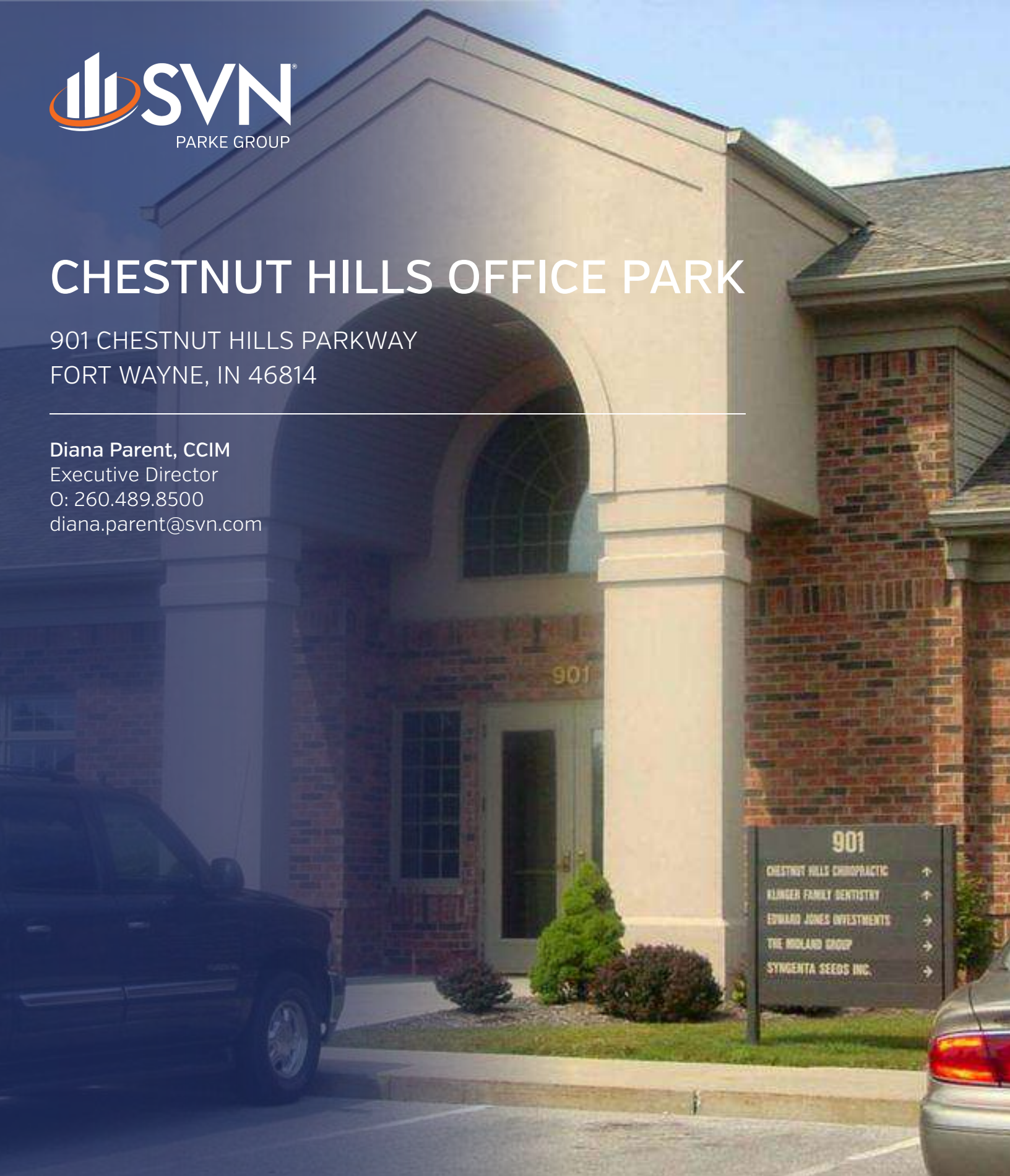




CHESTNUT HILLS OFFICE PARK

901 CHESTNUT HILLS PARKWAY
FORT WAYNE, IN 46814

Diana Parent, CCIM
Executive Director
O: 260.489.8500
diana.parent@svn.com



Chestnut Hills Office Park



OFFERING SUMMARY

Available SF:	716 - 3,003 SF
Lease Rate:	Negotiable
Year Built:	2003
Building Size:	19,780 SF
Zoning:	C1A-P
Market:	Fort Wayne
Submarket:	Aboite Township

