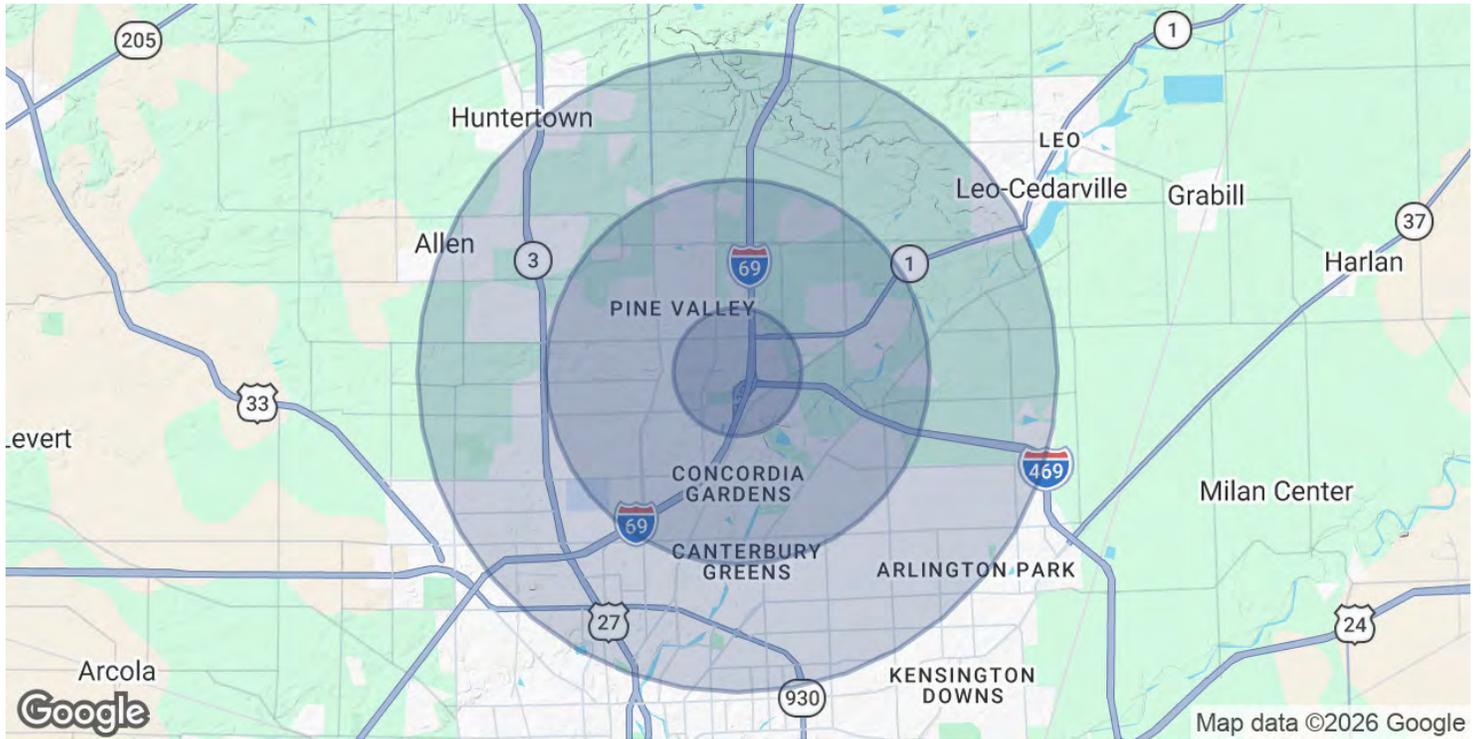
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DEMOGRAPHICS MAP & REPORT

DUPONT OFFICE CENTER I - CLASS A OFFICE NEAR DUPONT HOSPITAL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,052	59,630	141,678
Average Age	43	40	39
Average Age (Male)	42	39	38
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,625	24,649	56,735
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$115,411	\$104,247	\$99,975
Average House Value	\$294,583	\$262,972	\$245,853

Demographics data derived from AlphaMap



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