PROPERTY OVERVIEW

Chestnut Hills Office Park is an established office park with four Class A office buildings. There is a traffic light at the beautifully landscaped entrance for easy access into the office park. Each building consists of attractive common areas and there is front door parking available for clients.

LOCATION OVERVIEW

Chestnut Hills Office Park is located in southwest Fort Wayne adjacent to Chestnut Hills Golf Course. Located within 50 yards of dining and 400 person reception/conference center. There is a retail center 1/2 mile east of the office park, with restaurants, specialty stores and 90,000 sq. ft. Scotts-anchored retail center. YMCA on 10 acre campus located within two miles.

PROPERTY HIGHLIGHTS

- Class A Office Building with Full Service Lease
- Adjacent to Golf Course and Conference center
- Flexible Floor Plans with Executive Finishes
- Excellent Demographics

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Chestnut Hills Office Park

LEASE RATE: NEGOTIABLE **TOTAL SPACE:** 716 - 3,003 SF
LEASE TYPE: Full Service with Base Year **LEASE TERM:** Negotiable

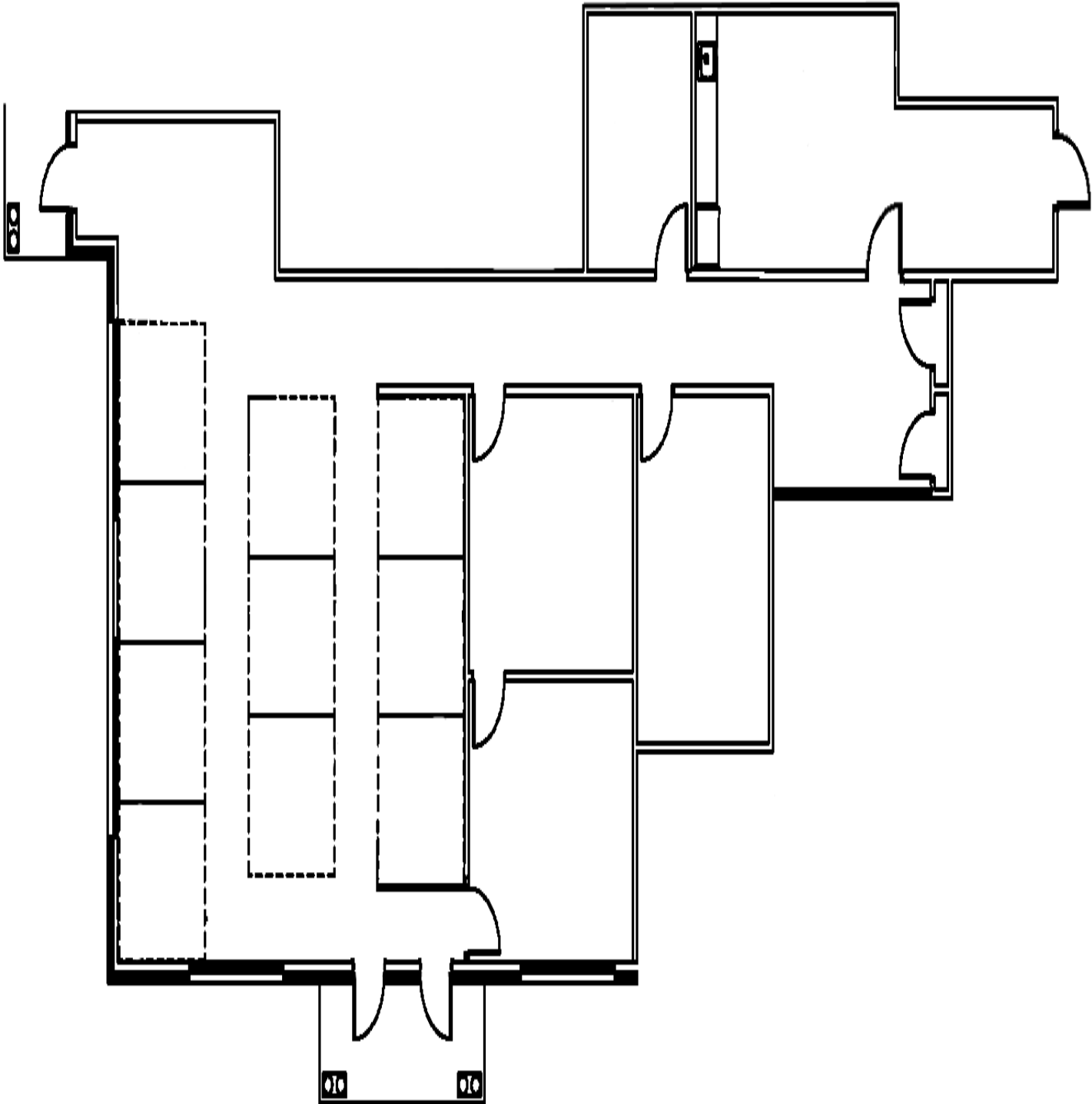
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM
949	Office Building	Negotiable	Full Service with Base Year	3,003 SF	Negotiable
951	Office Building	Negotiable	Full Service with Base Year	2,195 SF	Negotiable
993	Office Building	Negotiable	Full Service with Base Year	716 SF	Negotiable

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Chestnut Hills Office Park | Suite 949 | 3,003 SF

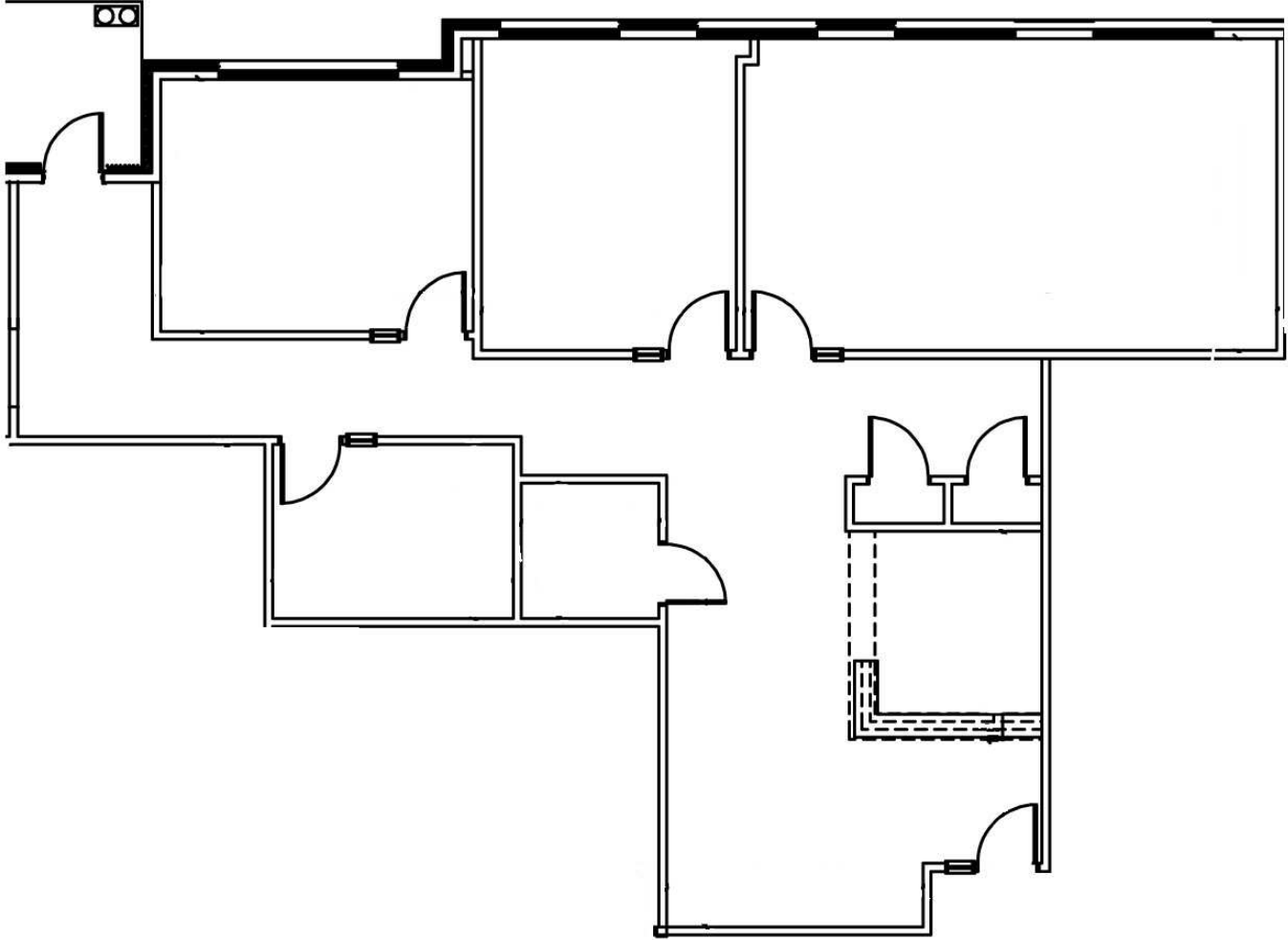


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Chestnut Hills Office Park | Suite 951 | 2,195 SF

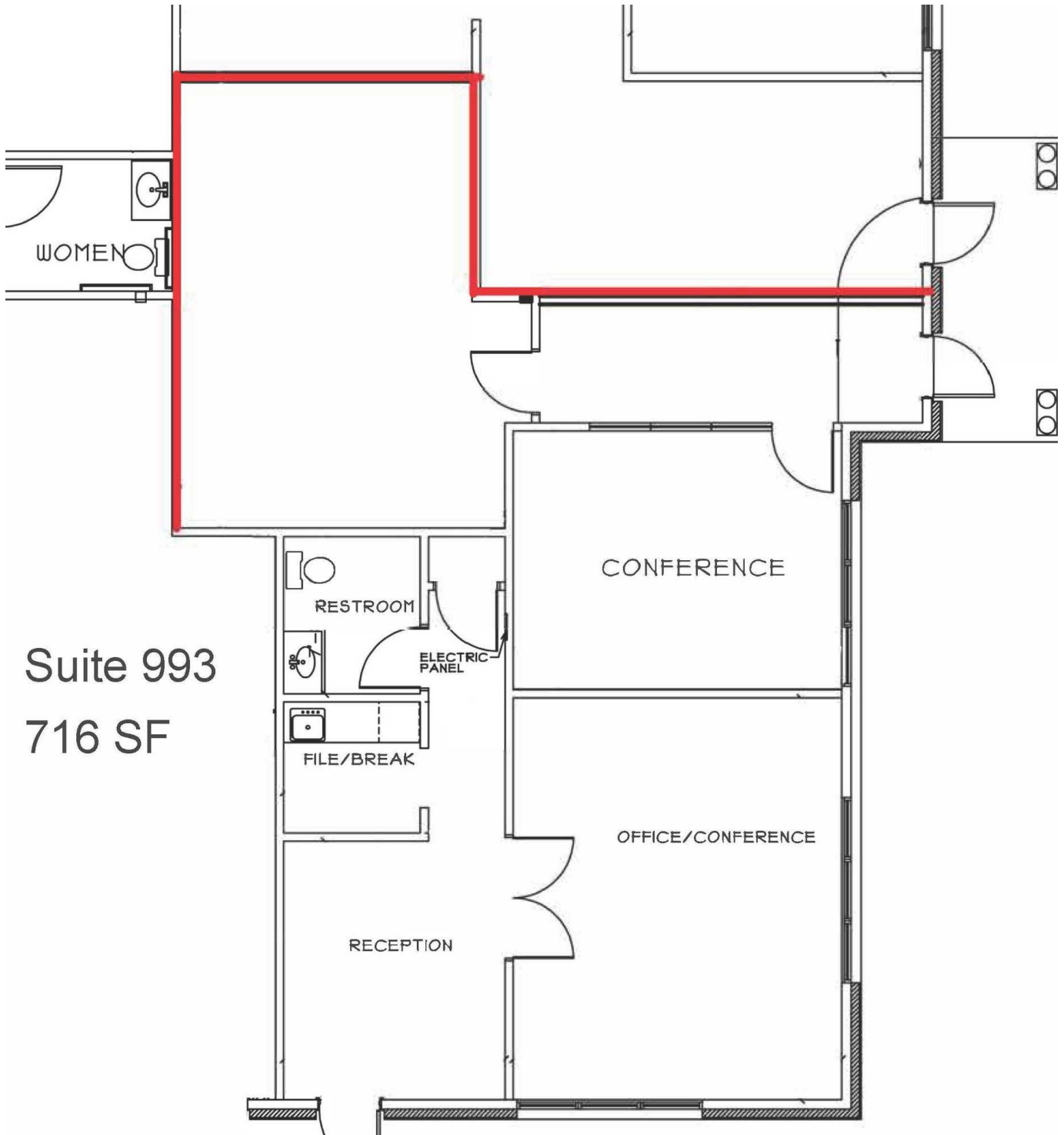


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Chestnut Hills Office Park | Suite 993 | 716 SF



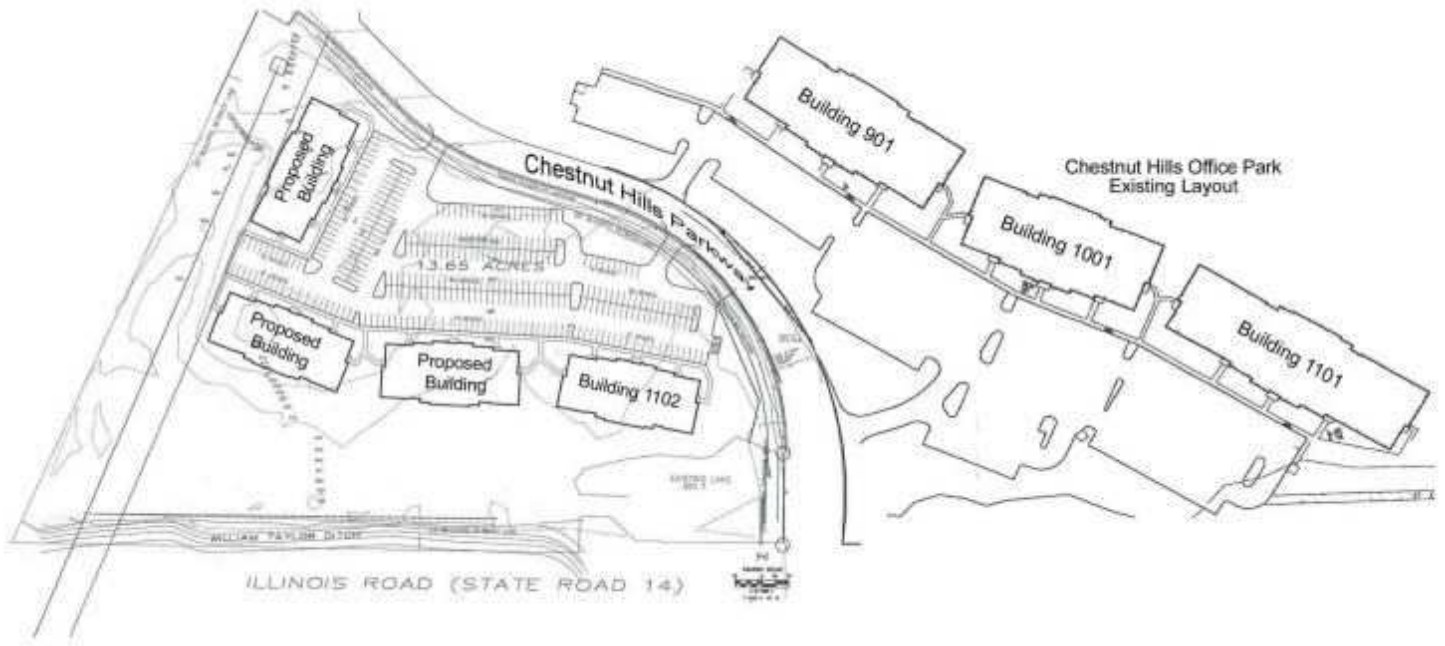
Suite 993
716 SF

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Chestnut Hills Office Park



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Chestnut Hills Office Park

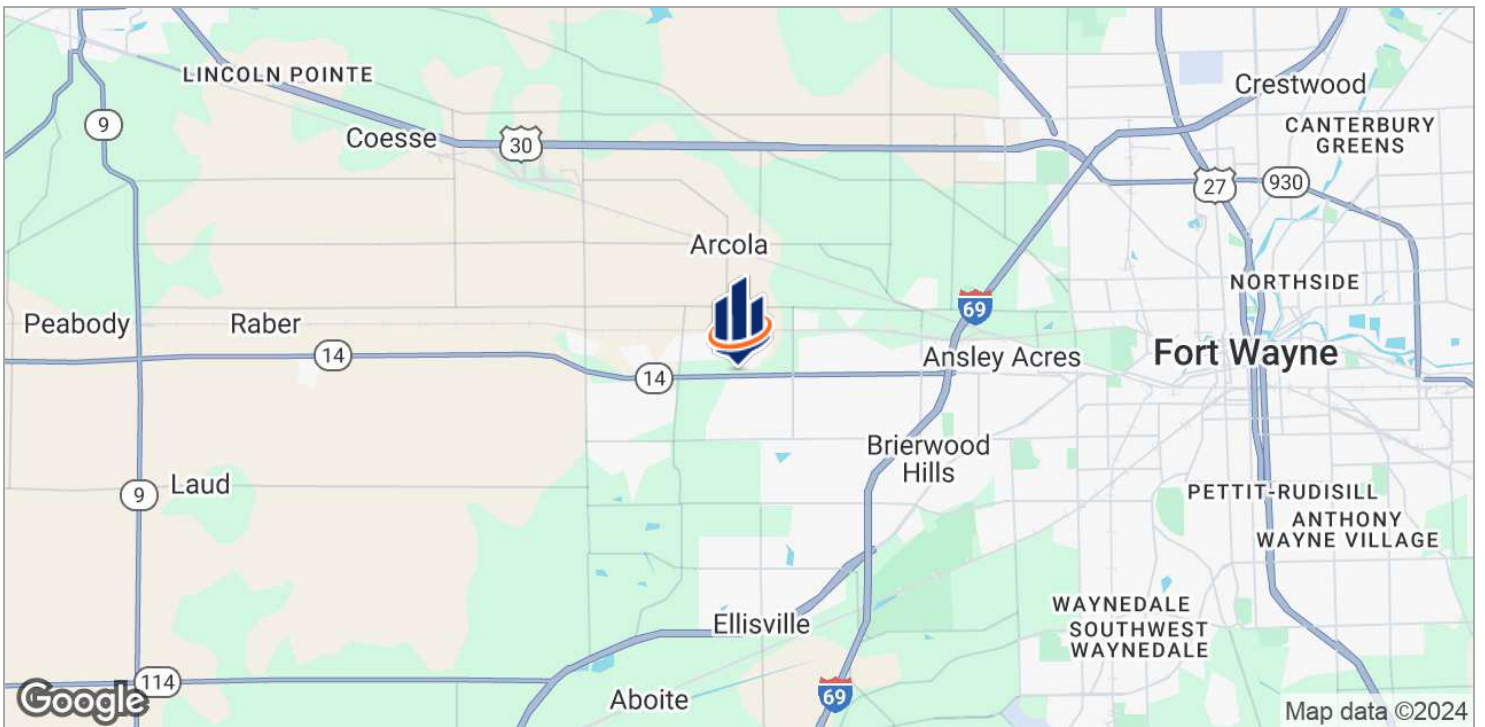
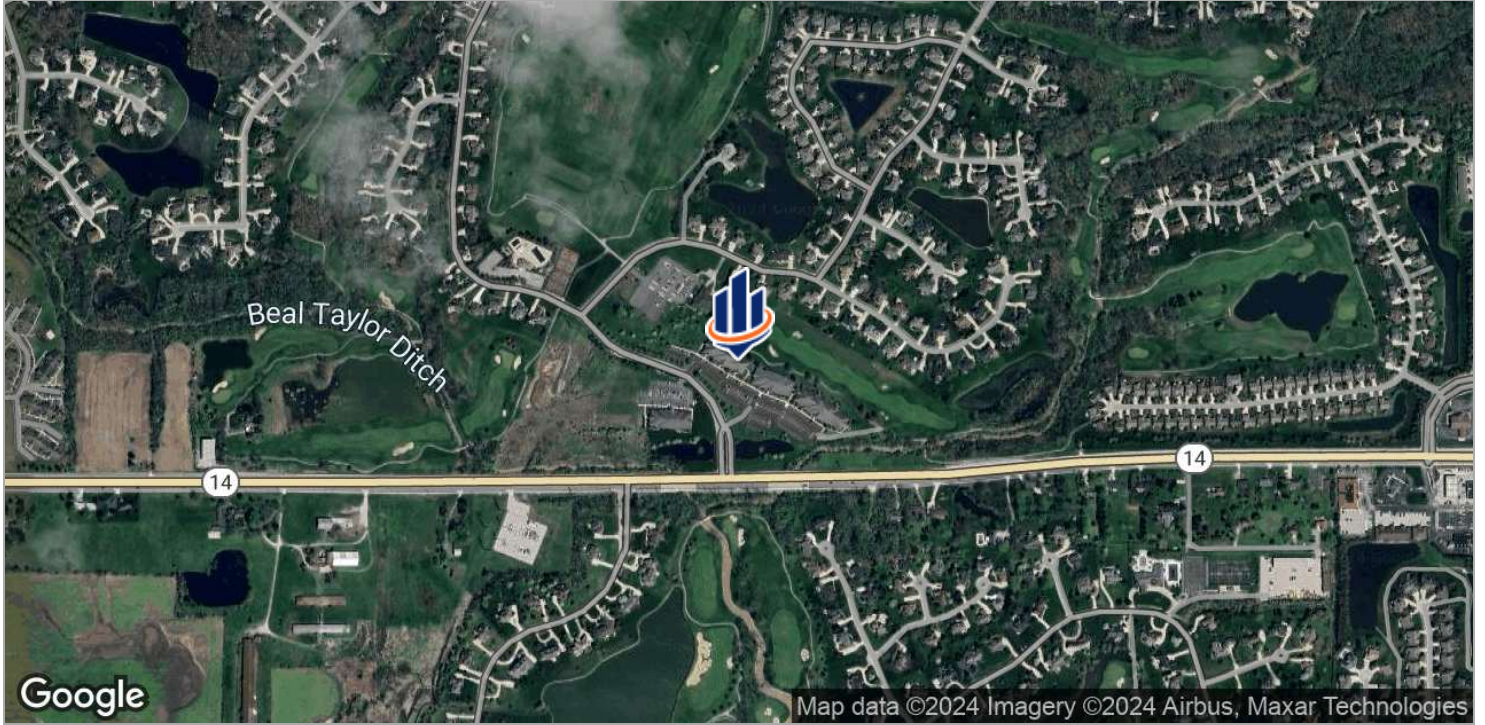


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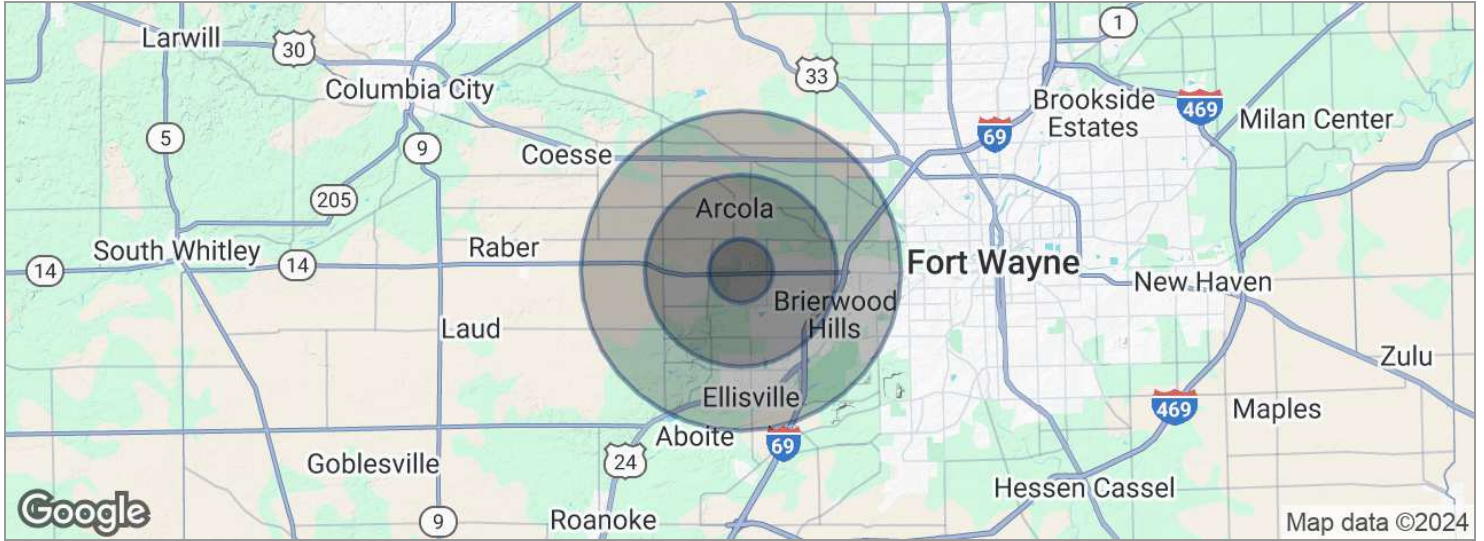


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Chestnut Hills Office Park



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,882	23,612	46,939
Median age	36.0	37.9	38.8
Median age [Male]	35.9	37.7	38.4
Median age [Female]	36.0	38.0	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	899	8,286	17,150
# of persons per HH	3.2	2.8	2.7
Average HH income	\$177,690	\$125,409	\$111,855
Average house value	\$336,411	\$263,024	\$229,532

* Demographic data derived from 2020 ACS - US Census

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